Design and Access Statement for the reinstatement of an existing building, adjacent to Hudroyd Cottage, off Racecommon Lane, Barnsley, as a separate dwelling.

Site description / existing uses:

The application site was originally a separate cottage from its neighbour, known as Hudroyd Cottage, which became vacant and, due to the lack of amenities, was converted, at some unknown time, to a garage and store for use by the occupiers of Hudroyd Cottage adjacent. As part of this conversion the former front entrance was blocked up, although the sawn facing lintel and jamb stones still remain, as do the existing windows. A large opening was formed in the front wall of this property to take a roller shutter door, which, besides being out of character with the original building, also detracts from the adjacent property, Hudroyd Cottage, the front and gable elevations of which remain essentially the same as originally built, although the original roof covering has been replaced by concrete tiles. The building, although in disrepair, is capable, it is considered, of being renovated to provide 3 bedroom accommodation within the existing shell and footprint, without wholesale demolition, in the light of which, this application is made, although the building is situated within a Greenfield situation. Its renovation will enhance also the adjoining cottage. The rear garden area has recently been cleared of two large derelict and redundant greenhouses and regraded ready to receive a layer of topsoil, currently stockpiled on site. On the eastern boundary exists, in part, a metal railing fence, which is currently be provided with a timber post and wire fence to the adjacent woodland. On the northern boundary, the derelict wooden fence over the stone boundary wall, which follows the line of Racecommon Lane, is to be removed, together with the rotten timber gates that provide vehicular access into the site; new gates are to be provided.

Surrounding uses: To the south of the application site is a stone built cottage, Hudroyd Cottage, presently rented by the occupants and owned by the applicant, and beyond that is Hudroyd House, a detached house built in the 1950s and also owned by the applicant. To the east lies a woodland, owned and planted by the applicant in recent years, whilst to the west lies Racecommon Lane, a cul-de-sac, which passes along the northern boundary of the site. Beyond this, behind a stone enclosing wall, is Locke Park.

Social Context: It is considered that the proposed reinstatement will have a neutral impact upon the social context of the area and local services.

The improvement of the visual appearance of both cottages through roof repairs, new fenestration, etc., must, however, be a welcome improvement to the area in general.

Overshadowing/ Overlooking: Since the proposals are for the reinstatement of a previous use within the existing shell, there will be no change in the overshadowing effects of the scheme, nor, due to the distance from other existing properties, will overlooking become an issue.

Economic Context: It is considered that the proposal will have a neutral impact on the economic context of the area other that provide local employment during the construction in an industry recently hard hit by the global and national recession. Lying on the perimeter of Barnsley local services are set some distance away from the application site but easy access into the town centre, via Keresforth Hall Road, and Racecommon Road or Park Road, means local services are readily available.

Planning Policies: The relevant national, regional and local policies are as follows:
The National policies are set out in Planning Policy Statement 3 (PPS3) Housing setting out national planning policy framework for delivering the Government's housing framework, issue of which resulted in the cancellation of PPG 3. LPAs and regional Planning Bodies are required to take account of the policies of PPS 3, which among other issues, advocates:

a) the reuse of previously developed land, (a key objective);
b) achievement of high quality housing, by rejecting design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area;
c) consideration, when assessing design quality, of good access to, community and green and open amenity and recreational space (including play space), as well as private outdoor space such as residential gardens;
d) design that is well integrated and compliments neighbouring buildings and the local area;
e) conversion of existing houses and bringing into residential use empty buildings and derelict sites.

Indeed, emphasis is made upon the efficient use of land, and encourages delivery of spatial vision for an area in the most sustainable way, particularly on sites that are available now and would contribute to the creation of sustainable mixed communities, with a reasonable prospect that housing will be delivered within 5 years. It is considered that this

application satisfies the objectives listed above and, furthermore, given the area of the site, 0.12ha, and the applicant's interests as a developer, better use of the site in question might be possible by the provision of additional infill development to the side of the present building, without effecting the openness of the Green Belt.

Regional Policy is set out in the Draft Spatial Strategy for Yorkshire and Humberside Policy H1 covering the distribution of additional housing states that a) development plans should include appropriate policies and proposals so as to achieve the annual additions to the housing stock set out in Table H1 over the period 1998 – 2016, and , by b) the regional target for the proportion of housing development taking place on previously developed land and through the conversion of existing buildings is 60% over the period 1998 – 2016.
The strategic planning annual average provisional target for Barnsley is listed as 810 ; 49%. Although on a minor scale, this scheme will contribute towards the housing total set by RSS, particularly in this period of economic downturn..

Local Policies: Due to ongoing maintenance work on the BMBC website, current local policies were unavailable at the time of writing this Design and Access Statement, but it is considered that these policies will reflect national and regional policies outlined above, particularly the objectives of PPS3.

Access: Access to parking provision will be via the existing gates into the garden area, with the enclosing stonewall reduced as necessary to provide adequate visibility along Racecommon Lane. 2 parking spaces, min. 4.8M x 2.4M, together with the a turning space to allow forward egress from the site, will be provided. A ramped approach to the dwelling in compliance with Part "M" of the Building Regulations will be provided to the access closest to the parking provision. Gates to be inward opening.

Amount / Design. The scheme is for the formation of a new dwelling within the existing shell and is essentially a restoration project , in conjunction with works to the neighbouring dwelling, Hudroyd Cottage.

Materials: Existing materials are to be reused following structural repairs, and where new materials are used, these will match existing.

Landscape proposals: These will be submitted for approval prior to commencement of works on site.

Consultation: As described earlier all the surrounding land is in the ownership of the applicant, and given that the application is for the reinstatement of a former use within the existing shell, without major alterations to the built form, it is considered that, when viewed in the context of Chart 4 of the adopted Statement of Community Involvement, the applicant is not required to further involve community members.