

**Proposed Replacement Dwelling
6 Cliffe Hill
Cawthorne
Barnsley
S75 4HJ**

Ref: 11.50
Date: March 2012
Version: 01

DESIGN AND ACCESS STATEMENT



mboothdesign

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1.0 Introduction

- 1.1 This statement has been prepared in support of an application for Full Planning Permission for the demolition of an existing bungalow and garages and its replacement with a new two storey dwelling and garages.

2.0 Location

- 2.1 The site is located at 6 Cliffe Hill which connects to Hill Top in the centre of Cawthorne. The full postal address is 6 Cliffe Hill Cawthorne Barnsley S75 4HJ. A street map showing the location within the village is shown in Fig 1 below and a Site Location Plan is provided in Appendix A.

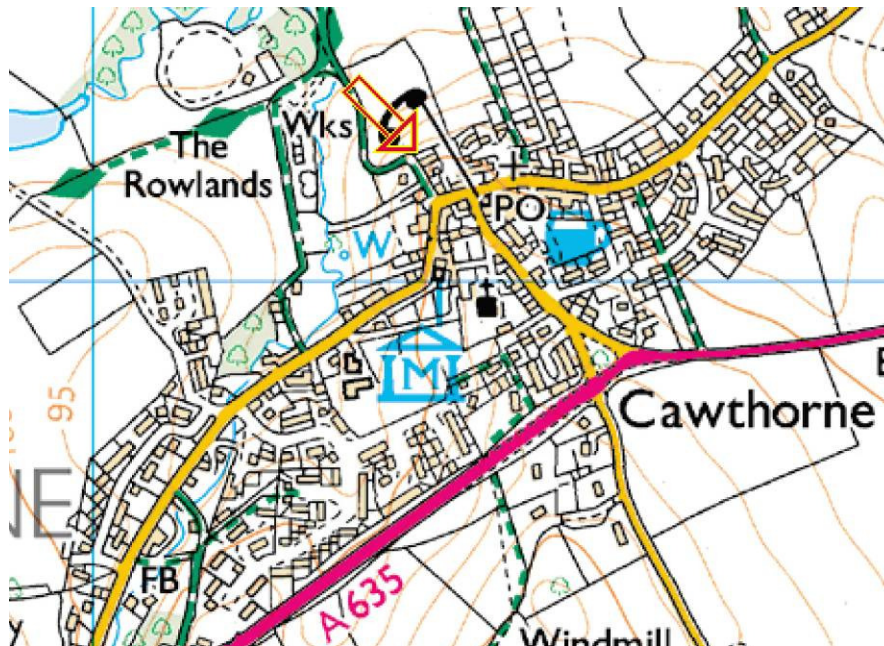


Fig 1. Site location at northern edge of village.

3.0 Assessment

- 3.1 The site has a total area of 0.09Ha. There is pedestrian and vehicular access is from Cliffe Hill at the south western corner of the site. Cliffe Hill is a Public Bridleway.
- 3.2 The existing bungalow that occupies the site was built around 1970 constructed predominantly of brick with stone panels and a concrete tiled roof. It originally has a flat roofed double garage which was extended to create a further garage also with a flat roof and linked to the house. A Photographic Survey has been carried out illustrating the site and the existing bungalow. A copy is attached at Appendix B.

- 3.3 The site has a fall towards the north and a Topographical Survey has been carried out which identifies ground levels and other features.
- 3.4 The site has existing residential properties to the east south and west and open agricultural land to the north. Boundaries are of stone walls and fences.
- 3.5 The Barnsley MBC Unitary Development Plan Proposals designates the site as 'Housing Policy'. The land is within the village envelope, part of the Conservation Area and also designated as an area of High Landscape Value.

Relevant National Planning Policies include:
PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPS25 – Development and Flood Risk

Relevant Local Planning policies include:
WR3 – Housing
WR19 Conservation Areas
H8 H8A H8B H8C – Housing Policy
BE1, BE1AA – Conservation Areas

- 3.6 The proposals for redevelopment involving demolition of the existing building require a protected species survey to be carried out. A survey report has been prepared by Curious Ecologists and a copy is included with the application documents.
- 3.7 The property is served by mains drainage with foul and surface water combining on site and discharging to the existing Sewers within Cliffe Hill.
- 3.8 The land is not within an area identified by the Environment Agency as being at risk of flooding, and there are no watercourses within or adjacent to the site.
- 3.9 Prior to development of the site around 1970 the site was previously undeveloped. An EnviroCheck Report has been carried out which suggests that 'there is no 'High Potential Risk' that the property will be identified as 'Contaminated land' within the meaning set out in Part 2A of the Environmental Protection Act 1990'.

The age of the property is such that a pre-demolition hazardous materials survey will be necessary to identify the presence of any hazardous materials.

- 3.10 There are two mature ash trees at the north eastern corner of the site. A tree survey has been prepared and is included as part of the application documents. It concludes that the trees are in good condition and can be retained. The trees are outside the development area and will not be affected by the works or have any influence on the new dwelling.

4.0 **Involvement**

- 4.1 The proposals have a no impact on local groups or the wider community. The has had initial discussion with the immediate neighbour on Cliffe Hill who is aware of the proposals to develop the site.
- 4.2 No formal pre-application discussions with the local planning authority have taken place.

5.0 **Evaluation**

- 5.1 The established use for the site is residential. The proposals are in line with planning policy relating to residential use.
- 5.2 The most relevant policies relate to the Conservation Area status of the site and the proposals for the demolition of an existing building and its replacement.

Policy BE1 states:

In Conservation areas development will only be approved if it enhances or preserves the character or appearance of the Conservation Area.

Policy BE1A states:

- A. Development should be of the highest quality of design and materials, to enhance or preserve the character or appearance of the Conservation Area.*
- B. Not applicable*
- C. Applications for development in Conservation Areas must include drawings which clearly illustrate the proposals in their context, so that their impact of the area may be properly assessed.*
- D. The demolition of buildings and walls which contribute to the character of the conservation area will not be permitted.*
- E. The removal of trees which make or will make a significant contribution to the character of the Conservation Area will not be permitted.*
- F. Not applicable*
- G. Not applicable*
- H. When considering development proposals the council will take care to ensure that there is no detrimental effect on views into and out of the area.*

Detailed plans of the proposals have been prepared. The proposals relate to the removal of an existing bungalow built predominantly of brick with a concrete tiled roof. Built around 1970 the bungalow is typical of its age with a low pitch roof and overhanging eaves. It has three garages with flat roofs covered in bituminous felt. The existing building does is of a design that might now be considered inappropriate and does not contribute to the character of the Conservation Area.

The proposed dwelling is of a more traditional design of narrow span and wide frontage, built in second hand coursed natural stone with pitched roofs covered in good quality artificial stone slates and matching ridges. Windows have a vertical emphasis and will be set into deep reveals. Whilst the new dwelling is two storeys, the floor level has been reduced below the floor level of the existing

bungalow by 600mm to help reduce the scale of the development and the footprint of the building has been reduced from 258m² to 204m². The design and use of materials is more in keeping with the special nature of the Conservation Area. The existing mature trees to the rear boundary are to be retained and will help preserve views into and out of the Conservation Area which will be largely unaffected.

The demolition of the existing bungalow and its replacement is justified.

- 5.3 The proposals have no social or economic impact locally or nationally.
- 5.4 Foul water should connect to the existing drainage network and ultimately discharge to the public sewer to the north via the existing connection leaving the site. Surface water should be designed with due regard to SuDS and therefore disconnected from the combined system and taken to soakaways subject to percolation tests on site. Paths and driveways will be free draining using permeable paving or sealed with surface water collected in gulleys and taken to individual soakaways.
- 5.5 The existing access will be retained and the width increased to accommodate new automatic gates set back from the lane. Parking space is provided for four cars together with on site manoeuvring space.
- 5.6 The proposed dwelling will have no impact on the retained trees. During the works the trees should be protected by the erection of fencing to exclude construction activity and storage of materials. The layout of the fencing should be as shown on drawing ref P1 Site Plan and the construction details in accordance with BS5837:2005 as shown in Fig 2 below.

Standard tree protective fencing

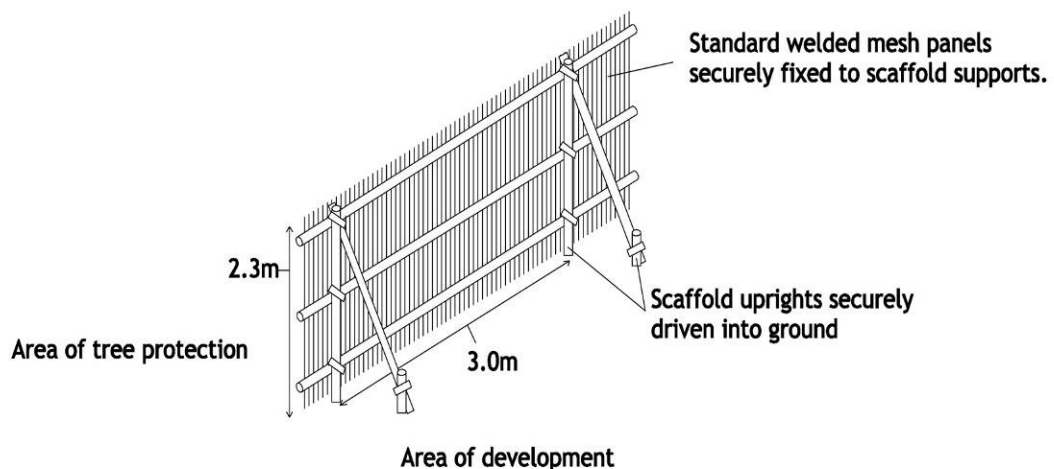


Fig 2 Tree Protective Fencing

- 5.7 The demolition of the existing bungalow requires that a Protected Species (Bat) Survey be carried out. A copy of the survey is included as part of the application documents and found no evidence of the presence of bats within the building.

6.0 Design

- 6.1 Drawing No P1 Site Plan illustrates the proposed development which involves the demolition of the existing bungalow and its replacement with a two storey dwelling and detached garage with a first floor annex.
- 6.2 The proposed dwelling follows a similar footprint to the existing bungalow with the dwelling orientated on an east west axis taking advantage of long distance views to the north. The footprint of the proposed dwelling is smaller than that of the bungalow and the garage has been detached at set further to the east to allow improved manoeuvring of vehicles within the parking area.
- 6.3 Existing boundaries are to be retained. Some repair/reconstruction of part of the southern boundary may be necessary as this currently forms part of the side wall to the garage which is to be taken down.
- 6.4 The new dwelling will be constructed in natural coursed second hand stone with stone lintels, cills and mullions where shown. Pointing will be flush using a lime based grit sand based mortar. The roof will be pitched with flush eaves and verges and covered with a good quality artificial stone slate and matching ridge.
- 6.5 Windows and doors will be in off white or a coloured finish. High quality low maintenance frames including an aluminium composite and fibreglass frames are currently under consideration as an alternative to timber. Upvc will not be used. Frames will be finish set in 75mm reveals. Garage doors will be in GRP with a dark oak effect and matching frame.
- 6.6 Rainwater goods will be in aluminium with half ogee section gutters without fascias supported on rise and fall brackets and circular rainwater pipes, all in black polyester powder coat finish.
- 6.7 Full details of proposals for external materials for the new dwelling have been referred to on drawing ref P2 Plans & Elevations.
- 6.8 External materials for paths and driveways have been referred to on drawing ref: P1 Site Plan.

7.0 Access

- 7.1 There is no intensification of the existing access which is to be retained.
- 7.2 The garages and parking areas of the site are at a higher level than the proposed dwelling. Level approach to the dwelling using gradients of 1 in 12 or less may not be possible but in any event ambulant disabled access can be provided in accordance with the Building Regulations.
- 7.3 Cliffe Hill provides access for the use by emergency vehicles in the case of fire. Refuse vehicles will collect bins at the roadside.
- 7.4 The site is within Cawthorne Village with local amenities including a church, nursery, primary school, local shops, a public house and restaurants. Other local amenities include sports facilities and play space. It is within walking distance of the A635 Barnsley/Huddersfield Road which has a regular bus services to Barugh Green, Denby Dale and beyond. The site is considered to be in a sustainable location.

8.0 Summary

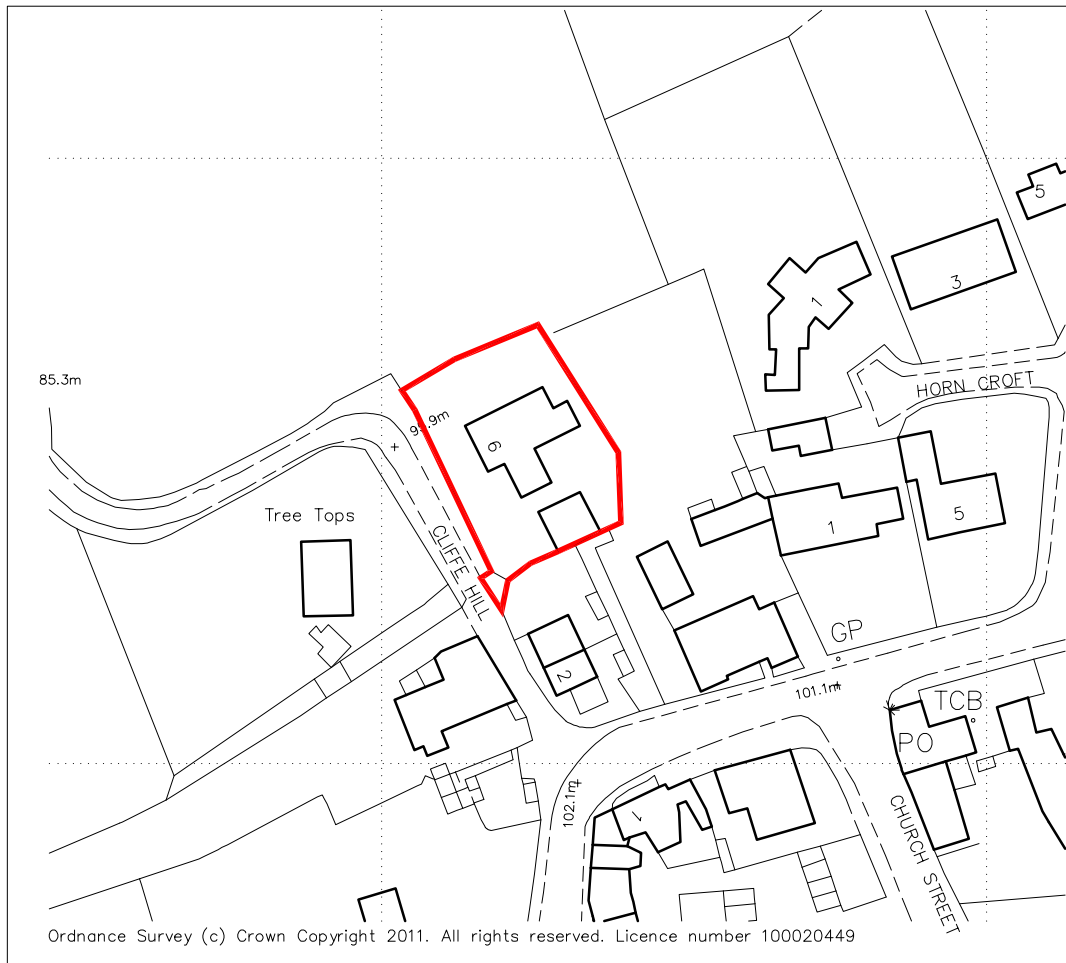
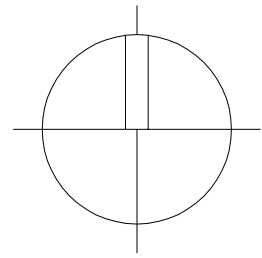
- 8.1 The proposals are in line with national and local planning policy. The replacement of the existing bungalow by a two storey dwelling of an appropriate design using good quality materials that will enhance and preserve the appearance of the Conservation Area and have no detrimental effect on the amenity of local residents or highway safety.
- 8.2 As such we look forward to the councils support with regard to these proposals.

A handwritten signature in black ink, appearing to be 'M Booth', followed by a period.

Signed for MBooth Design Ltd

Appendix A – Site Location Plan

North



**6 CLIFFE HILL
CAWTHORNE
BARNLEY
SOUTH YORKSHIRE
S75 4HJ**

SITE LOCATION PLAN

Scale 1:1250

Date Nov 11

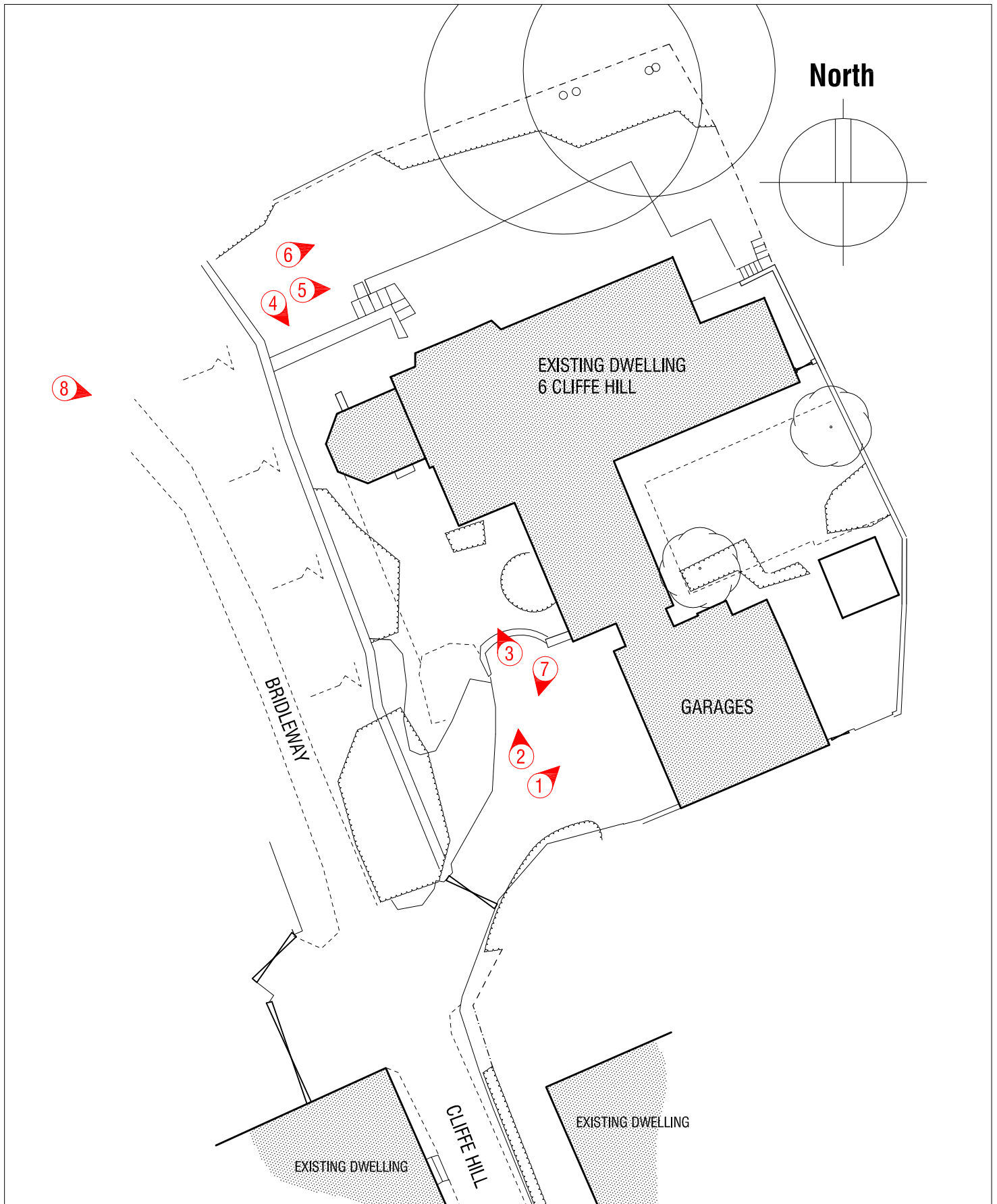
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Drwg No OS1

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Appendix B – Photographic Survey



**6 CLIFFE HILL
CAWTHORNE
BARNSELY**

BLOCK PLAN AND PHOTO KEY

Scale 1:250

Date March 2012

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0.1 Existing flat roof garages.



0.2 View of bungalow from access gate.



0.3 View from parking area looking North.



0.4 North elevation of existing conservatory.



0.5 North elevation of bungalow.



0.6 View of rear garden and mature trees looking East.



0.7 Existing parking and adjacent dwelling to Cliffe Hill.



0.8 View of West elevation from bridleway.