Design & Access Statement
Site at Thurgoland

The Proposal

Following receipt of planning permission for the conversion of two barns to dwellings (2011/1335) the balance of the site requires development envisaged when the permission was granted. Currently the balance of the site is covered in large steel framed industrial/farm structures and concrete aprons. It is proposed to develop three new houses forming an enclosed courtyard area but meeting all normal planning standards for the properties.

Access

Access exists and was approved for the barn conversions. The traffic generated by the proposed 3 units is minimal and obviously domestic in scale. The large barn areas generated, when in use, much larger vehicle movements without control. The entry point to the small courtyard development is only 15 metres from the access road (Smithy Hill) and good sight lines exist in both directions on this speed restricted road. Access to the courtyard area has been widened with splays and the drive to the main road will be tarmac.

Design

Layout – Details are reserved but an illustrative scheme is provided.

The buildings are arranged in structured but slightly informal arrangement with drives and parking allocated. Unit 3 has a detached garage area to give privacy to the frontage and help enclose the courtyard. The units 1 & 2 have integrated garages. Rear garden boundaries will be planted with indigenous tree species within plots to the Green Belt boundary.

Buildings

The units will be in natural stone. The main elevation to the yards will have some projecting elements reflecting the broken frontages and projections of the barns. Proportions are simple and with traditional details to the openings.

Summary

The proposal allows the previous barn approval to be properly implemented replacing unsightly and semi derelict unused buildings with a development modest in scale and visually a major improvement to the site.