

An aerial photograph of a residential area, showing a row of houses with dark roofs and light-colored walls. A road runs along the bottom of the image, and there are some trees and green spaces. The image is in grayscale and serves as a background for the text.

DESIGN & ACCESS STATEMENT

Fountain Inn, Wellthorne Lane,
Ingbirchworth

Farrar Bamforth Associates Ltd

Chartered Architectural Technologists

CONROYBROOK

March 2020 – 19/D43

[1] INTRODUCTION

- 1.1 Farrar Bamforth Associates Ltd have been appointed by Conroy Brook (Developments) Ltd to prepare and submit a full planning application for 13 dwellings at Fountain Inn, Wellthorne Lane, Ingbirchworth.
- 1.2 This document provides background information on the matters taken into account in formulating the design and explains parts of the development in relation to the site's surrounding areas.
- 1.3 Alistair Flatman Planning has been appointed as Planning Consultant who has produced a Planning Statement that will address the Planning Elements.
- 1.4 The application is accompanied by supporting documentation as supplied by our Consultants.



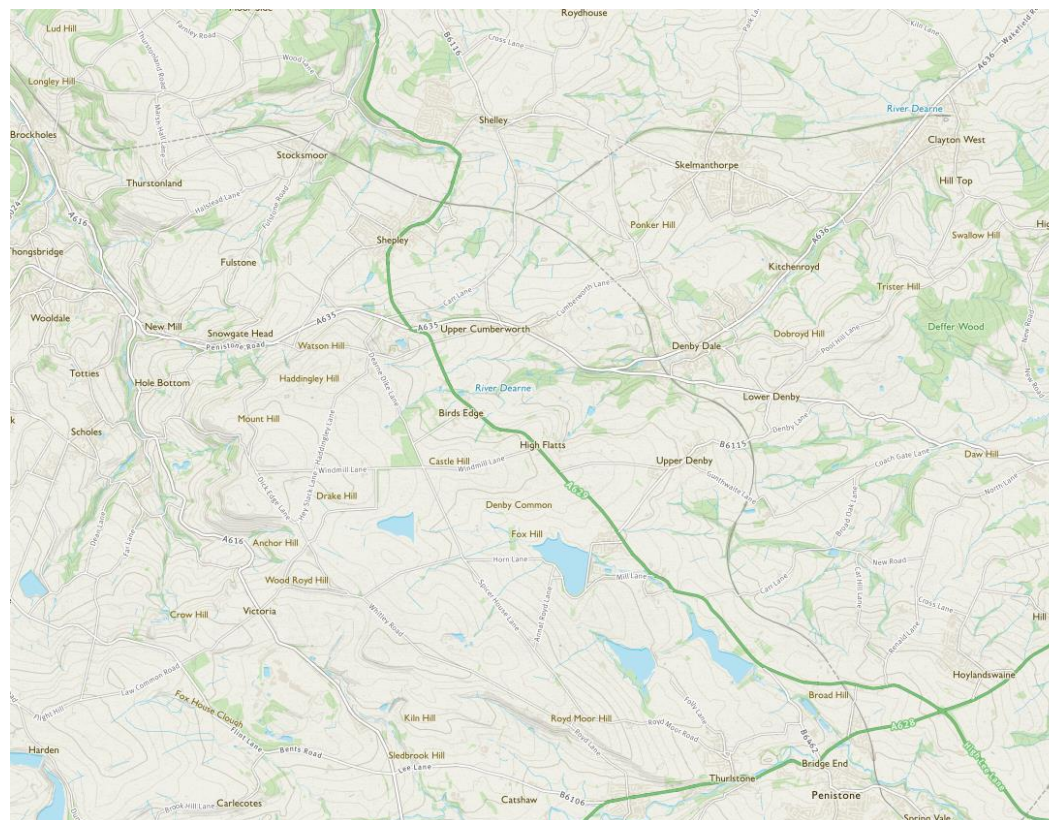
[2] PROPOSAL

- 2.1 The proposal is for the demolition of the existing public house and erection of a residential development of 13 dwellings within the Village of Ingbirchworth.
- 2.2 The site is unallocated under the Barnsley Local Plan with existing housing located on the east and south boundary.
- 2.3 The nature of the housing development within Ingbirchworth is a mix from low to high density with clusters of higher density housing located nearer Penistone Road and lower density developments closer or within the greenbelt boundary. Our proposed scheme is designed on local principles, providing a low density development that is compatible with the neighbouring properties.
- 2.4 The proposals aim to create an attractive, high quality development within the village of Ingbirchworth, imitating the adjacent Conroy Brook development, Summer Ford.
- 2.5 The development has been designed to sit comfortably within its surroundings, ensuring adequate amenity for future occupiers with a minimum of intrusion for existing residents.



[3] SITE LOCATION

- 3.1 The site is located on the north side of Wellthorne Lane, within the village of Ingbirchworth, having a grid reference of SE217062.
- 3.2 The site is located within an established residential settlement
- 3.3 In the wider context, Ingbirchworth is situated between the villages of Birdsedge, Upper Denby and Penistone.
- Ingbirchworth is 1.4 miles from Upper Denby and 2.4 miles from Penistone.
- 3.4 Ingbirchworth has a bus service that operates from Ingbirchworth, through Penistone and throughout Barnsley, finishing in Barnsley Town Centre. The service operates every 2 hours.



[4] SITE CONTEXT

- 4.1 The site currently accommodates a disused pub with car park, the site area totaling 0.499ha.
- 4.2 The proposed use of the site is for residential development, which is consistent with the immediate area around the site that is predominantly residential and situated within the village curtilage.
- 4.3 The proposed housing would have a strong relationship with the existing residential development on Wellthorne Lane and sit comfortably within that location.
- 4.4 Over the years Wellthorne Lane has developed as one of Ingbirchworths principal residential areas.
- 4.5 The site is generally level with a gentle slope running north to south, most boundaries consist of a timber post and rail fence.
- 4.6 The northern boundary abuts some playing fields with access to these is provided by a separate path running up the western boundary.



- 4.7 The existing pub has had various attempts to be brought back into use but over the years these have fallen foul, leaving the building empty, derelict and a target for crime.

[5] SITE ANALYSIS AND LAYOUT

- 5.1 The site layout has been designed and developed taking into consideration the comments raised at an informal pre-app 3rd March 2020.
- 5.2 The proposal involves the demolition of the unused public house and the erection of 13 dwellings, consisting of a mix of detached and semi-detached dwellings. The dwellings are generously spaced to provide ample amenity space.
- 5.3 The layout looks to continue the existing street scene along Wellthorne Lane, introducing a stone wall frontage to the southern boundary in addition to soft landscaping to break up parking areas, with many parking areas designed to be concealed between plots where possible.
- 5.4 The layout provides a refuse turning area centrally within the site, with remaining plots served via a shared private drive. Dwellings are designed to provide an active frontage looking onto the road and driveways.



- 5.5 An adopted footpath runs along the Southern boundary providing a connection to Huddersfield Road and local transport routes. This is to be widened to 2m wide to comply with highway requirements.

[6] DESIGN AND APPEARANCE

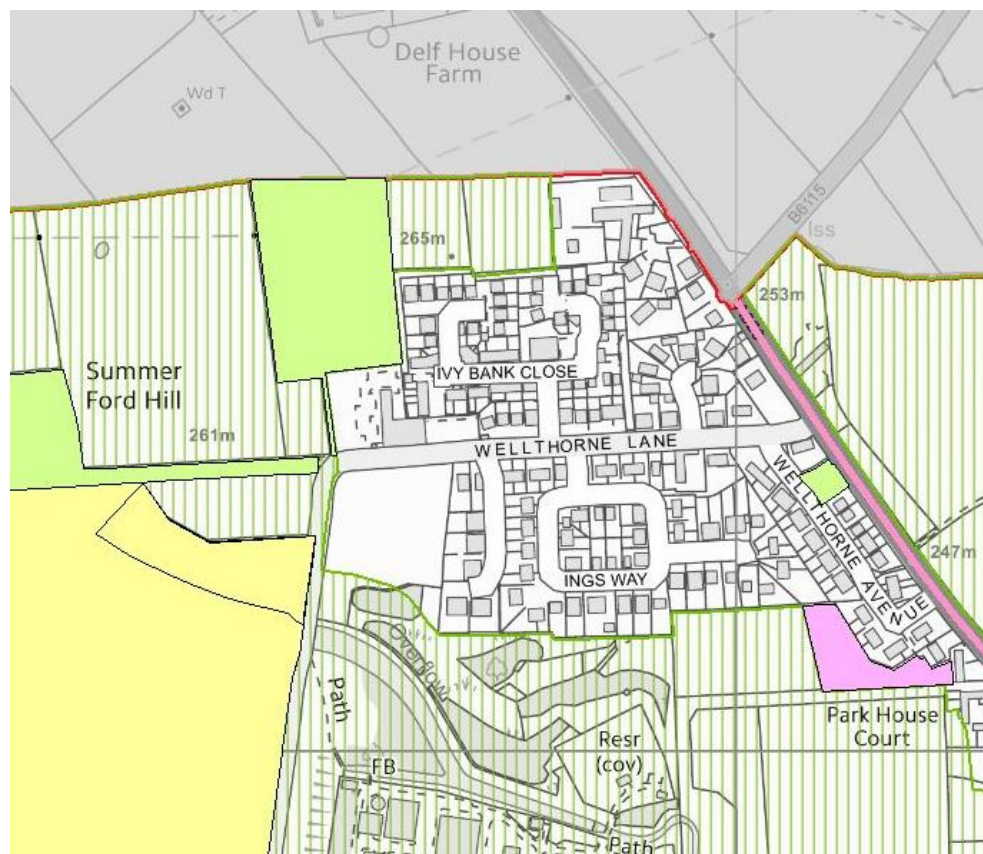
- 6.1 The concept is to provide a residential development scheme with a mixture of dwelling types and sizes with access off Wellthorne Lane.
- 6.2 The design and materials of the dwellings will reflect the local vernacular of Ingbirchworth and the surrounding area using natural stone. The dwellings will be traditional two storey construction.
- 6.3 The proposed design and layout establishes a strong sense of place by providing an attractive street scene that responds well to the existing landscape and topography of the surrounding area. Furthermore the use of imaginative architectural design on the house types, with the use of natural stone and our provision for front gardens that will break up the proposed parking and driveways will intertwine with the natural landscape.
- 6.4 Each dwelling has been designed to provide an active frontage along the street scene which will help to create an open safe environment.



- 6.5 The dwellings have been positioned and designed to provide a varied and interesting street scene. Each house type provides an element of kerb appeal and with the use of natural stone and glazing arrangements, the dwellings demonstrate a high quality architectural appearance.
- 6.6 The houses are a mix of semi and detached dwellings with a variety of styles containing vernacular features found in the adjacent area.
- 6.7 The external walls of the houses will be constructed in natural coursed stone with grey concrete roof tiles. Windows will have natural stone heads and sills.
- 6.8 There are five different house types with some variations, interspersed throughout the development to create a varied and interesting streetscape.

[7] CONSULTATIONS

- 7.1 A pre-app meeting on 3rd March 20, attended by Conroy Brook, Alistair Flatman Planning and Farrar Bamforth who met Matthew Smith, Senior Planner at Barnsley Council.
- 7.2 The proposed development was discussed and concerns were raised in regards to the demolition of the pub. It has been long demonstrated that the pub cannot be sustainably operated, evidence of which accompanies this application in an economic study.
- 7.3 The site is unallocated within the Local Plan, representing a windfall site. The developed nature of the site signifies brownfield land.
- 7.4 The layout was discussed at the pre-app with regards to density, mix and amenity space. These comments have informed the submitted site layout.



[8] LANDSCAPING

- 8.1 There are existing trees along the North boundary which are to be retained where possible.
- 8.2 There is opportunity for some small ornamental trees to be planted in the front and rear gardens to provide a general structure to the planting together with the individual house owners providing further landscaping to each individuals design.
- 8.3 Screen fences are proposed between dwellings to provide a sense of enclosure within garden areas.
- 8.4 A stone wall is proposed to the site frontage.



[9] ACCESS

- 9.1 The vehicular and pedestrian access would be taken along the Wellthorne Lane frontage.
- 9.2 The access to the site would be via a 5.5m wide carriageway with 2m footpaths either side terminating just beyond the entrance ramp. The main access would have good sightlines and visibility.
- 9.3 Within the site the houses would be served by a 5.5m wide informal road. The road would be a cul-de-sac with full service vehicle turning facilities and maximum gradients of 1 in 30.
- 9.4 Plots fronting onto Wellthorne Lane would have individual access to their own parking facilities.
- 9.5 Parking and drives would be to Local Authority guidelines and be appropriate with the size of the houses proposed, with minimum of 2 parking spaces for the 3 Bedroom dwelling and 3 parking spaces for the 4 Bedroom dwellings.



- 9.6 Wellthorne Lane is a residential road running from Huddersfield Road (A629) which connects with the main highway network, providing links to Huddersfield, Penistone and Barnsley.
- 9.7 Within the village and within close proximity to the site is a coffee shop, restaurant and ice cream parlour. This venue also boasts a market twice a month.
- 9.8 A bus service operates from Ingbrichworth, through Penistone and throughout Barnsley, finishing in Barnsley Town Centre. The service operates every 2 hours.