DESIGN AND ACCESS STATEMENT IN RESPECT OF A PROPOSED RESIDENTIAL DEVELOPMENT INVOLVING THE CHANGE OF USE AND CONVERSION TO RESIDENTIAL OF AN EXISTING BARN AND DOVECOTE. THE EXTENSION OF AN EXISTING COTTAGE AND ERECTION OF TWO NEW BUILD DWELLINGS. HILL TOP FARM, REDBROOK ROAD, BARNSLEY.

ASSESSMENT OF CONTEXT

Physical

Surroundings

The area is a long established residential settlement within the district of Gawber.
The site has no special designation and it is not in a conservation area although it is of local interest being a former farm settlement in the village of Gawber.
The location is well served locally with a mix of facilities and the hospital is within walking distance of the site. Local bus services are available adjacent on Redbrook Road and the town centre itself is a little over a mile or so from the site. Existing residential property is located on all sides of the site.

Site

The proposed site is a redundant farmstead in part with existing residential use in the form of a pair of cottages. There is a barn and Dovecote that exist and will form the conversion element of the scheme along with a range of outbuildings that will be demolished. One of the cottages will be extended and two new dwellings are proposed. The site is accessed by three existing drives direct from Redbrook Road all of which will be retained and/or improved.
The site generally slopes downhill from east to west and contains one large tree that is the subject of a TPO.
Adjacent properties consist of a mix of two storey detached or semi-detached dwellings.

The site has a current planning approval for change of use, conversion and erection of new build dwellings. The principle of development has therefore been determined and as such, although the new proposal varies from the original approval it is still a scheme involving conversion of existing buildings and erection of new dwellings.

Social

The proposed residential use will be compatible with the immediate surroundings and provide an opportunity to restore a group of redundant farm buildings that have remained unused for many years and have fallen into a state of disrepair.

Economic

Due to the scale of the proposed development there will be no significant economic effect.
However, there will be the potential for certain local businesses to be supported by this project both in the short term, e.g. building trades operatives, local builders merchants and suppliers and in the long term 'high street' businesses on a day to day basis by the new residents.

Planning Policies

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The site and the proposal is compatible with both local and national planning policies. The scheme presents an ideal opportunity to create additional housing stock with the added benefit of regeneration of a redundant 'brown field' site.

INVOLVEMENT OF COMMUNITY MEMBERS

General discussions have taken place with the immediate neighbouring residents.
Pre submission discussions have also taken place with both the planning officer and conservation officer from Barnsley MBC.

EVALUATION

We consider that local planning design guidance has been complied with in respect of the development although due to the retention of existing buildings, certain guidance will need to be looked at with a 'flexible approach' particularly with regard to amenity space allocation and separation distances. It is however felt that on balance the retention of the existing buildings, particularly the Dovecote would support this approach.

DESIGN

Use

The site is a former farmstead, now redundant with adjacent residential cottages.

Amount

The proposal is to demolish a dilapidated range of outbuildings and convert an existing barn and an existing Dovecote into individual detached dwellings each providing three bedrooms. One of the existing cottages is to be refurbished and extended to provide a dwelling with three bedrooms and in addition two new build dwellings are to be erected each again having three bedrooms. Overall an additional four dwellings are proposed over and above the number currently existing. (Two by virtue of conversion and a further two new build).
Private garden areas will be created serving each dwelling along with either a garage or parking space within the plot curtilage.

Layout

The proposed layout is generated primarily by the existing buildings to be retained and by the provision of an acceptable area of private amenity space allocated to each of the dwellings. The two new dwellings are located along the site frontage with Redbrook Road and as such complete the 'street scene' when viewed from outside the site. Each of the dwellings have been carefully designed to create maximum privacy for both all residents including the existing neighbouring properties. Particular attention has been given to the layout and position of windows to ensure maximum privacy with minimum overlooking. The rear private garden areas allocated to the new build dwellings meet the design standards.

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Scale

The surrounding property takes the form of established detached, semi-detached and terraced dwellings generally two storey in height.
The proposed dwellings will be a maximum of two storey with the exception of the Dovecote which is existing but is three storey in height.
The scale of the proposal is respectful of the existing built form adjacent to the site and the new build dwellings have been designed to follow the natural gradient of the site and step down the 'hillside' to accord with the general 'street scene' when viewed from Redbrook Road.

Landscaping

There is a tree preservation order in respect of a large Ash tree located to the east of the Dovecote. This tree of course is retained and will be complimented with further tree and shrub planting located around the site to reinforce boundaries or provide further screening to the individual properties. Particular attention will be given to the areas available for landscaping along the frontage to Redbrook Road.
In addition to the above, the private gardens to the individual dwellings will be left for occupiers to plant appropriately.

Appearance

The external materials to be used, where these are new will be natural stone to match the existing in respect of walls. The roofs will be covered in good quality artificial stone slate such as 'Bradstone' for example.
The whole should harmonise with the retained buildings on the site and with the surrounding properties.

Access

The existing access drives serving the site directly off Redbrook Road are to be retained.
There are three in total, one at each end of the site and a further one currently serving the yard area between the existing barn and the range of outbuildings to be demolished.
Each of the drives will be improved where possible to at least create better visibility at the junction with Redbrook Road. The existing status of 'private drive' designation will be maintained. The drives will however be surfaced and sealed with either tarmac and / or paviors and a turning facility will be provided to the end of the drive at the eastern end of the site. This turning facility will be as large as the existing buildings to be retained will permit.

The drives will have no excessive gradients and will be suitable for use by disabled persons. Access into each of the dwellings will be provided to current DDA standards.

The existing drives serving the site have been retained although where necessary and possible the junctions with Redbrook Road have been improved if only from a visibility aspect. The numbers of dwellings served by the existing drives are in accordance with 'private drive' standards or already exist in any event.