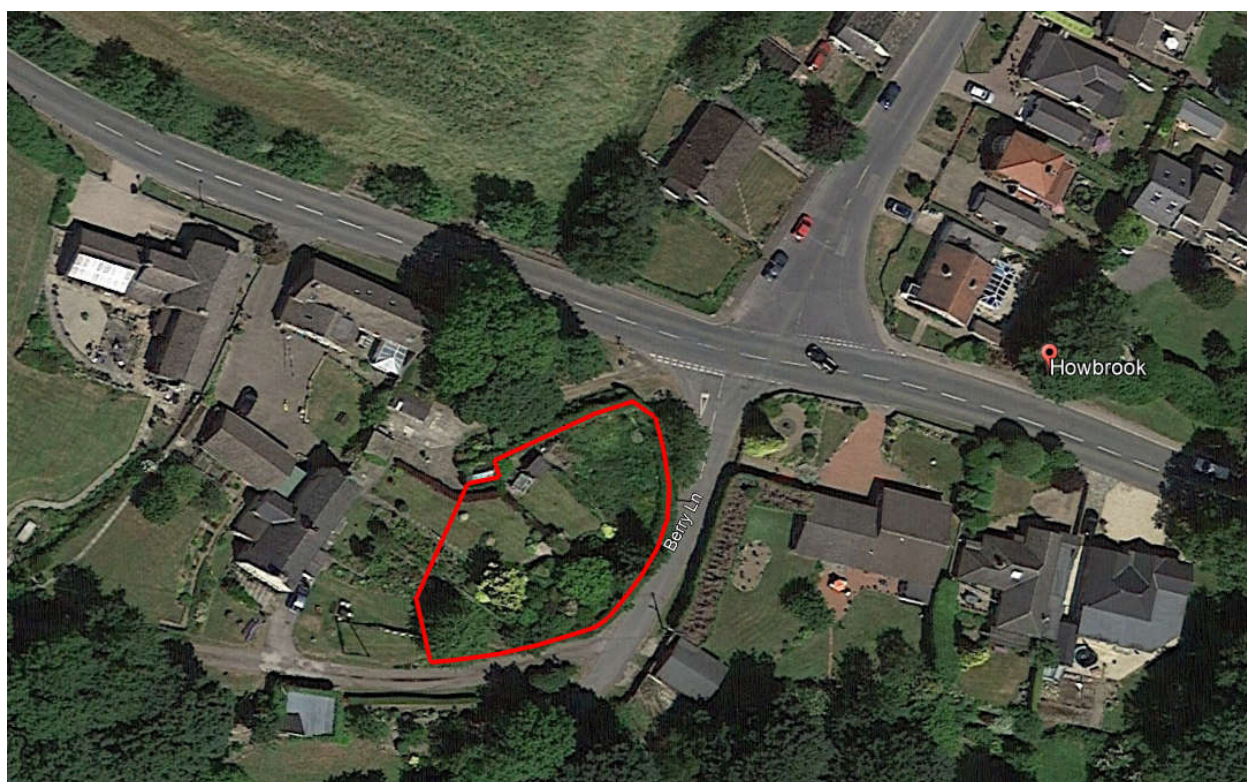


DESIGN AND ACCESS STATEMENT

1.0 Description

This statement has been prepared in support of a Full Planning Application for the erection of a new two storey dwelling with attached garages and formation of access.

The site comprises the extended garden land of The Cottages, Berry Lane Howbrook and it has frontage to Berry Lane. It is located close to the junction of Berry Lane with Howbrook Lane and Carr Head Road and is surrounded by other dwellings.



01. Aerial view of the site.

The red line boundary shown above is indicative, refer to Site Location Plan for accurate application boundary.

2.0 Local Context

2.1 Physical Characteristics

The site is located within the village of Howbrook and forms part of the extended garden and domestic curtilage of The Cottages which is a pair of semi-detached dwellings located to the west.

Existing Dwellings within the area are a mix of traditional two storey farms mostly located in the Berry Lane area and now converted to dwellings, cottages and more recent houses and bungalows on Howbrook Lane and Carr Head Road.

The site slopes gently from north to south and existing and proposed levels are provided on the Topographical Survey and proposed plans. The site has a mature hedge to the north, east and south boundaries which will be retained.



02. View of the site from the Berry Lane Howbrook Lane junction looking south west.



03. View from the junction of Berry Lane with Carr Head Road looking north east.



03. Existing dwelling at junction of Howbrook Lane and Carr Head Road looking north.



04. More recent village housing on Howbrook Lane.



05. Berry Lane looking north from junction with Howbrook Lane with the site on the right hand side enclosed by a mature hedge.



06. Berry Lane looking north east back towards the junction with Howbrook Lane.

2.2 Planning

There are no recent or relevant planning applications associated to this site.

The Barnsley MBC Local Plan designates the whole of Howbrook village as Green Belt and the development is justified as an infill site in accordance with the National Planning Policy Framework Para 145 e) which states:

The local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

e) Limited infilling in villages;

Howbrook is listed as a Village in the Barnsley Local Plan and therefore development subject to design and suitability aligns with planning policy.

There are a number of similar sites within the village that have been granted planning permission for development within recent years:

1. 2015/1199 – 7 Carr Head Road; Erection of Dwelling with Integral Garage.
2. 2018/0041 – Erection of 4 Detached Dwellings.

2.3 Heritage Appraisal

There are no Listed Buildings within Howbrook village.

There is a Scheduled Ancient Monument, a wayside cross, located at the junction of Berry Lane with Howbrook Lane just beyond the north east boundary to the site. It was first listed in 1995 and is described within the listing by Historic England as follows:

The monument is the remains of a medieval wayside cross and includes the socle or socket stone of the cross set into the remains of a disused boundary wall. Originally there would also have been a shaft and cross head but these components are now missing. The socle is a dressed rectangular block with chamfered upper corners and a rectangular socket hole. At the base it measures 80cm by 70cm and is approximately 30cm high. The socket hole measures 30cm by 25cm but is open on the east side where part of the socle is broken away. On the surface of the socle, leading from the western edge to the socket hole, is a narrow groove of uncertain purpose. It may have been used to run lead into the socket hole but this is not clear. The base blocks of an old wall extend to north and south on either side of the socle but the precise relationship between the wall and the cross is unknown. The modern garden wall to the west of the socle, the modern road surface to the east, a lamp post/give-way sign and the stay of a telegraph pole are excluded from the scheduling but the ground beneath these features is included.

The reason for its designation as a Scheduled Monument is described as follows:

Wayside crosses are one of several types of Christian cross erected during the medieval period, mostly from the 9th to 15th centuries AD. In addition to serving the function of reiterating and reinforcing the Christian faith amongst those who passed the cross and of reassuring the traveller, wayside crosses often fulfilled a role as waymarkers, especially in difficult and otherwise unmarked terrain. The crosses might be on regularly used routes linking ordinary settlements or on routes having a more specifically religious function, including those providing access to religious sites for parishioners and funeral processions, or marking long-distance routes frequented on pilgrimages. Over 350 wayside crosses are known nationally, concentrated in south west England throughout Cornwall and on Dartmoor where they form the commonest type of stone cross. A small group also occurs on the North York Moors. Relatively few examples have been recorded elsewhere and these

are generally confined to remote moorland locations. Outside Cornwall almost all wayside crosses take the form of a 'Latin' cross, in which the cross-head itself is shaped within the projecting arms of an unenclosed cross. In Cornwall wayside crosses vary considerably in form and decoration. The commonest type includes a round, or 'wheel', head on the faces of which various forms of cross or related designs were carved in relief or incised, the spaces between the cross arms possibly pierced. The design was sometimes supplemented with a relief figure of Christ and the shaft might bear decorative panels and motifs. Less common forms in Cornwall include the 'Latin' cross and, much rarer, the simple slab with a low relief cross on both faces. Rare examples of wheel-head and slab-form crosses also occur within the North York Moors group. Most wayside crosses have either a simple socketed base or show no evidence for a separate base at all. Wayside crosses contribute significantly to our understanding of medieval religious customs and sculptural traditions and to our knowledge of medieval routeways and settlement patterns. All wayside crosses which survive as earth-fast monuments, except those which are extremely damaged and removed from their original locations, are considered worthy of protection.

Although missing its cross shaft and head, the Howbrook cross is a good example of an in situ wayside cross associated with an ancient crossroads.

Significance

The significance of the Scheduled Ancient Monument, despite its incompleteness, is derived from its age and historical importance but more so the fact that it remains in its original location at an 'ancient cross roads' which in all likelihood remains relatively unchanged today.



06. Wayside cross at the junction of Howbrook Lane and Berry Lane looking south west.

The setting is attractive with a mature hedge and cherry tree which provide a backdrop and the existing cottages at the rear. The setting is not improved by modern paraphernalia including road signage, concrete street lighting column, a dilapidated telephone box, waste bin and dog waste bin all in close proximity.

Impact upon Significance and Mitigation

The proposed dwelling is located in the land to the south of the Monument and separated by a low stone wall and a mature hedge of around 2.0m high. The closest part of the new dwelling, the north east elevation is 19.3 meters from the monument and its access parking areas and principal elevations face away from the monument towards the south.

The plans show the planting of a specimen tree in the rear garden of the proposed dwelling which it is intended will be an evergreen species and help to provide some visual screening of the proposed dwelling from Howbrook Lane.

This in conjunction with the careful, traditional design and selection of good quality materials will help to mitigate any limited impact that the proposed dwelling would have on the setting of the Scheduled Ancient Monument and in turn its significance.

3.0 Assessment

3.1 Protected Species

No significant buildings are to be demolished however there are a number of small ponds at the site and mature hedges and trees locally. To consider the impact of the works on protected species a Preliminary Ecological Appraisal was undertaken by Middleton Ecology and a copy of their report is included with the application documents. It concludes that:

- The site is not considered to be of greater than site level importance to any habitat or species group.
- In order to further reduce scheme impacts and to ensure the scheme maximises potential benefits to nature conservation, it is recommended that mitigation and enhancement measures (recommended with the report) are adopted.
- Provided that works commence within 24 months of the survey date then no further ecological survey effort is considered necessary.

The mitigation measures which include the installation of a cavity bat box as shown on the plans, enhancements to landscaping and maintaining boundaries that do not impede free movement of hedgehogs can be provided.

3.2 Trees and Hedges

A Tree Survey has been prepared by James Royston Arboricultural Consultant and a copy of his report is included with the application documents.

The proposals require the removal of one tree, described as a semi-mature Turkish Hazel which is described as a category C1 tree in 'fair' physical and structural condition with 'low' amenity value. Category C trees are not usually a constraint to development and the loss of the T7 is not considered to be significant given the 'low' amenity value and the other trees and hedges around the site which are to be retained.

In mitigation we have shown a new specimen tree to be planted in the rear garden to the north of the proposed dwelling.

3.3 Drainage and Flood Risk

There is no positive means of foul or surface water drainage to sewers at the site. Foul drainage from the adjacent Cottages discharges to a septic tank in the land to be developed.

3.3.1 Foul

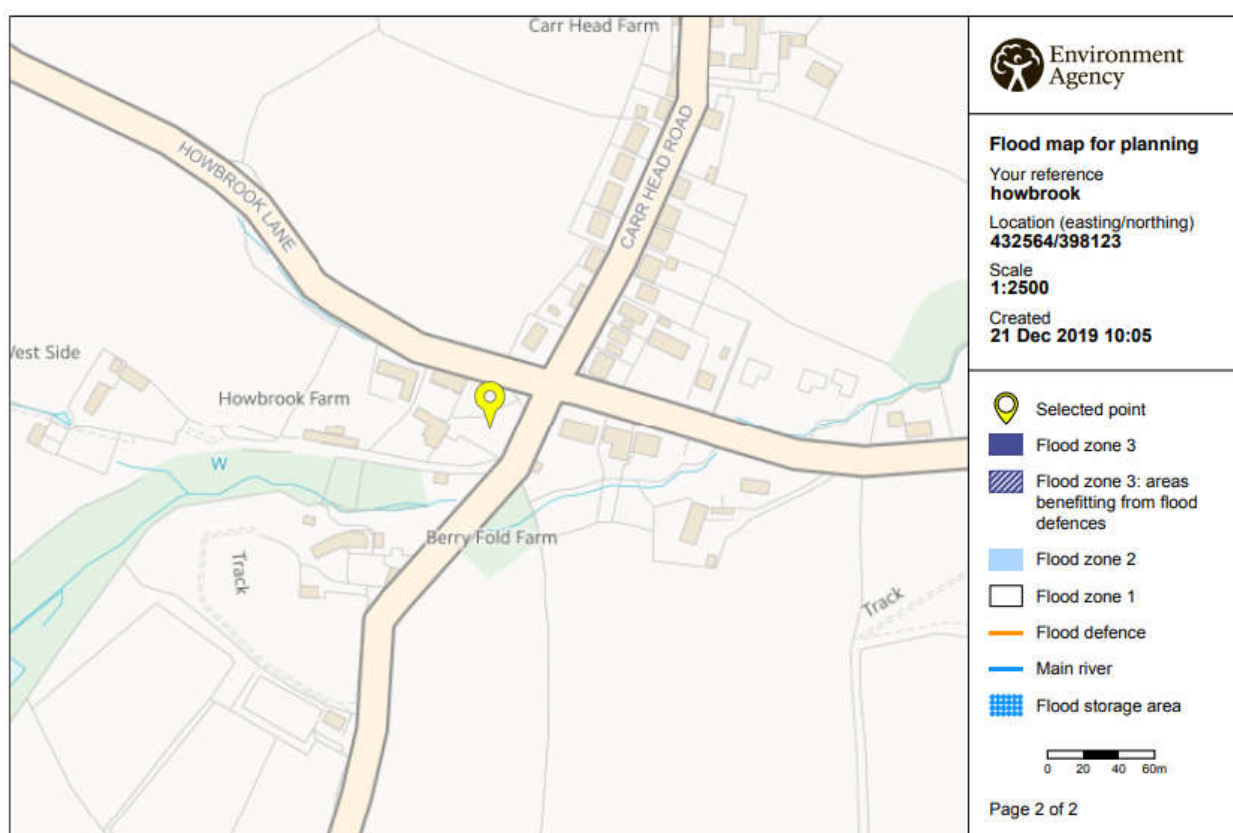
It is proposed to remove the existing septic tank serving The Cottages and install a new package sewage treatment tank that will serve both the existing cottages and the new dwelling. The outfall from the new tank will be taken to the watercourse located 30 meters to the south of the site taken through land owned by the applicant.

3.3.2 Surface Water

Surface water drainage will be taken to soakaway within the site boundaries. The size of the required soakaway will be determined by percolation testing on site in accordance with BRE Digest 356 and designed using proprietary drainage crates wrapped in geotextile membrane located on and backfilled with clean hardcore. The design for the soakaways will take account of climate change and sized to provide storage where necessary.

3.3.3 Flood Risk

Belo is a flood risk map from the Environment Agency. It shows that the site is in Flood Zone 1 and therefore has the lowest probability of flooding. The closest watercourse is 30 meters to the south of the site set within a cutting at much lower level. The site is unlikely to be affected by flooding or lead to an increased risk of flooding elsewhere.



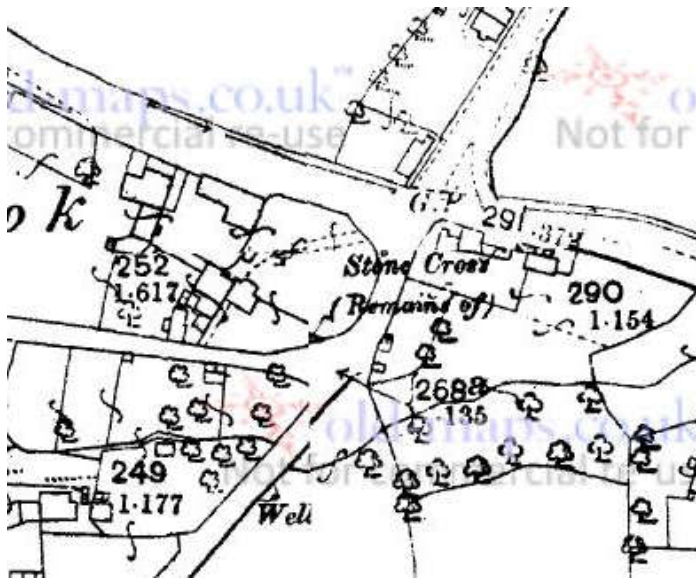
07. Environment Agency Flood Risk Map for Planning

3.4 Contamination and Mining

3.4.1 Land Quality

The site is currently used as extended garden land with lawns and space to grow vegetables. Historic ordnance survey plans dating back to 1892 (as shown in Fig 08. over) indicate that the site has previously been undeveloped with buildings and has, most likely always been used as garden land.

There are no waste disposal sites within 250 meters and we therefore consider that the risk the ground being contaminated ground is very low.



08. Ordnance Survey 1982

3.4.2 Coal Mining

The site is not located within a Development High Risk Area, and at which is at risk of shallow mine workings and there are no mine entries recorded on the Coal Authority interactive plans on or immediately adjacent to the site. It is considered that a Coal Mining Risk Assessment is not required for this site.

4.0 Proposals

The proposals relate to the erection of a two storey dwelling with an attached garage and the formation of a new access.

4.1 Use

The land is currently part of the extended domestic garden of The Cottages, and the proposed use is residential.

The whole of Howbrook village is designated as Green Belt in accordance with the Barnsley MBC Local Plan. Section 2.2 of this statement describes the justification for the development within the Green Belt in accordance with the exception outlined in the NPPF para 145 e).

4.2 Amount

The site area is 919sqm 0.09 Hectares. The proposed dwelling has a ground floor footprint of 157sqm which includes the garages and therefore occupies 17% of the site area.

The dwelling has 4 bedrooms and a gross internal floor area of 166.1sqm plus the garage which has a GIFA of 49.5sqm. The dwelling has private garden space to the rear (north) of the dwelling of just over 280sqm.

4.3 Layout

The proposed layout is illustrated on drawing Ref: P1 Rev B. The proposed dwelling occupies the extended gardens of The Cottages which are located to the west of the site and maintain generous gardens spaces and their existing access and parking arrangements which are unaffected.

The orientation of the proposed dwelling is designed to maintain the privacy and amenity of the existing cottages and avoids overlooking by the arrangement and position of the garages and principal elevations of the new dwelling which are perpendicular to the existing cottages.

4.4 Scale

The proposed dwelling is two storeys with garages which are slightly higher than typical single storey construction. This is to allow archways to be used to the garage doors and to provide some storage space within the roof over the garages and help accommodate the retaining wall at the rear of the garages (north west elevation) which allows the house and garages to sit into the natural levels which fall from west to east.

Section XX on drawing Ref: P1 Rev B shows a section through the site and illustrates the limited impact on The Cottages which relates to the lower ground and floor levels of the proposed dwelling which follows the natural ground levels.

4.5 Landscaping

The proposals necessitate the removal of an existing tree which is referred to in section 3.2 of this statement. The tree to be removed is a Category C1 which is described as 'fair' physical and structural condition with 'low' amenity value. Category C trees are not usually a constraint to development and the loss of the T7 is not considered to be significant given the 'low' amenity value and the other trees and hedges around the site which are to be retained.

In mitigation we have shown a new specimen tree to be planted in the rear garden to the north of the proposed dwelling.

All other mature trees and hedges at the site are retained and other than the mitigation described no additional structural planting is considered to be necessary.

Hard landscaping will feature a mix of permeable gravel to the parking and turning area, with gravel and approved artificial or natural stone (Indian) flags to paths.

4.6 Appearance

The proposed dwelling has been designed as a wide frontage narrow plan traditional rural dwelling with a single storey 'outbuilding' forming the garage in a vernacular style which is appropriate to the existing cottages and former farm buildings adjacent.

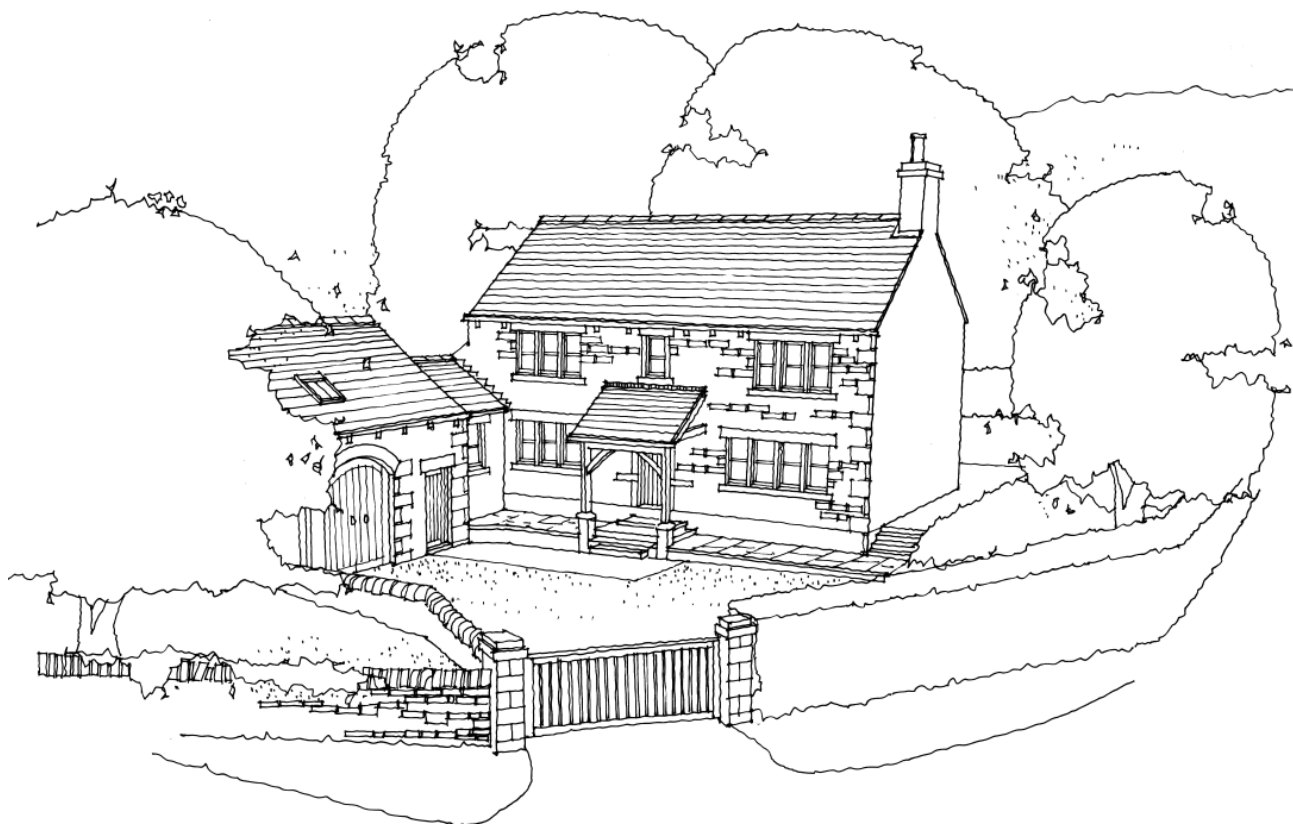
The external appearance features a traditional roof with good quality artificial stone slates and ridge, a stone chimney stack and ogee section gutters and circular rainwater pipes in black finish. External walling is in natural coursed stone, flush pointed in lime-based mortar and window and door openings include sawn stone lintels, cills, mullions and surrounds.



09. Rehau Rio Flush Fit Casement windows.

Window frames are to have an off white or medium oak appearance using good quality Rehau Rio heritage style flush fit casement windows set into 75mm reveals, and doors are to be timber with painted or medium oak stain finish to match.

Then garages feature vertically boarded timber garage doors with timber boarding above set within stone arches and a vertically boarded door to match.



10.0 Illustrative sketch

5.0 Access

A new access will be formed from an existing access serving on of the cottages to the south of the site. A short length of the hedge to the boundary will be removed and a new hedge re-planted to improve visibility sight lines at the access as much as possible without compromising the appearance Berry Lane.

There are no footpaths to the access frontage and the new frontage boundary is set back far enough to maintain pedestrian inter-visibility splays of 2.0 meters at the access.

2No garages measuring 6.0 x 3.0 meters are provided and additional parking is available for 2 cars and maneuvering space. Adjacent to the garage is a workshop providing storage space for a wheelchair. The garage will have an electrical charging point suitable for electric vehicles.

The site does have significant falls and stepped approach will be necessary although this can be designed to allow for ambulant disabled access. Internal space at ground floor level will be designed with due regard to the Building Regulations Approved Doc M.

Space has been allocated for the storage of waste and recycling bins and there is adequate space for bins to be placed adjacent to the Berry Lane highway boundary for collection.

5.0 Summary

The applicant is seeking Planning Permission for the erection of a new dwelling within Howbrook village.

The proposals have been carefully designed to complement the more traditional buildings and dwellings in the area by adopting a vernacular appearance and employing good quality materials to the building and landscaping. The proposed dwelling is of a size and scale that is appropriate to the plot and similar to existing adjacent dwellings and it has no impact upon the privacy or amenity of the local residents.

The proposals are compliant with Local and National Planning Policy and we look forward to the councils support in relation to these proposals.

A handwritten signature in black ink, appearing to read 'M Booth', followed by a horizontal line and a period.

MBooth Design