

Mr H WISTOW
Colliery Farm
68 Middlecliffe Lane
Little Houghton
Barnsley

Design & Access Statement

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- 1 Statement

PREPARED BY

QUILL ARCHITECTURE

7 Mulberry Close Darfield Barnsley South Yorkshire
S73 9NN Tel 01226 755446

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Design and Access Statement

PHYSICAL CONTEXT

1 0 INTRODUCTION

The proposed site is located in a designated housing policy area adjacent to the greenbelt and lies between the north side of Middlecliffe Lane and the south west boundary of Sandhill golf course. The secluded site forms part of the original fold yard of Colliery farm. This statement is to support a full planning application lodged with Barnsley Metropolitan Borough Council, qualifying my client's intention to

- 1 To remove an existing agricultural type three bay open fronted storage enclosure/shed shown on drawing No CAD/QA/1201 which was recently erected adjacent to and along the rear boundaries of Nos 64 and 66 Middlecliffe Lane, Little Houghton. Which in its current position impacts on the residential dwelling houses and the openness the residents previously enjoyed. In addition the structure appears to conflict with both national and local planning policies.
- 2 To dismantle, remove and re-construct the open fronted shed within an alternative area highlighted on drawing No CAD/QA/1201 & 1202. The alternative location formed part of the original fold yard of Colliery farm before the golf course or the more recent developments took place.
- 3 In addition to the re-construction of the shed, a further two bays are to be added utilising the same build specification and building materials as the existing.

1 1 THE SITE (original position of the open shed to be dismantled & moved)

The as built enclosure/storage shed lies to the rear of a pair of semi-detached brick built residential dwelling houses at the north side of Middlecliffe Lane and currently occupies an area within the residential curtilage of a new dormer bungalow currently under construction for the applicant. There are two main combined pedestrian and vehicular access points to the site, the first allowing access direct onto Middlecliffe Lane while the second allows access into a large open partly grassed area under consideration for the re-siting of the storage shed. All of which are owned by the applicant and his family. The initial siting of the open shed was

- 1 To provide a safe and secure enclosure for mechanical equipment/ machinery currently used on the construction of the new dwelling.
- 2 To provide a safe and dry environment to protect equipment used in the day to day operations from inclement weather within the winter season.
- 3 Provide a general covered enclosure to be used on an ad hoc basis for machinery which is used on an additional 70 acres of land to the south of Middlecliffe Lane in the ownership of the applicant.

1 2 THE SITE (proposed position of the open fronted shed re constructed)

For the sheds re construction and enlargement an area outside the domestic curtilage of the new bungalow has been identified which provides seclusion from the general public and daily users of Middlecliffe lane to the south. This site area of approximately 1402 metres² has pre defined boundaries. To the north an existing 1600mm high hawthorn hedge separates the 1.13 acre golf course from the site which is also in the ownership of the applicant. To the east is the manor house owned and occupied by family members. This boundary is formed with mature Leyland shrubs 8metres in height. To the sites immediate south boundary a random rubble stone wall separating the site from past construction activities carried out by the applicant. To the west the site is masked by mature Leyland cypress trees 8metres in height.

2 0 SOCIAL CONTEXT

The proposal does not change the usage of the existing area to which the application relates and conforms to the current national and local authorities UDP planning policies. Consideration has been given to the overall impact the structure will have on the openness of the area including existing residential dwellings outside the applicant s ownership. All relevant property owners have been consulted regarding the pending planning application (para 6 0).

3 0 SURROUNDINGS

The immediate surroundings to the sites location consists of various build mediums. a terrace row of cottages occupy the south boundary and constructed of coursed square sandstone with marley edgemere interlocking tiles in grey. The existing farmhouse displays render to all elevations with a roof covering of marley modern grey interlocking tiles. Also adjacent to the farmhouse is a brickwork structure which is in a state of disrepair but currently used for storage of equipment all under a welsh grey slate roof. To the east stands the Manor house a detached dwelling built of stone which is owned by one of the applicants family. In addition and to the west boundary of the existing site there has been a small development of estate type housing constructed of imitation stone with grey roof coverings.

4 0 ECONOMIC CONTEXT

The development does aid on an ad hoc basis support for the existing business activities.

5 0 PLANNING POLICIES (National)

The following policies have been taken into account in the submission of this application.

National Policies

Planning policy guidance note 2 paragraph 3.15 The visual amenities of the green belt should not be injured by proposals for development within or conspicuous from the green belt which although they would not prejudice the purpose of including land in green belts might be visually detrimental by reason of their siting materials or design

Local Policies

The area within the site is included in the village envelope and allocated as a housing policy area in the Unitary Development Plan Policies H8 H8D DA2 and GS9 are relevant to this proposal In addition the Local Development Framework Proposals map does not propose to alter this

Policy H8D

Planning permission for infill backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would

Not result in harm to the local environment or the amenities of existing residents create traffic problems or prejudice the possible future development of a larger area of land

Policy DA2

In accordance with policy H8 the areas shown on the proposal map will remain in residential use

Policy GS9

Development within the green belt or conspicuous from it should not by reason of its siting materials or design result in significant harm to the visual amenity of the green belt

PLANNING HISTORY

There have been no previous planning applications for the area under consideration However two successful applications have been lodged for adjacent areas of land in the ownership of the applicant

Relevant planning applications

Detached dwelling No 2007/0940
3No terrace cottages No 2008/1528

6 0 INVOLVEMENT OF COMMUNITY MEMBERS

The owners of residential dwellings within the immediate area and the Parish council have been notified and consulted in this matter. A copy of the letter sent to the addresses below with drawings describing the development is attached in appendix A of this statement. From a total of 8 individual letters posted one response has been received. Copies of which are also enclosed.

Addresses of letters sent (see appendix B)

Parish Council
No 8 & 9 Buttercross Drive
Apple Tree Cottage
Cherry Tree Cottage
Pear Tree Cottage
Dove Cote House
The Old Saw Mill

Addresses Responses

One letter of concern has been received from the owners of Apple tree cottage before submission of the application which has now been resolved (appendix B)

7 0 DESIGN OF THE SCHEME

The overall styling & design of the open fronted enclosure/shed combined with the use of traditional construction mediums for rural locations complements the existing site. In addition Careful consideration relating to the overall physical appearance and impact the structure will have on the site and locality has been of paramount importance to the owner.

7 1 LAND USE

Is this justified in terms of

Site and surroundings – The site area is inconspicuous to the green belt and follows a rural theme

Land use – The site lies within the original fold yard of colliery farm and does not change the land usage

7.2 AMMOUNT

Is their justification for

How much development is proposed The dismantling and re building of 1No existing open fronted three bay storage enclosure/shed at a new location built within the confines of the original fold yard of colliery farm Additionally two extra bays each of 4.6 metres x 7.620 metres will enlarge the enclosure to provide much needed storage for the plethora of equipment operated by the owner

7.3 LAYOUT

All site layout considerations have been taken onto account i.e. relative positions and locations different uses accessibility and travel distances combined with topographical and crime prevention measures

7.4 SCALE

Are the following justified?

The size of the buildings in relation to the surroundings The application is for 1No open fronted agricultural type storage enclosure/building to occupy a relatively stagnant area of ground along the northern boundary of colliery farm The overall length inclusive of the two extra bays will be approximately 23 metres in length by its original depth of 7.620 metres To the front an overall height of 3.675metres will be achieved while to the rear a height to the roof will be 3.000 metres

7.5 LANDSCAPING

Landscape principles and details The applicant will continue to be responsible for the day to day upkeep and long term maintenance of all the boundary treatments as existing and any future development of the grounds allied to colliery farm complex

7.6 APPEARANCE

Are the following justified?

In terms of materials used The proposed enclosure/shed has a standard rectilinear form conducive with farm and farming buildings and constructed of a galvanised steel skeletal framework on concrete pad foundations All steelwork has a dark green finish to BS 4800 (12B 29 juniper/dark green)

- 1 Roof mono pitch form constructed from industrial square/box type sheeting on timber purlins
- 2 Ends each of the two ends is finished in tannalised/ treated Yorkshire boarding 125 x 20mm
- 3 Rear rear styling to be industrial square box type sheeting on a timber framework
- 4 Finishes steelwork roof & rear to be finished in dark green to BS 12B 29

7 7 ACCESS

All existing access points will remain as no new accesses are required

8 0 EVALUATION

All comments and guidance during the design process made by the local authority s senior planning officer have been taken into account and implemented where applicable into the proposed scheme

9 0 CONCLUDING STATEMENT

- 1 This design and access statement is written in support of a full planning application and demonstrates the requirement of section 42 of the planning act
- 2 The proposed development meets the requirements of national regional and local planning policies Therefore the local authority should be supportive of the overall scheme

10 0 APPENDIX A

Copy letter sent to the owners of neighbouring dwellings

Location plan A shows initial siting of new open shed sent with original letter of intent

Location plan B shows new position of open shed after consultation with owner of Apple tree cottage



ARCHITECTURE 7 Mulberry Close Darfield Barnsley South Yorks S73 9NN

My Ref AD/PD/1201
Your Ref

Tel No (01226) 755446

Date 11/01/12

Dear Sir or Madam

Re Demolition of existing open storage structure & re-erection of same to the north boundary of colliery farm adjacent to the club house of Sandhill Golf Course

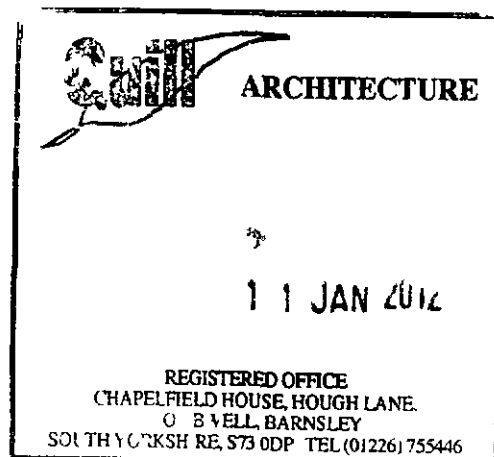
Before submitting a planning application for the above I would like to know if you have any comments on the proposal so they can be considered before a formal application is lodged with the local authority Any comments you wish to make must be in writing and should reach me within two weeks from the date shown in this letter

For your information I have enclosed a copy where the new storage structure will be positioned

Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized loop followed by a vertical line and a horizontal stroke.

ALAN DAVIES (for and on behalf of Quill Architecture)



COLLIERY FARM LITTLE HOUGHTON, BARNSELY



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Metres

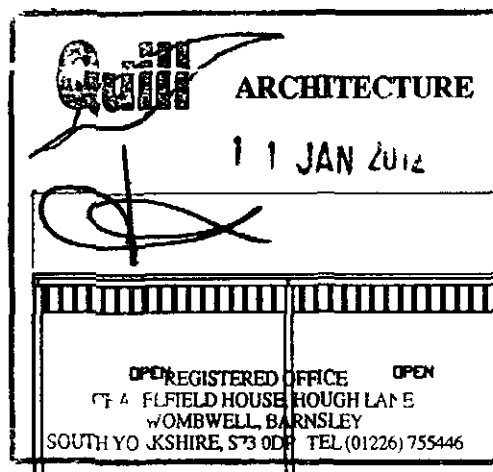


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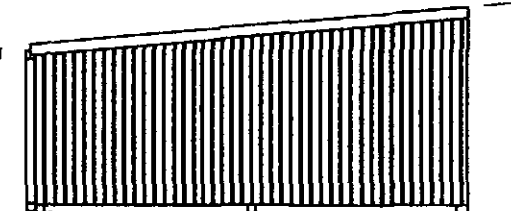
National Grid sheet reference at centre of this Siteplan: SE4205

Supplied by: Blackwells
Serial Number: 02285000





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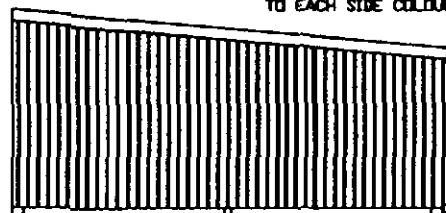
4572
5 EQUAL BAYSTO ROOF FRONT
EL 3675BOX SECTION
GUTTER AND
UP TO REAR
ELEVATIONTO GL
EL 0YORKSHIRE WEATHER BOARDING TO SIDES
DARK STAINED & TREATED ON 100 100
TIMBER SHEETING RAILS

SIDE ELEVATION

(FACING BOUNDARY OF EXISTING CURTILAGE TO FARM COMPLEX)
ON ARROW C

7620

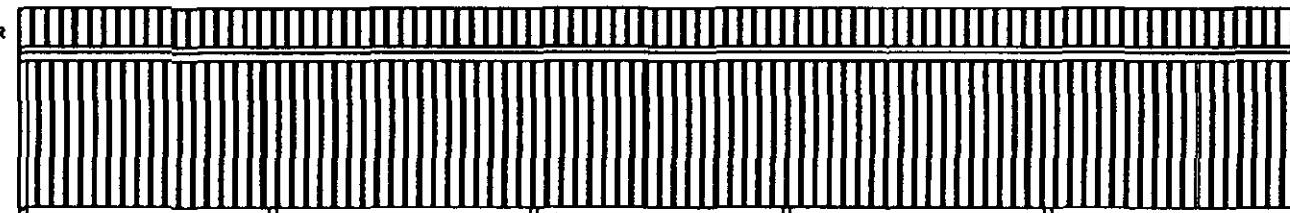
FRONT ELEVATION

(FACING BOUNDARY WALL TO EXISTING DWELLINGS)
ON ARROW ASTEEL PORTAL FRAMED OPEN FRONTED
STORAGE SHEDYORKSHIRE WEATHER BOARDING TO SIDES
DARK STAINED & TREATED ON 100 100
TIMBER SHEETING RAILSGALVANIZED STEEL EAVES FLASHING
TO EACH SIDE COLOUR DARK GREENTO ROOF REAR
EL 3000TO GL
EL 0

SIDE ELEVATION

(FACING SIDE BOUNDARY HEDGE TO THE MANOR HOUSE)
ON ARROW D

ROOF FINISHED IN INDUSTRIAL BOX SECTION SHEETING COLOUR DARK GREEN

REAR ELEVATION FINISHED IN
BOX SECTION SHEETING IN
DARK GREEN TO MATCH ROOF

REAR ELEVATION

(FACING REAR BOUNDARY HEDGE TO GOLF COURSE)
ON ARROW B

CLIENT
MR VISTOW
68 MIDDLECLIFFE LANE
COLLIERY FARM LITTLE HOUGHTON

TITLE
DRAWING SHOWING ELEVATIONS OF OPEN FRONTED
SHED WITH TWO ADDITIONAL BAYS

Quill
ARCHITECTURE

THIS DRAWING IS COPYRIGHT AND MUST NOT BE USED OR
DISCLOSED IN ANY WAY EXCEPT WHERE AUTHORIZED IN
WRITING BY QUILL ARCHITECTURE.

TELEPHONE (01226) 755446

REG No 5210984

SCALE 1:100

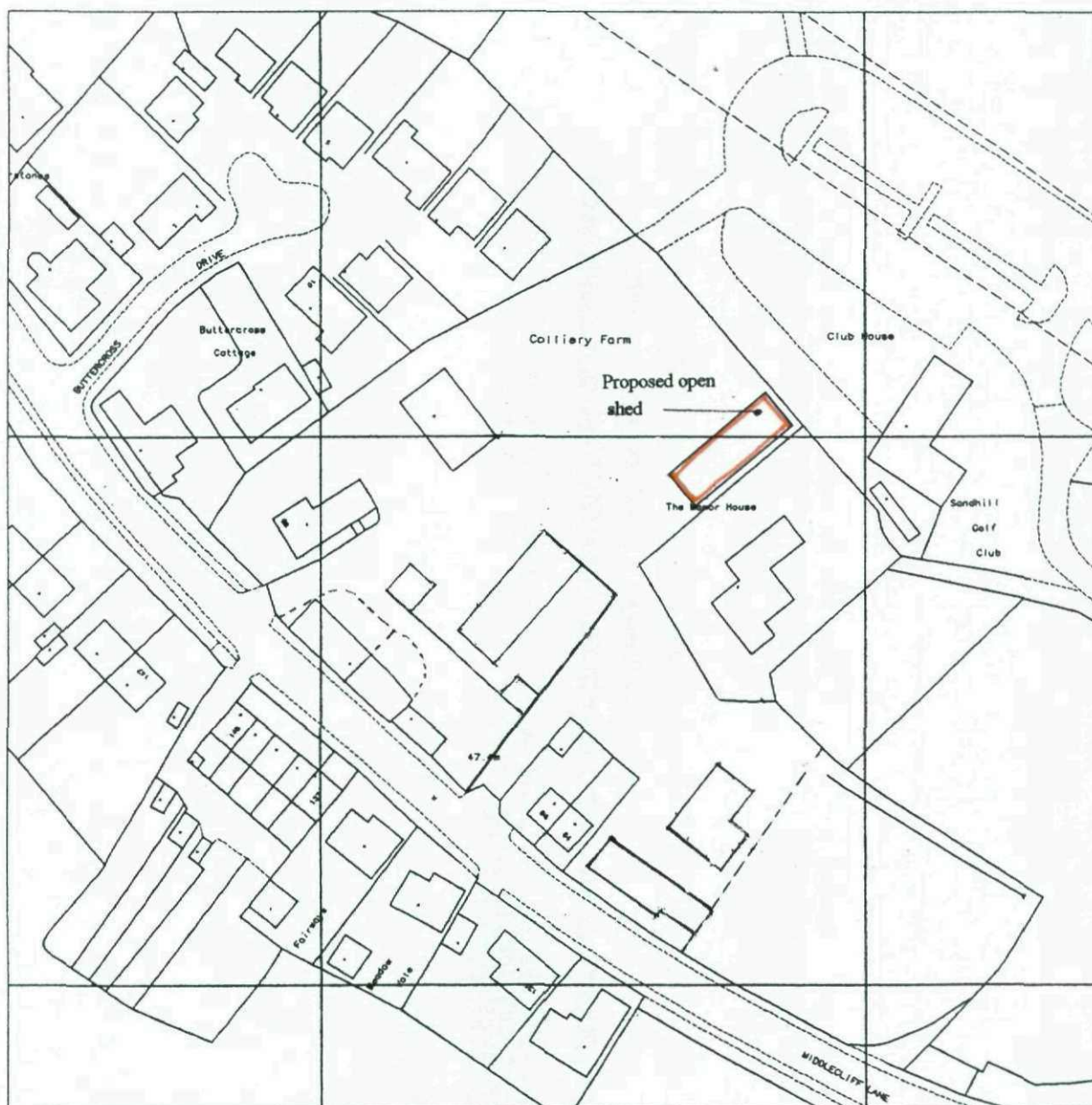
DRAWN AD

DATE 09/01/12

REV

DRG No CAD/QA/L203

COLLIERY FARM LITTLE HOUGHTON, BARNSELY



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20 0 20 40 60 80
Metres



Centre Coordinates: 442543 405577

National Grid sheet reference at centre of this Siteplan: SE4205

Supplied by: Blackwells
Serial Number: 02285000

11 0 APPENDIX B

Responses

14th January 2012

Apple Tree Cottage
Colliery Farm
Middlecliffe Lane
Little Houghton
Barnsley
South Yorkshire
S72 0HW

Alan Davies
Quill Architecture
7 Mulberry Close
Darfield
South Yorkshire
S73 9NN

Dear Sir

In response to your letter dated 11th January 2012 I would like to make the following comments on the planned building shown on your enclosed map

I recently purchased Apple Tree Cottage and one of the reasons for doing so was the open view I have from my kitchen window. If the building is constructed along the back boundary as shown it will obscure my view I currently enjoy.

Therefore may I suggest turning the building along the hedge line of the Manor House? This for me would be a more acceptable position as I would retain my view over the golf course.

In addition if the building could be moved to this position I would have no objections and would support your client's application.

I await your response in this matter.

Yours faithfully

A handwritten signature in black ink, appearing to be 'J Stead', written over a horizontal line.

J Stead



ARCHITECTURE 7 Mulberry Close Darfield Barnsley South Yorks S73 9NN

My Ref AD/PD/1202
Your Ref

Tel No (01226) 755446

Date 18/01/12

J Stead
Apple tree cottage
Colliery farm
Middlecliffe Lane
Little Houghton
S72 0HW

Dear Madam

Re Construction of the open fronted storage structure

Thank you for your letter of the 14th Jan 2012 your comments and suggestions have been noted and relayed to my client

From a meeting held on the 16th Jan 2012 with my client regarding your concerns my client has expressed that in order for you to maintain the vista you currently enjoy the proposed open fronted shed will be re positioned in the location you have suggested

Therefore for your information I have enclosed a copy of the location plan where the new storage structure will now be positioned

I hope this response satisfies your concerns but if want to speak to me further regarding this matter please do not hesitate to contact me at the address or telephone number shown

Yours faithfully

A handwritten signature in black ink, consisting of a large, loopy 'A' followed by a series of overlapping loops and a final vertical stroke.

ALAN DAVIES (for and on behalf of Quill Architecture)