

**DESIGN & ACCESS STATEMENT**  
**THE PERCH, HIGH HOYLAND**  
**BARNSLEY**  
**PROPOSED ALTERATIONS AND EXTENSIONS**

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## **1.0 Introduction**

Chris Carr Associates have been instructed by Mr & Mrs O'Connell to submit a full Planning Application for the demolition of an existing garage and outbuildings, for the conversion of the existing house and for its extension.

The proposal will result in a four bedroomed family house with underground garaging, kitchen, utility and technical space.

## **2.0 Site Assessment**

### **2.1 Location**

The Perch is an existing stone built house constructed within an abandoned quarry site and surrounded by mature woodland, accessed via a private driveway from High Hoyland Lane in Hoyland Hill. Hoyland Hill is approximately 2km from the centre of Clayton West and 8km from the centre of Barnsley.

Site location plans are attached at Appendix 1.

### **2.2 Background**

The existing house, which is constructed of stone beneath a stone slate roof and with stone mullioned windows to the principal south facing elevation, was built in 1779 and is set within extensive gardens, surrounded by mature woodland in the village of Hoyland Hill, which forms a part of the larger community of High Hoyland.

The house requires comprehensive refurbishment, which will include re-roofing, re-wiring, new plumbing and central heating systems, re-plastering, the replacement of internal floor finishes and the fitting of a new kitchen, bathrooms, internal joinery and decorations. The existing accommodation is badly laid out and very little of the original detail of the house has been exposed to advantage.

The Perch has recently been purchased by Mr & Mrs O'Connell with a view to comprehensively refurbish the accommodation and, by constructing a new build extension, to provide generous family accommodation.

The existing house occupies a level site within an abandoned stone quarry to the north west of High Hoyland Lane where it passes through Hoyland Hill. The surrounding site is steeply sloping and there are long-distance views from the property towards Barnsley at the south east.

The Perch and its immediate neighbour are not easily seen from any point within the surrounding landscape due to their construction beneath the height of the previous quarry wall and within heavily wooded surrounds. Access to the property is via a private drive; the houses are located to the rear of neighbouring frontage residential property which faces onto High Hoyland Lane.

### **2.3 Photographic Survey**

A photographic survey is attached at Appendix 2, which illustrates the existing site and its immediate surroundings. The photographs are annotated, confirming the direction from which they were taken.

### **2.4 Measured Survey**

A detailed topographic survey of the site together with a measured survey of the existing house to illustrate plans, elevations and a typical section, have been produced and copies of the survey drawings are attached with the Planning Application. The survey provides details of levels across the site and illustrates the existing dwelling with a finished ground floor level of 101.310 in relation to existing ground levels at the rear of the quarry in the north west of 109 and at the bottom of the garden in the south east of 97.

### **2.5 Site Inspection**

The site is located on a south east facing slope surrounded to the north by open farmland, to the east by protected woodland, to the south by extensive private gardens and to the west by an adjoining residential property, Hoyland Hills Cottage. The site is accessed via a private driveway which is shared with the adjoining dwelling and which rises steeply from Hoyland Hill Lane. The existing dwelling is constructed on a level platform within the site and the land is enclosed with a mix of dry stone walls and mature hedges.

The site has been the subject of a walk-over survey and this, together with a check of historical records, indicates that, with the exception of the existing dwellings, the surrounding land has been in continuous agricultural use. There is no evidence of previous built structures or any sign that the site has been used for the storage of materials which might lead to contamination.

A demolition plan is attached at Appendix 3.

## **2.6 Drainage**

Foul drainage from the existing house is currently connected to a septic tank. Surface water drainage connects to soakaways on site. As a part of the proposed development, it is intended to remove the existing septic tank and to take future foul drainage to a newly constructed Biodisk packaged sewage treatment plant. As with the existing septic tank, outfall drainage from the Biodisk will be taken to soakaways. Surface water drainage from the refurbished dwelling, together with that from the proposed extension, will be connected to soakaways within the residential building plot.

The site is located at high level and is not subject to flooding. The alterations to the existing dwelling, together with the proposed extension, will not impact upon local drainage systems and will not cause flooding elsewhere.

It is proposed to construct a rainwater harvesting system, taking all rainwater from roofs and associated hard surfaces and storing it on site for future use within the new dwelling and the surrounding gardens.

## **2.7 Arboricultural Survey**

The site has been the subject of an arboricultural survey and a copy of the survey is attached at Appendix 4. Whilst there are a number of trees within the site boundary and within the adjoining woodland, none of these will be affected by the proposed works.

## **2.8 Access**

Vehicular access to the site will continue to be taken via the existing private drive which connects with High Hoyland Lane. The drive is shared with a neighbouring residential property and is surfaced with tarmac. The drive will be maintained and improved as part of the contract works.

## **3.0 Planning Policy**

The site is located within the Green Belt and both national and local planning policies in respect of development within the Green Belt will apply. Alterations and extensions to the existing dwelling should not have any greater impact upon the

openness and character of the surrounding Green Belt than the existing buildings, should be constructed in appropriate materials to a design which is in sympathy with the local vernacular style and, based upon Local Authority guidance, should not exceed a 100% increase in the overall floor space of the original property.

The alterations and extensions to The Perch will increase the internal floor space from approximately 274m<sup>2</sup> to 542m<sup>2</sup>. This represents an overall increase in area of approximately 98%.

A substantial part of the new build extension to the existing dwelling has been designed to be constructed underground. Garages, a utility room, boiler room, a substantial part of the proposed kitchen and adjoining sitting room will be constructed beneath ground level. This, together with restricted eaves and ridge heights will ensure that the new build extensions are subservient to the existing dwelling and have no greater impact upon the character and openness of the surrounding Green Belt.

#### **4.0 Involvement and Evaluation**

The principal of residential use is already established. The design proposals have been discussed with the adjoining owners at Hoyland Hills Cottage and The Mount and have also been the subject of informal discussions with the Local Authority Planning Officer. Due consideration has been given to siting the extension in relation to the existing buildings, boundaries and adjoining properties. Careful thought has been given to massing, height and to safeguarding privacy and amenity for both the owners and their neighbours.

The site has been the subject of a detailed survey, a walk-over site inspection and an arboricultural survey. The information gained from these surveys has been used to inform the design process.

#### **5.0 The Proposals**

##### **5.1 Description**

It is proposed to restore, convert and extend the existing dwelling at The Perch, High Hoyland, to provide enhanced living accommodation, to expose and highlight original architectural detail and to take advantage of the potential that the site offers for constructing new build accommodation, a substantial part of which can be created below ground level.

The levels of the site will allow for the new build extension to be built into the surrounding hillside in such a way that it will have no impact upon the openness and character of the surrounding Green Belt. The house has been designed to exploit an attractive rural site by maintaining and enhancing long-distance views to the south east, by retaining and improving the existing private access driveway to The Perch and the neighbouring property and to have no effect upon the existing public right of way.

It is proposed that the new building be constructed in reinforced concrete below ground level and in natural, reclaimed stone and stone roofing slates above ground level. New build garages will be concealed behind a dry stone boundary wall and constructed in such a way that the land above can be utilised as a part of the upper level gardens, bordered by a stone parapet wall.

A copy of the architect's drawings are attached at Appendix 5.

## **5.2 Use**

Private residential.

## **5.3 Access**

Vehicular access is to be taken from the existing private drive which connects with High Hoyland Lane immediately to the north of The Mount. The existing driveway is shared with Hoyland Hills Cottage and is subject to a public footpath which passes through both sides. It is intended that the surface of the existing driveway should be repaired and improved. The access junction between the private drive and High Hoyland Lane will remain unaltered and will carry no greater density of residential traffic than existing.

## **5.4 Layout and Scale**

The proposed alterations and extensions to The Perch include for the raising in level of the existing rear extension, the construction of a new single storey and substantially glazed link and the creation of a new two storey extension, a substantial part of which will be built below ground level. The extensions have been designed to complement the existing house and, by a combination of building below ground and reducing overall mass and height, to be subservient to the original building. The design of the house allows for a new central circulation space to be created between the existing dwelling and the new build extension, full exploitation of the southerly aspect and the retention and enhancement of existing open plan gardens to the south and the more enclosed and private

terraces and garden courts to the north. The elements of new build are sympathetic to the existing dwelling, are in keeping with the local vernacular building style and would have no detrimental impact upon the privacy and amenity of neighbouring properties or the openness and character of the surrounding Green Belt.

## **5.5 Appearance and Materials**

It is proposed that the new build extension be constructed in natural stone with natural stone slate roofs, with traditionally detailed aluminium gutters and rainwater pipes, high performance timber windows and with dry stone boundary walling adding visual contrast. A specification of external materials and finishes is attached to the drawings.

Original architectural detail of the existing house will be retained and enhanced and whilst elements will be repeated within the new build extension, larger areas of glass will be treated in a more contemporary way.

Excavation of the site will allow for the creation of separate parking spaces which will both improve vehicular circulation and manoeuvrability for both The Perch and the neighbouring property and ensure that cars can be parked discreetly, enclosed by surrounding dry stone boundary walls.

## **5.6 Landscaping**

Landscaping proposals within the site will include for new tree and shrub planting, new hedges, terraces, grassed embankments and a mix of hard and soft landscaping including good quality artificial stone flags, setts and gravel finishes, dry stone boundary walls and water features. The whole of the garden area surrounding the new house will be the subject of a detailed landscape design scheme.

## **6.0 Summary**

It is proposed to demolish unattractive outbuildings and garages, to restore, convert and enhance an existing dwelling and to construct a new two storey residential extension. The scheme, which takes maximum advantage of a steeply sloping site, has been specifically designed for the site conditions and is to be constructed in a mix of natural building materials which are appropriate to the surrounding area. The finished house will be traditional in scale, span, height and roof pitch but has been designed to incorporate more contemporary, open plan

living space, with generous door and window openings to take maximum advantage of the southerly aspect.

The dwelling will be built on a natural quarry site, within a natural depression in the surrounding landscape which will ensure that when complete, it has no impact on the openness or character of the surrounding Green Belt.

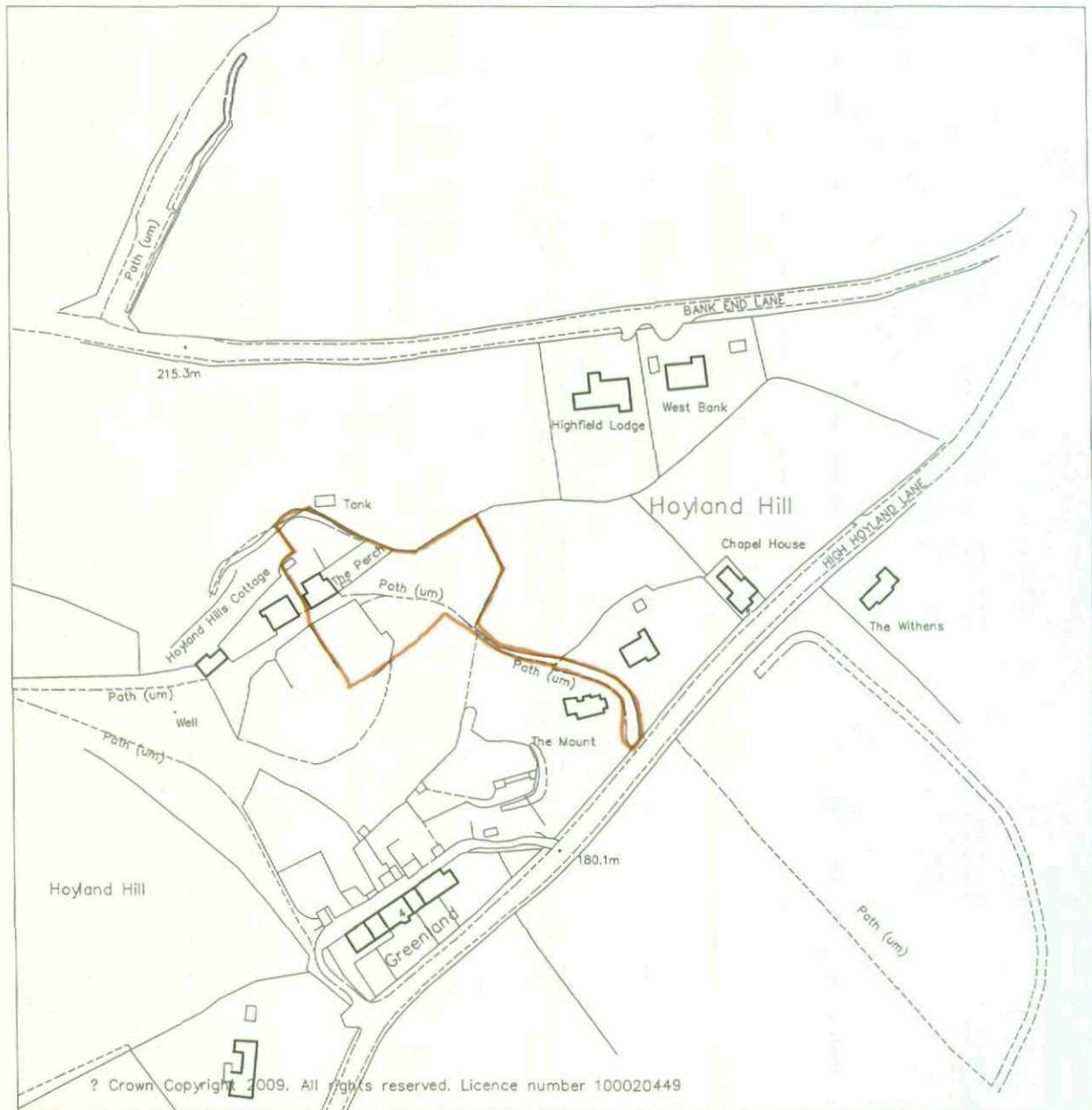
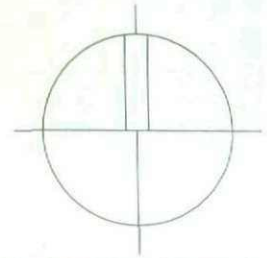
A handwritten signature in black ink, appearing to be 'A. Carr', written in a cursive style.

Signed.....  
**FOR CHRIS CARR ASSOCIATES**

**APPENDICES**

**APPENDIX 1**  
**SITE LOCATION PLANS**

North



**THE PERCH  
HIGH HOYLAND LANE  
HIGH HOYLAND  
BARNLEY**

**LOCATION PLAN**

Scale 1:2500

Date Sept 08

Ref 24.51

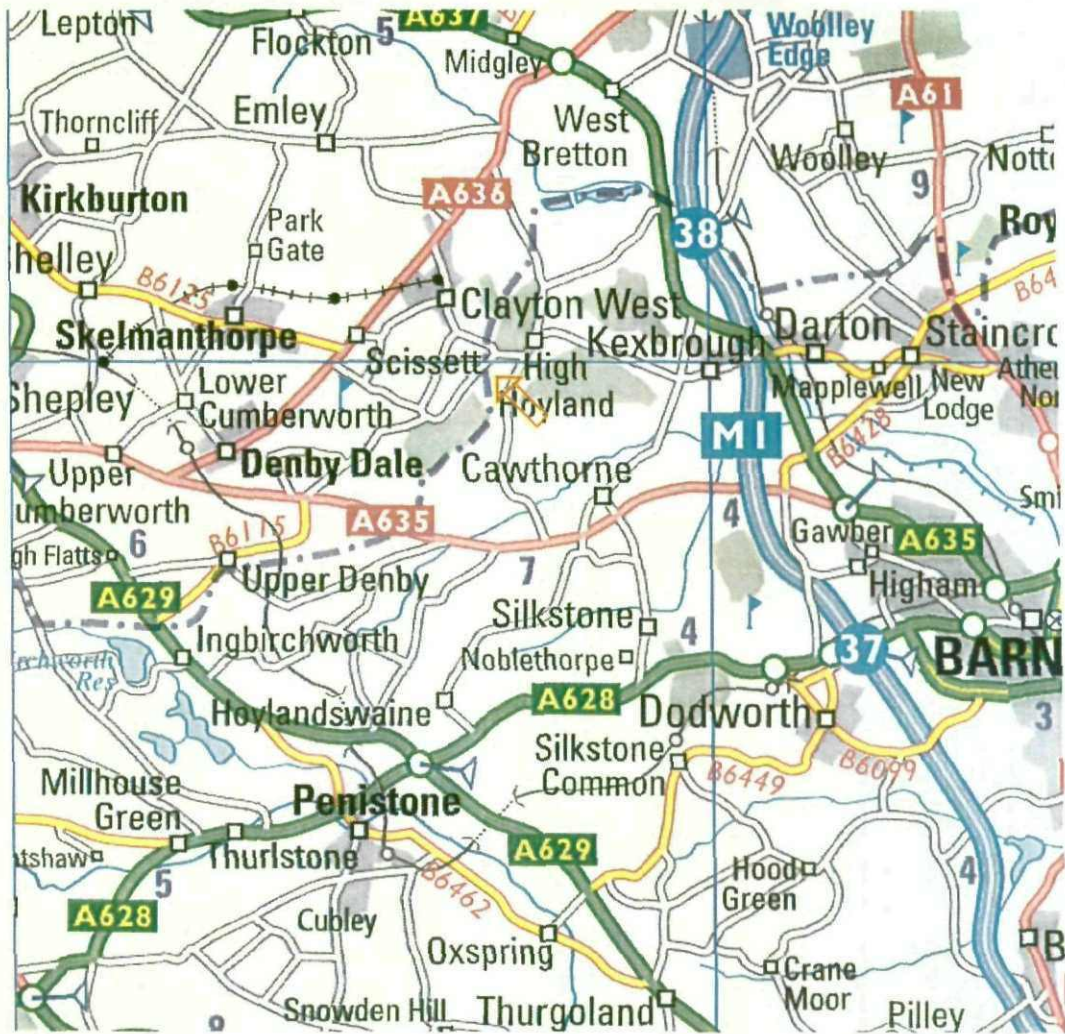
Drwg No OS1



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**LOCATION PLAN 1**



**APPENDIX 2**  
**PHOTOGRAPHIC SURVEY**



1. Front (south) elevation to the existing house



2. Rear elevation (north) of the existing house



3. Gable elevation (east) of the existing house



4. Existing single storey extension to the rear



5. Existing single storey outbuilding to be demolished



6. Existing single storey flat roofed double garage to be demolished



7. Rear terraced gardens rising towards the northern field boundary



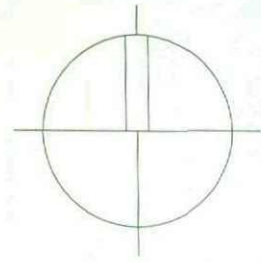
8. Rear terraced gardens rising towards the eastern field boundary



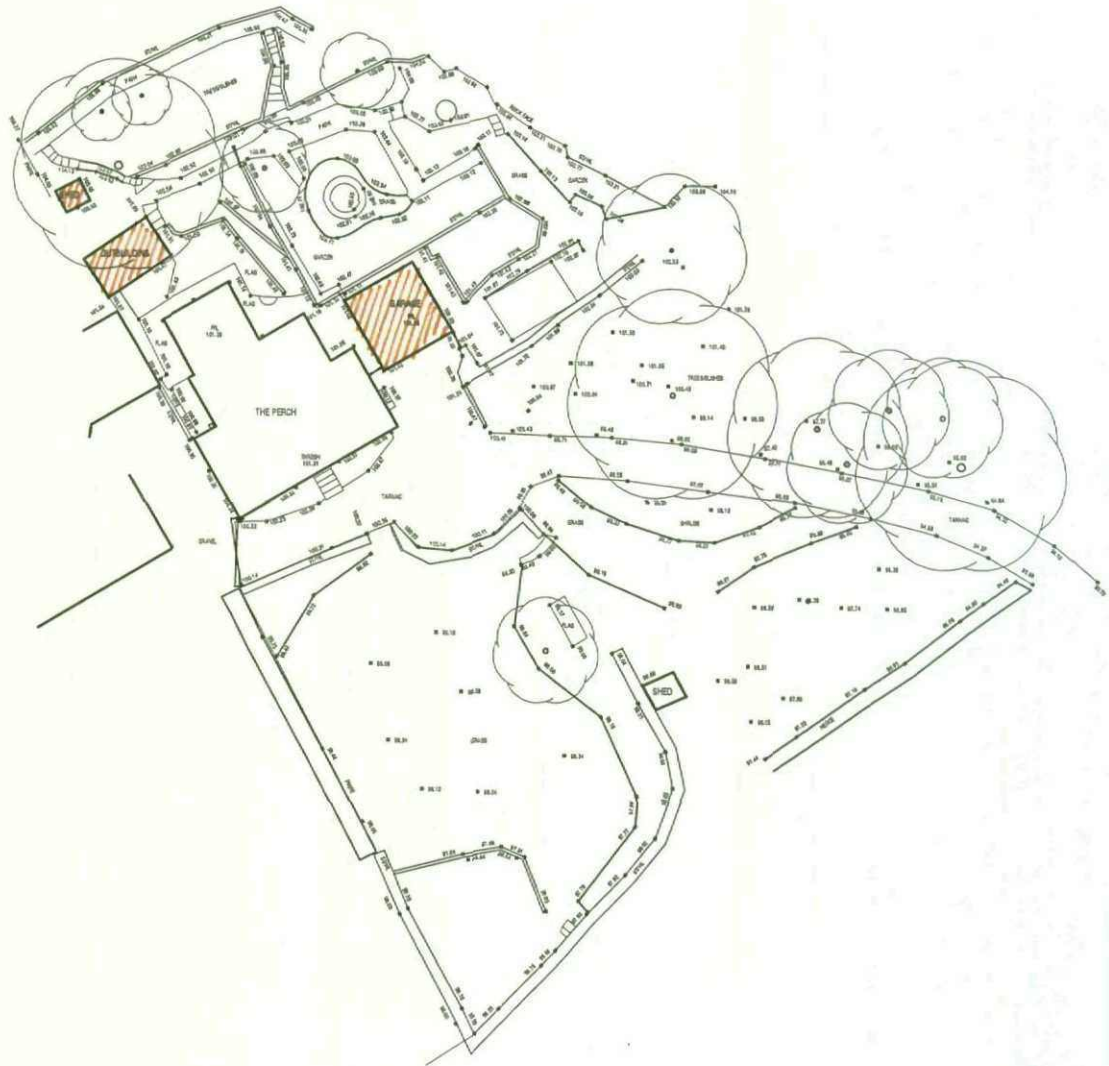
9. A part of the front garden with cleared undergrowth and long-distance views to the south

**APPENDIX 3**  
**DEMOLITION PLAN**

North



 BUILDINGS TO BE DEMOLISHED



THE PERCH  
HIGH HOYLAND LANE  
HIGH HOYLAND  
BARNSELY

**DEMOLITION PLAN**

Scale 1:500

Date Dec 09

Ref 24.51

Drwg No DP1



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**APPENDIX 4**  
**ARBORICULTURAL REPORT**



**James Royston**  
Arboricultural Consultant

# Tree Survey

in accordance with

**BS5837:2005**

at

**The Perch  
High Hoyland**



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# 1 Summary

The area surveyed includes all trees within twelve times stem diameter of the proposed development as required by BS5837:2005.

Trees T2 to G7 form part of a larger woodland group and have importance as part of that group.

Trees T11, T18, T19 and T20 have some value as a boundary feature visible from surrounding areas.

Many of the trees on this site are not readily visible from outside the site, and are not likely to be of significant arboricultural importance.

## 2 Introduction

### 2.1 *Purpose and scope of report*

To undertake a tree survey in accordance with BS5837:2005 at: The Perch, Hough Hoyland.

This report is not a tree hazard risk assessment and should not be used as such.

The recommendations in this report are of a preliminary nature and do not take into account any specific development proposals. This allows the trees to be assessed independently and without bias. It also allows the same tree report to be used should the layout or design of the site be altered.

This report is based upon a visual survey undertaken on foot from ground level. No digging, drilling, climbing, or other diagnostic technique was undertaken on this occasion.

The consultant shall not be responsible for events which happen after the date of survey due to factors which were not apparent at the time of the survey.

It is advisable to have trees regularly surveyed by a suitably qualified and experienced arboricultural consultant. In this instance it is recommended that the next survey is undertaken within 12 months of this report. If the site or adjacent areas change use, or if there are significant changes to the condition of the site or adjacent areas, or if there are significant changes to the trees surveyed, it is recommended that another survey is undertaken.

No liability can be accepted by the consultant unless the recommendations of this report are undertaken within the time period recommended. Where no time period is indicated then recommendations should be carried out as soon as reasonably practicable.

The plans included as part of this report are based on those provided by the client or their representatives. Whilst reasonable steps are taken to ensure plans are accurate and correct, the consultant will not be responsible for errors or omissions arising due to information provided by the client or the client's representatives.

All tree works should be carried out to BS 3998:1989 - Recommendations for tree work by a suitably qualified, experienced and insured contractor.

### 2.2 *Survey conditions*

The survey was carried out on 7<sup>th</sup> December 2009 by James Royston.

The weather conditions were; dry and calm with adequate visibility.

## 3 Data collection methods

### 3.1 *Measurements and Observations*

Height is measured in metres from ground level to the highest point of the tree using tape measures and clinometers.

Diameter is measured and rounded down to the nearest ten millimetres at 1.5m above ground level using specialist tapes. Where a tree divides into multiple stems below 1.5m it will be measured at the lowest point above the root flare.

Canopy spread is measured in metres at magnetic north, south, east and west using a measuring wheel or laser measure where conditions are suitable.

Height of crown clearance is measured in metres and is an indication of the lowest significant live branches of the crown.

Age Class is divided into young, semi-mature, early-mature, mature, over mature, and veteran. This is an indication of which stage a tree is at in its natural life cycle, allowing for an assessment of how energy and growth will be prioritised within a tree. In general, younger trees are more able to cope with disturbance or stress.

Physiological condition is an assessment of the health and vigour of the tree and will include an assessment of the size, colour and density of the foliage. Trees in good physiological condition are better able to cope with disturbance or stress.

Structural condition is an indication of the structural integrity of the tree. This is given as good, average or poor. More details will be given in the observations column of the data tables if appropriate.

The observations column will include a brief description of each tree and provide further information as relevant.

Amenity value is assessed using a combination of factors such as species, size and location.

The remaining contribution is a rough estimate of the number of years a tree is expected to survive in a structurally sound condition assuming normal arboricultural management.

Occasionally it is impractical to obtain accurate measurements due to restricted access or other site conditions. In these circumstances the data may be estimated.

## 3.2 *Category Rating*

### 3.2.1 Main Categories

Category ratings are allocated based on the current condition of a tree in its current surroundings assuming the recommendations of this report are carried out. No consideration is given to any specific development proposal when allocating category ratings.

**Category A** trees are those which have high visual amenity value, are in good structural and physiological condition and are expected to contribute for at least another 40 years.

**Category B** trees are those which would be considered as category A trees but which are of lower value, poorer structural condition, or which are expected to contribute for less than 40 years.

**Category C** trees are those which have low amenity value, are in poor condition, or are expected to contribute for less than 20 years.

**Category R** trees are those which are expected to contribute for less than 10 years due to serious defects. As is common in risk management, where there is doubt, the precautionary principal may be applied.

In certain circumstances trees may be considered of higher value due to cultural or ecological reasons. If this is the case it will be made clear in the tree data tables.

### 3.2.2 Sub-categories

Sub-categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

**Sub-category 1** trees are those with 'other arboricultural value'

**Sub-category 2** trees are those with 'landscape value'

**Sub-category 3** trees are those with 'cultural or conservation value'

These subcategories do not infer any hierarchy of value. For example, a category B1 tree should not necessarily be considered any more valuable than a category B3 tree. Most trees will simultaneously fall into all three sub-categories.

## 4 Legal status of surveyed trees

No check has been made with the local planning authority or the Forestry Commission by this consultant.

It is advised that the local planning authority is contacted to check whether the trees on this site are protected by a Tree Preservation Order or are within a Conservation Area.

It is also advised that the local Forestry Commission Conservancy is contacted to check whether the trees surveyed are protected under the Forestry Act.

Trees may also be subject to legal protection under a range of other legislation, much of which is aimed at wildlife and habitat protection.

No work should be done to any trees until either suitable permission has been granted or it has been verified that the intended work does not require permission.

## 5 Contact Details

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

### **James Royston – Independent Arboricultural Consultant**

*CEnv, BSc (Hons) Forestry, ND Arb, M.Arbor.A,*

*Professional Tree Inspection Qualified – LANTRA Awards.*

*Professional member of the Arboricultural Association and the Consulting Arborist Society*

*Chartered Environmentalist*

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**Report completed 17<sup>th</sup> December 2009**

# Appendix 1: Data Tables

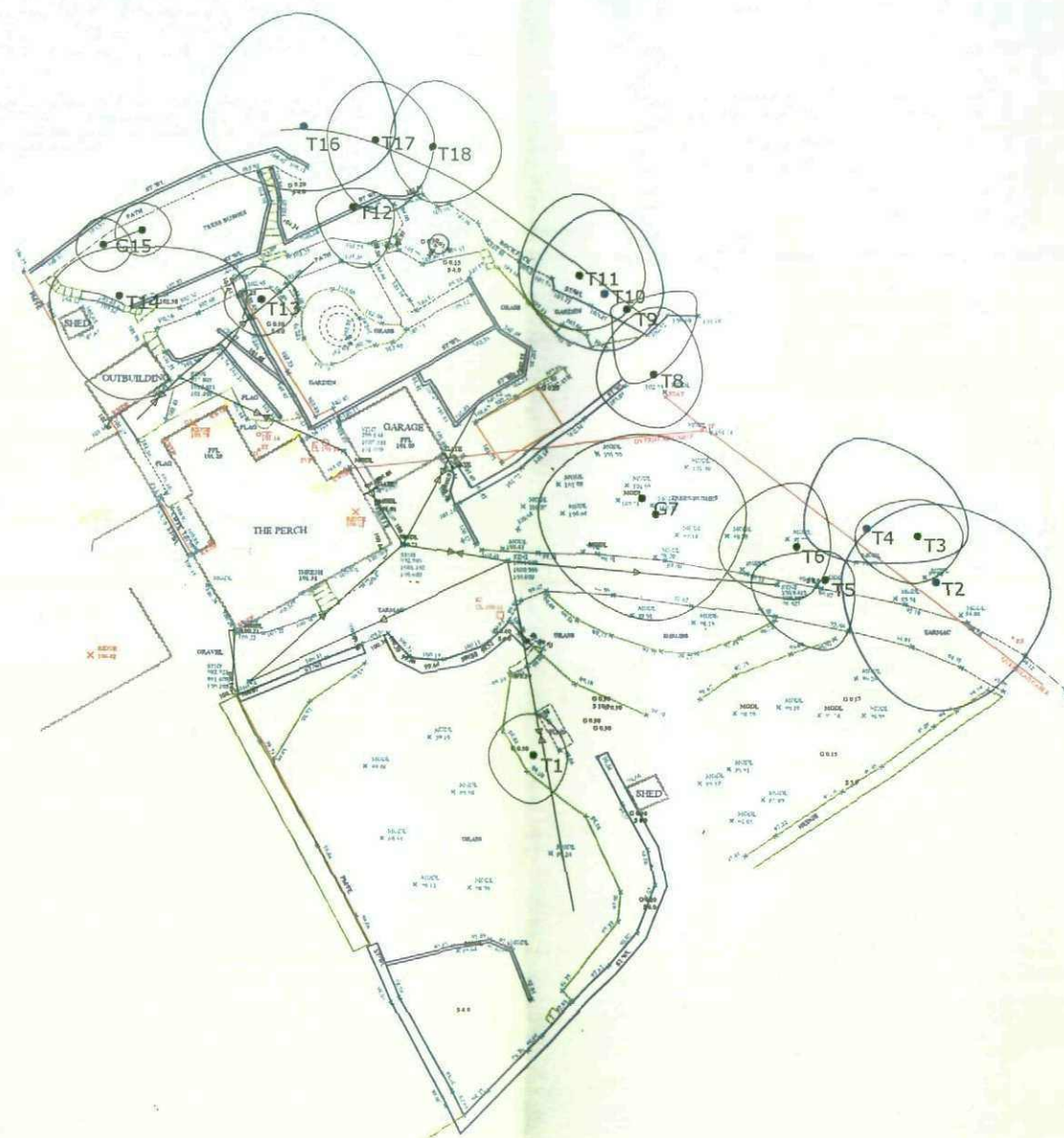
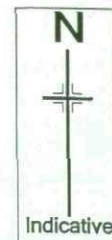


Tree Number	Common Name	Botanical Name	Height (m)	Diameter (mm)	Branch spread (m)				Crown Clearance (m)	Age class	Physiological condition	Structural condition	Observations	Recommendations	Visual Amenity Value	Remaining contribution (years)	Category grading
					North	East	South	West									
1	Yew	<i>Taxus baccata</i>	6	370	2.9	2.4	3.1	3.0	2	Semi mature	Fair	Fair	Multi stem tree with tight unions and partially included bark. Recently crown reduced. No obvious major visible defects.	No action at present	Low	40+	C2
2	Oak	<i>Quercus robur</i>	18	480	5.2	8.1	8.5	6.2	5	Early mature	Fair	Fair	Single stem tree with a one sided crown. Adjacent to overhead powerlines. Minor deadwood throughout. No obvious major visible defects.	No action at present	Medium	20+	B2
3	Sycamore	<i>Acer pseudoplatanus</i>	16	290	2.4	3.1	3.2	3.9	4	Semi mature	Fair	Fair	Single stem tree adjacent to overhead powerlines. No obvious major visible defects.	No action at present	Low	20+	C2
4	Oak	<i>Quercus robur</i>	17	360	6.5	7.2	2.1	4.2	4	Semi mature	Fair	Fair	Single stem tree adjacent to overhead powerlines. No obvious major visible defects.	No action at present	Medium	20+	B2
5	Oak	<i>Quercus robur</i>	17	280	2.0	2.1	4.7	4.8	3	Semi mature	Fair	Fair	Single stem tree adjacent to overhead powerlines. No obvious major visible defects.	No action at present	Low	20+	C2
6	Sycamore	<i>Acer pseudoplatanus</i>	17	570	4.5	2.2	3.6	5.1	3	Early mature	Fair	Fair	Multi stem with tight unions and included bark. Some evidence of minor decay at base. Tree has some die back and signs of thinning throughout. Possibly a hazardous tree, but more information required.	Undertake a decay detection survey.	Low	10+	C2
7	Sycamore	<i>Acer pseudoplatanus</i>	18	390	4.8	7.2	7.6	7.6	2	Semi mature	Fair	Fair	Group of multi stem trees. Most with tight unions and partially included bark. Moderate deadwood and minor die back throughout the crowns,	Remedial prune and monitor	Low	20+	C2
8	Sycamore	<i>Acer pseudoplatanus</i>	15	520	4.5	3.2	3.7	4.2	3	Semi mature	Fair	Fair	Multi stem with tight unions and included bark but no obvious major visible defects.	No action at present	Low	20+	C2
9	Apple	<i>Malus sp.</i>	13	450	0.5	4.7	5.9	1.7	0	Mature	Fair	Fair	Multi stem tree with no obvious major visible defects but not fully inspected due to dense ivy.	No action at present	Low	10+	C2
10	Sycamore	<i>Acer pseudoplatanus</i>	16	650	5.8	4.2	4.1	5.1	2	Early mature	Fair	Fair	Multi stem with partially included bark but no obvious major visible defects.	No action at present	Medium	20+	B2
11	Sycamore	<i>Acer pseudoplatanus</i>	14	400	5.5	4.6	3.7	4.2	2	Early mature	Fair	Fair	Twin stem tree. One stem is almost completely dead, the other has no obvious major visible defects.	Remove deadwood.	Low	20+	C2
12	Silver birch	<i>Betula pendula</i>	12	230	1.2	2.8	4.1	3.1	2	Young	Fair	Fair	Single stem with no obvious major visible defects.	No action at present	Low	20+	C2
13	Portugal laurel	<i>Prunus lusitanica</i>	4	370	2.4	2.5	2.4	2.4	2	Semi mature	Fair	Fair	multi stem tree, recently reduced. Minor fungal infection near base – possibly <i>Kretzschmaria</i> sp.	Monitor for signs of deterioration.	Low	10+	C2

Tree Number	Common Name	Botanical Name	Height (m)	Diameter (mm)	Branch spread (m)				Crown Clearance (m)	Age class	Physiological condition	Structural condition	Observations	Recommendations	Visual Amenity Value	Remaining contribution (years)	Category grading
					North	East	South	West									
14	Beech	<i>Fagus sylvatica</i>	16	460	3.2	8.8	7.2	5.4	2	Early mature	Poor	Poor	Single stem tree with bark wounds throughout, probably due to squirrel damage.	Remedial prune and monitor, or fell.	Medium	10+	C2
15	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	7	370	see plan	see plan	see plan	see plan	2	Semi mature	Fair	Fair	Group of multi stem trees with no obvious major visible defects. Not significant trees.	No action at present	Low	10+	C2
16	Sycamore	<i>Acer pseudoplatanus</i>	18	670	8.1	6.7	4.2	7.1	2	Mature	Fair	Fair	Multi stem with tight unions and partially included bark but no obvious major visible defects.	No action at present	Medium	20+	B2
17	Sycamore	<i>Acer pseudoplatanus</i>	16	490	4.2	4.1	5.2	3.1	2	Early mature	Fair	Fair	Multi stem with a tight union and partially included bark but with no obvious major visible defects.	No action at present	Low	20+	C2
18	Ash	<i>Fraxinus excelsior</i>	15	360	4.7	4.8	3.7	3.2	4	Semi mature	Fair	Fair	Single stem with no obvious major visible defects. Not fully inspected due to restricted access.	No action at present	Low	20+	C2

## Appendix 2: Plans





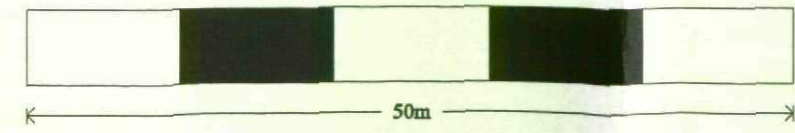
**James Royston**  
Arboricultural Consultant

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jr@jamesroyston.co.uk - 01484 666489 - www.jamesroyston.co.uk

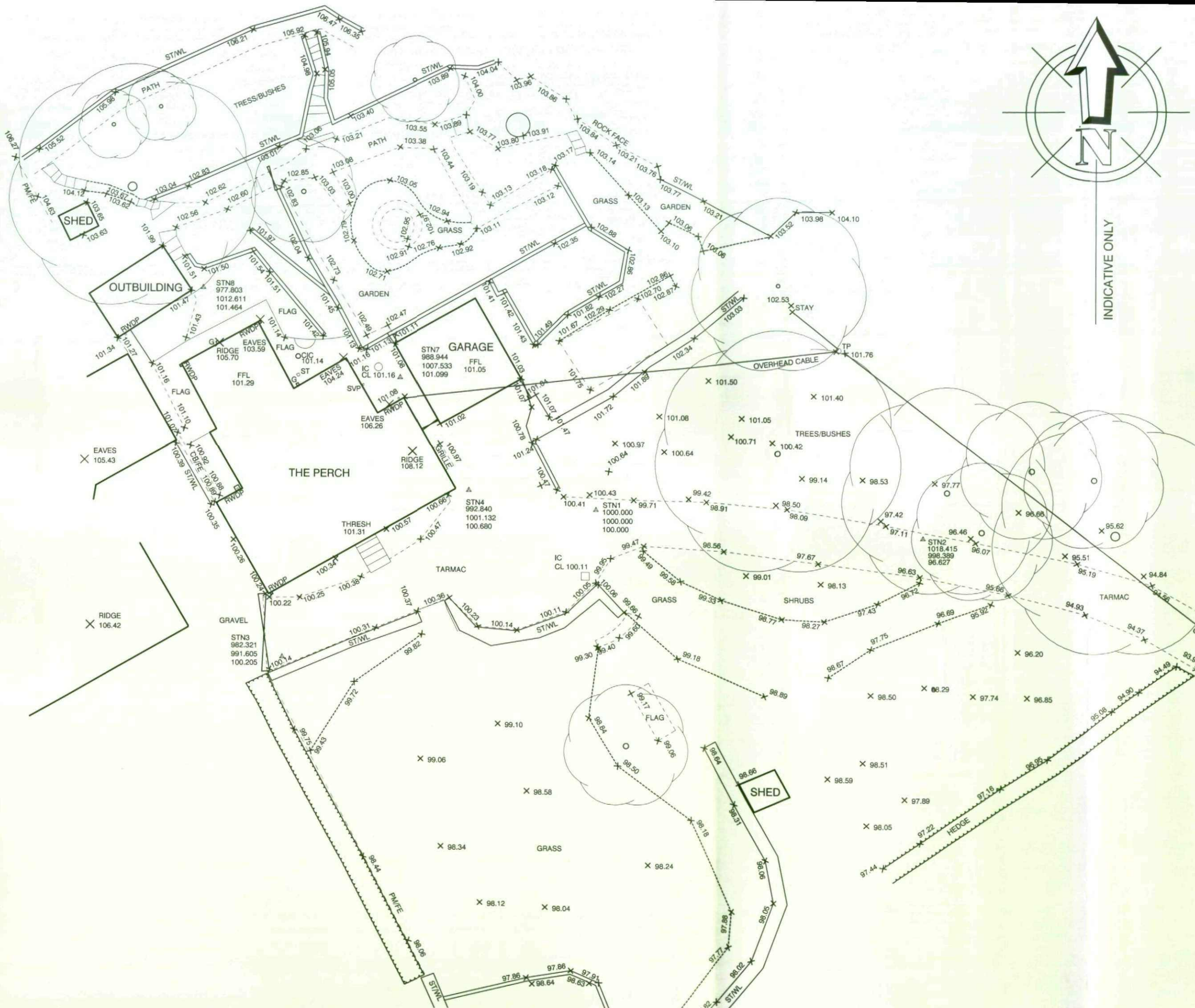
Tree survey at:  
The Perch, High Hoyland.

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Key	
	Category A Tree
	Category B Tree
	Category C Tree
	Category R Tree



**APPENDIX 5**  
**PROPOSED DRAWINGS**



**KEY**

	Kerblines		Stop Valve Manhole
	Road edges Paths Foundations Bases etc.		Soil vent pipe
	Buildings		Spring
	Walls		Stop tap
	Hedgerows		Cable stay
	Limits of Bushes Canopies Scrub		Stop valve
	Fence - PM/FE Post & Mesh Fence		Triangular manhole
	CB/FE Close boarded Fence		Telephone call box
	PM/VE Post & Wire Fence		Traffic sign
	PM/RF Post & Rail Fence		Vent pipe
	PA/FE Pallisade (metal) Fence		Water meter
	IR/FE Iron Railings Fence		Wash out
	Stairs		Unable to L.R.
	Overhead Powerlines		
	Gate		
	Spot level		
	Tree		

**NOTES**  
 Survey to local grid and level datum.

SCALE = 1:200

**SURVEY SITE SERVICES**

CHARTERED SURVEYORS  
 CHARTERED CIVIL ENGINEERS

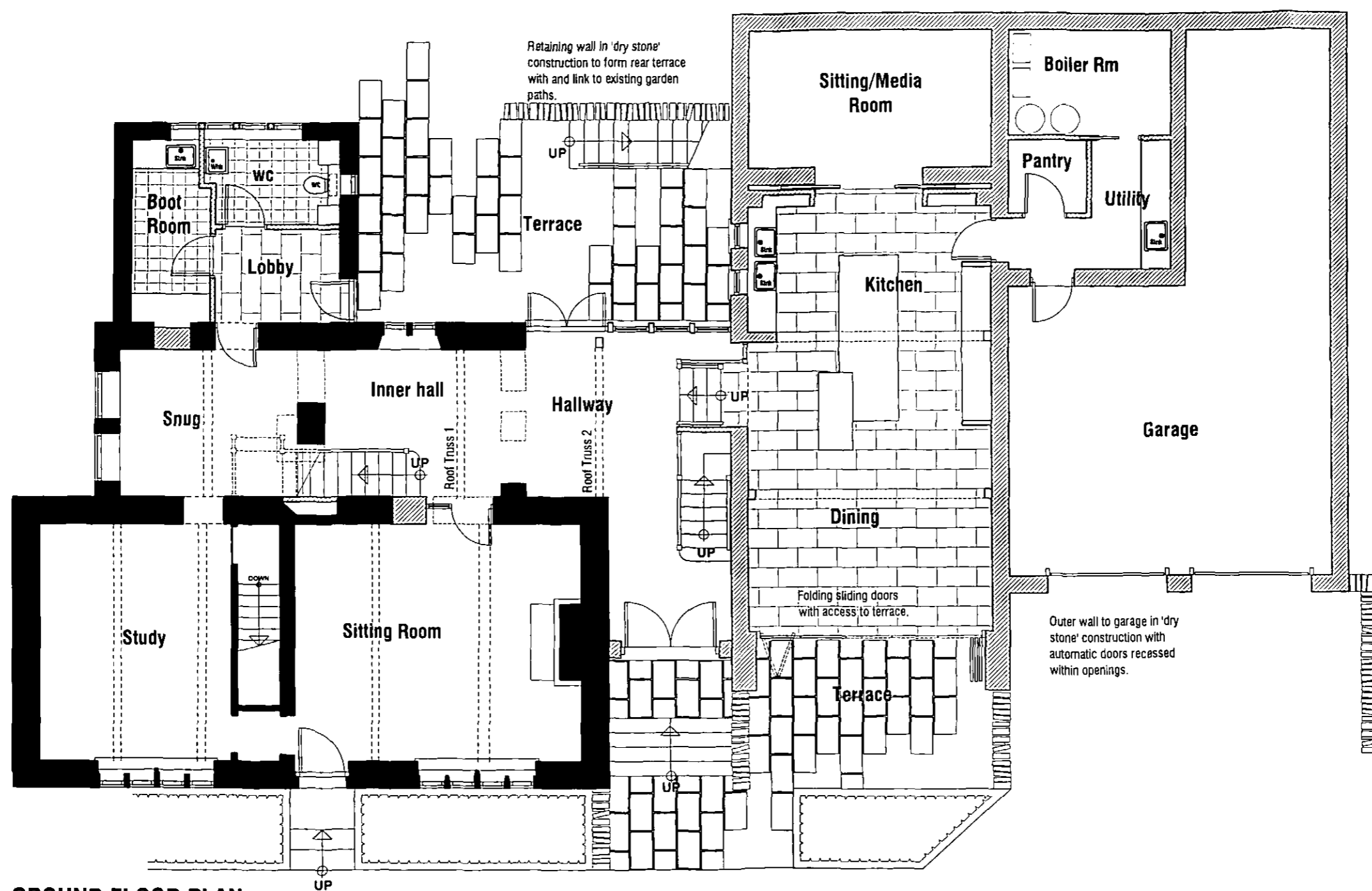
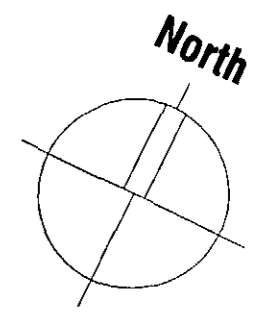
Survey and Site Services  
 Francis Jordan House  
 Wellington Street  
 Barnsley  
 South Yorkshire. S70 1SW  
 Tel and Fax (01226) 289177

Client  
 CHRIS CARR ASSOCIATES

Drawing Title  
 TOPOGRAPHICAL SURVEY

Site Address  
 THE PERCH  
 HIGH HOYLAND  
 BARNSELY

Surveyed VHM	Processed JW	Drawn VHM	Checked VHM
Drg.No. B410/S/1		Date 02/10/09	



**GROUND FLOOR PLAN**

Rev A 20.11.09 Layout amended.

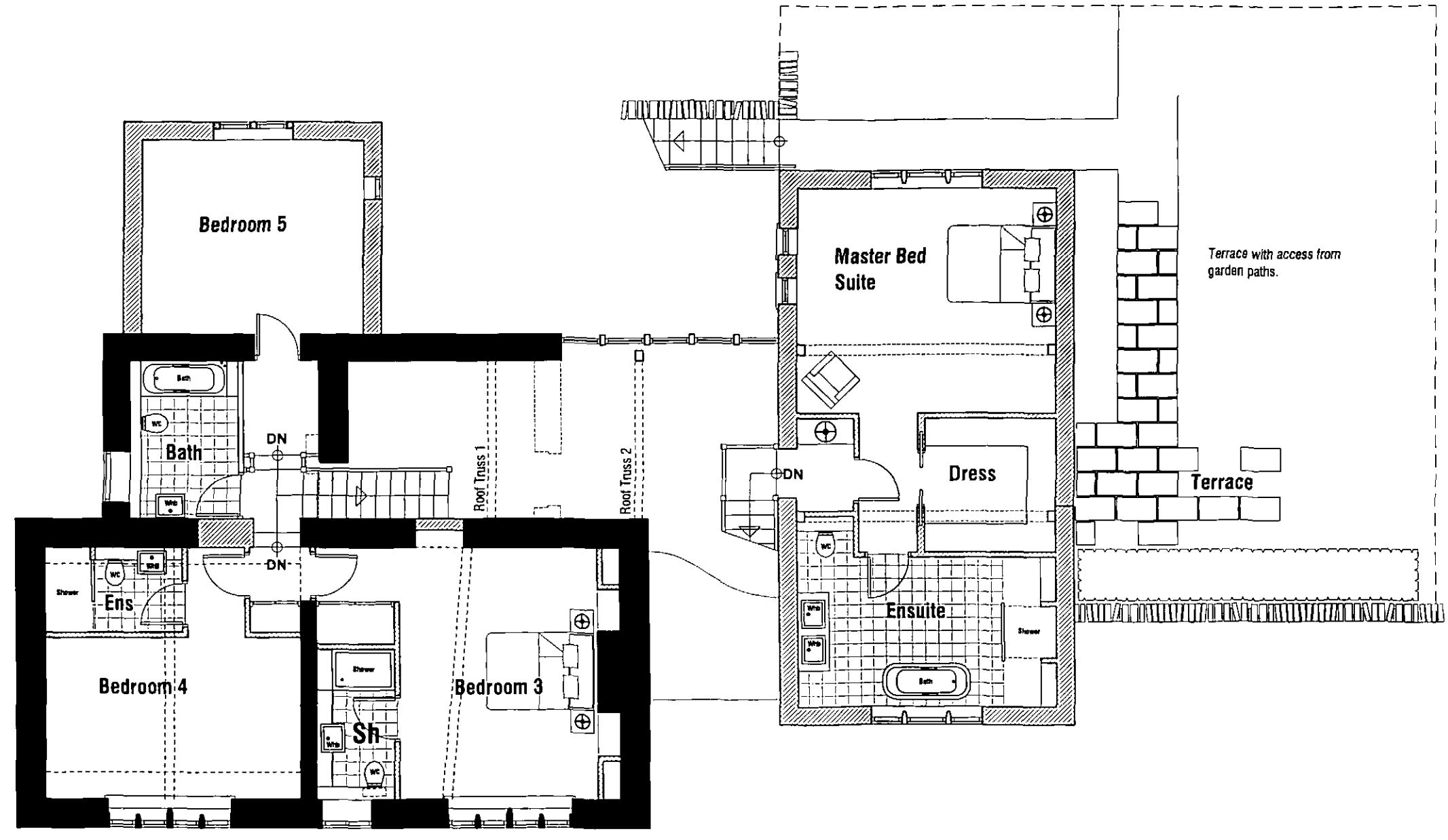
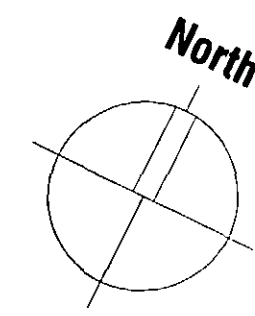
**PROPOSED ALTERATIONS  
THE PERCH  
HIGH HOYLAND  
BARNLEY  
Proposals**

**Ground Floor Plan**



**Chris Carr Associates  
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Scale 1:100@A3	Ref 24.51	Drwg No
Date Nov 09	Drawn MJB	<b>P1</b> Rev A



**FIRST FLOOR PLAN**

Rev A 20.11.09 Layout amended.

**PROPOSED ALTERATIONS  
THE PERCH  
HIGH HOYLAND  
BARNLEY  
Proposals**

**First Floor Plan**



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Scale 1:100@A3	Ref 24.51	Drwg No
Date Nov 09	Drawn MJB	<b>P2</b> Rev A

Reconstruct chimney stack in stone with sawn stone oversail course and buff pot.

Link extension to form Entrance Hall with patent glazing to roof.

Section through entrance hall showing new trusses at rear.

External garden walling in dry stone with irregular stone copings.

Cellar Level

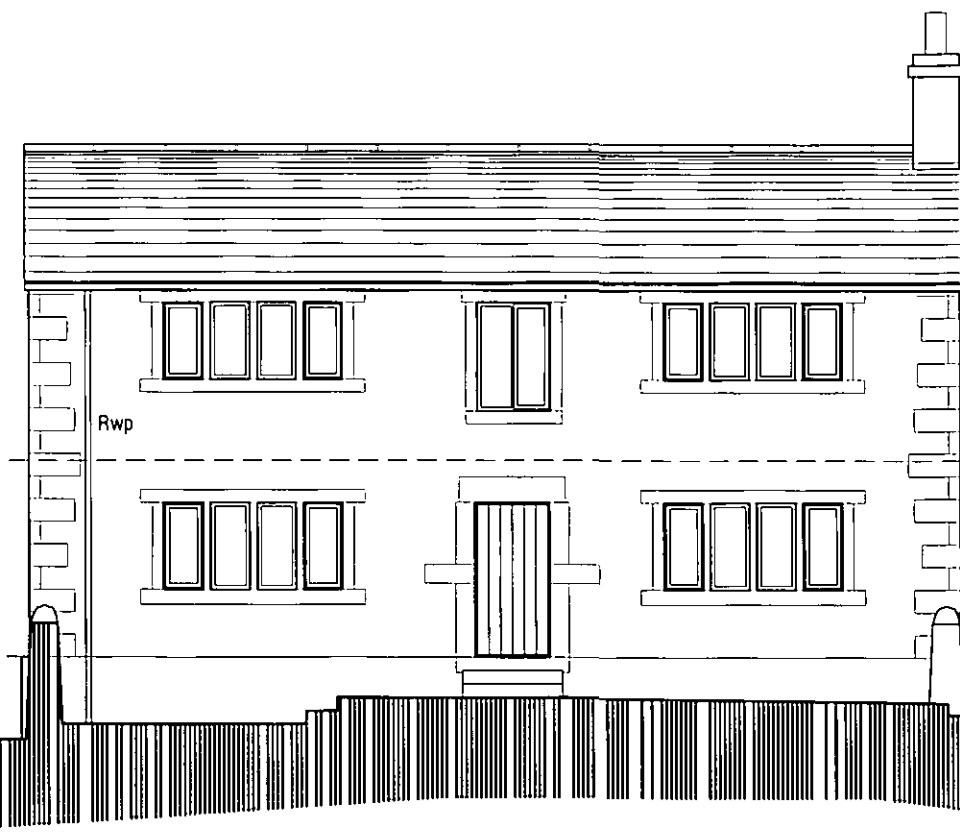
Reclaimed artificial stone slates and matching ridges bed in mortar.

Verges to be flush pointed with tile undercloak.

New walling to first floor extension in natural second hand stone to match existing.

## NORTH EAST INNER ELEVATION

## NORTH EAST (SIDE R) ELEVATION



Patent glazing to link roof over Entrance Hall.

Natural coursed stone walling with stone window surrounds and lintels and cills where shown.

New window frames to be in timber with paint finish. Windows to be set in min 75mm reveal.

Rwp

## SOUTH EAST (FRONT) ELEVATION

Folding sliding glass doors in timber with natural stain finish to Dining area giving access to external terrace.

Outer wall to garage in 'dry stone' construction with automatic sectional doors recessed within openings.

Rev A 20.11.09 Amended.

### PROPOSED ALTERATIONS THE PERCH HIGH HOYLAND BARNSELY Proposals

SE and NE Elevations



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Ref 24.51

Drwg No

Date Nov 09

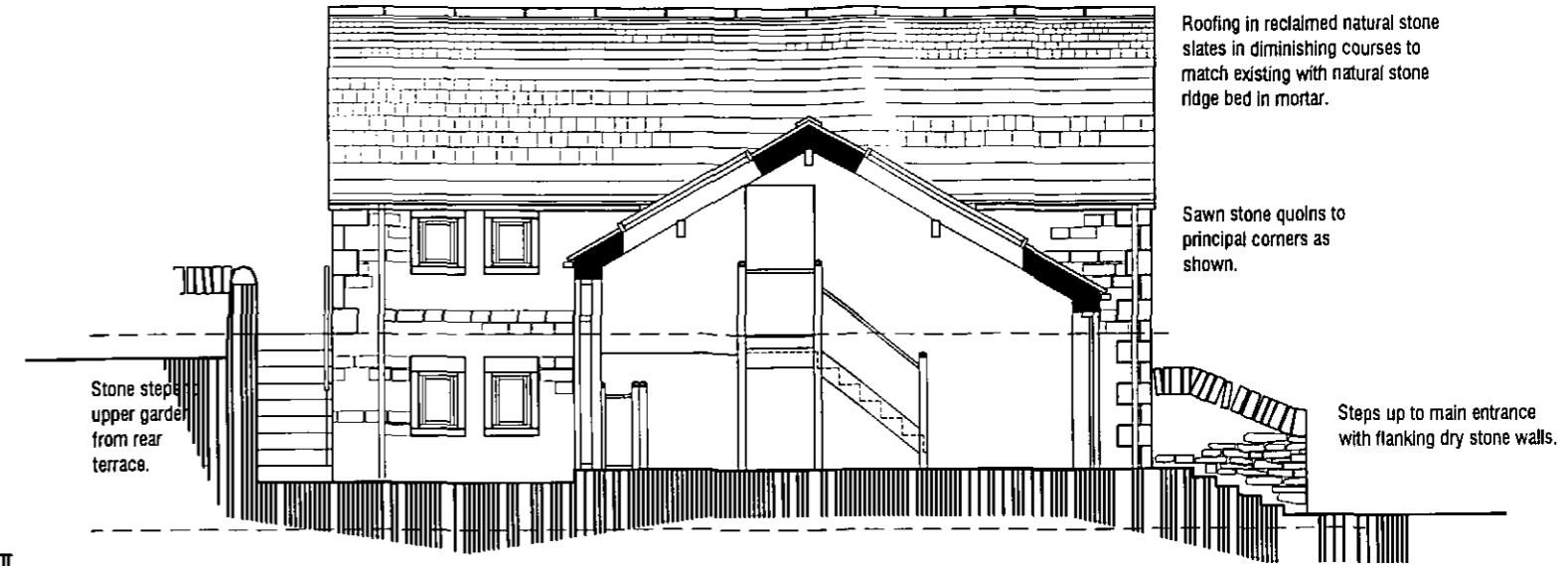
Drawn MJB

P3 Rev A

New and replacement rainwater goods to be in cast aluminium ogee section gutters and circular rainwater pipes. Gutters to be supported on concealed fascia and 'spike' brackets. Pipes to have connectors at 2.0m c/c fixed back to stonework through hardwood bobbins.



**SOUTH WEST (SIDE L) ELEVATION**



**SOUTH WEST INNER ELEVATION**

Roofing in reclaimed natural stone slates in diminishing courses to match existing with natural stone ridge bed in mortar.

Sawn stone quoins to principal corners as shown.

Stone steps upper garden from rear terrace.

Steps up to main entrance with flanking dry stone walls.

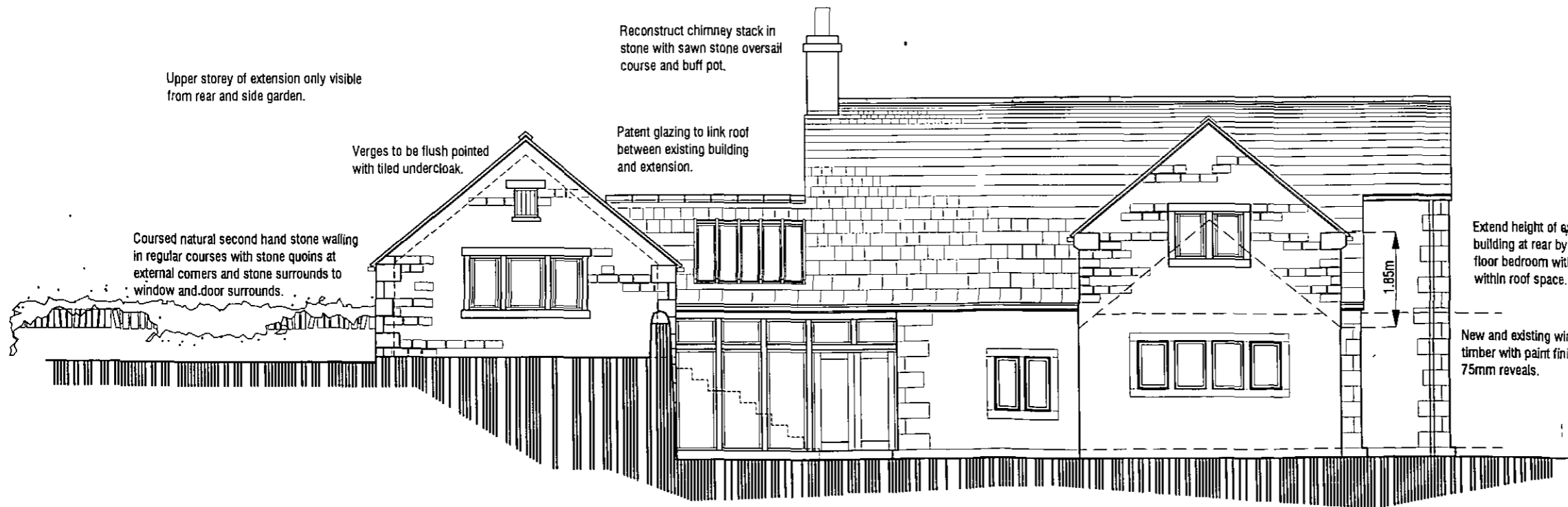
Upper storey of extension only visible from rear and side garden.

Reconstruct chimney stack in stone with sawn stone oversail course and buff pot.

Verges to be flush pointed with tiled undercloak.

Patent glazing to link roof between existing building and extension.

Coursed natural second hand stone walling in regular courses with stone quoins at external corners and stone surrounds to window and door surrounds.



**NORTH WEST (REAR) ELEVATION**

Extend height of existing single storey building at rear by 1.85m to create first floor bedroom with low eaves partially within roof space.

New and existing windows to be in timber with paint finish and set in min 75mm reveals.

Large glazed opening with projecting timber mullions and transoms in natural stain finish.

Rev A 20.11.09 Amended.

**PROPOSED ALTERATIONS  
THE PERCH  
HIGH HOYLAND  
BARNSELEY  
Proposals**

**SE and NE Elevations**



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Scale 1:100@A3

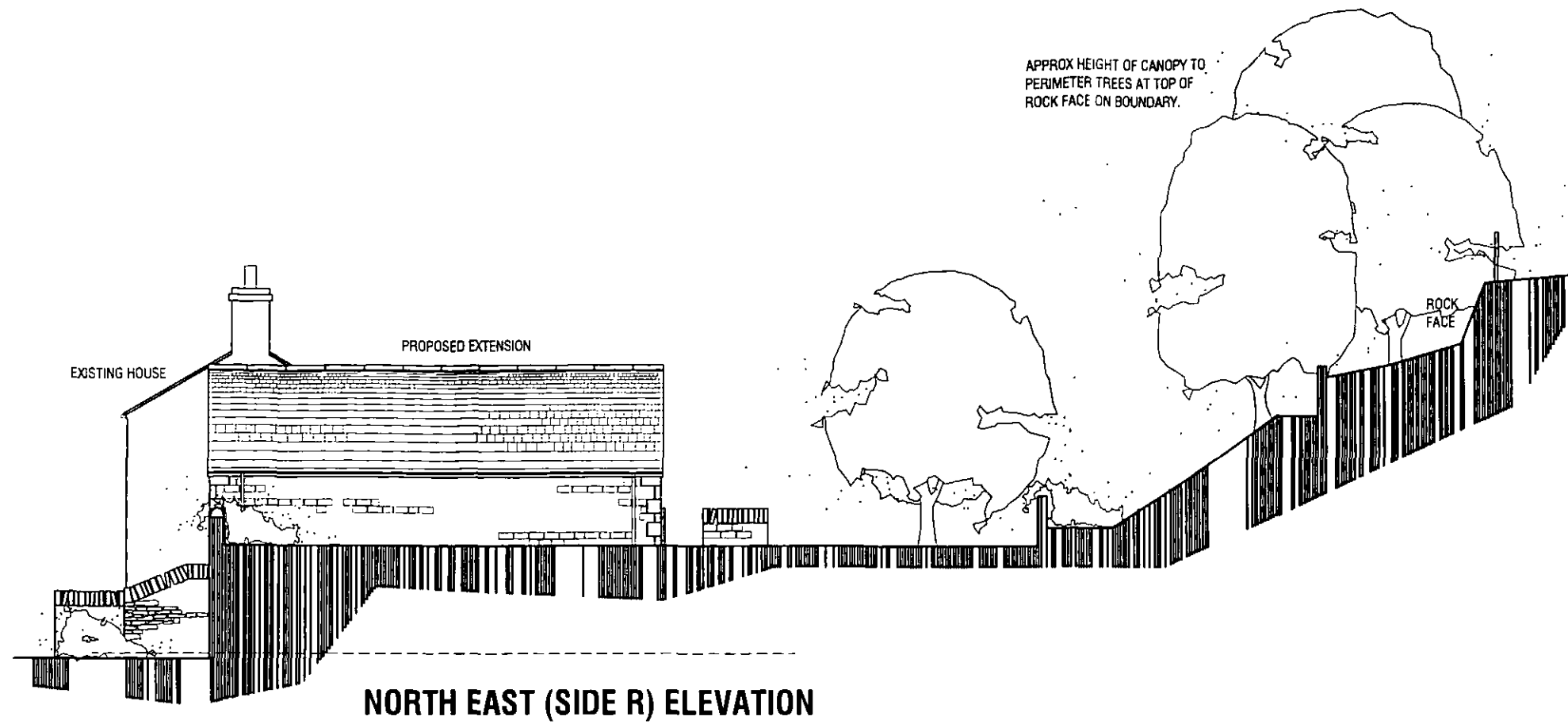
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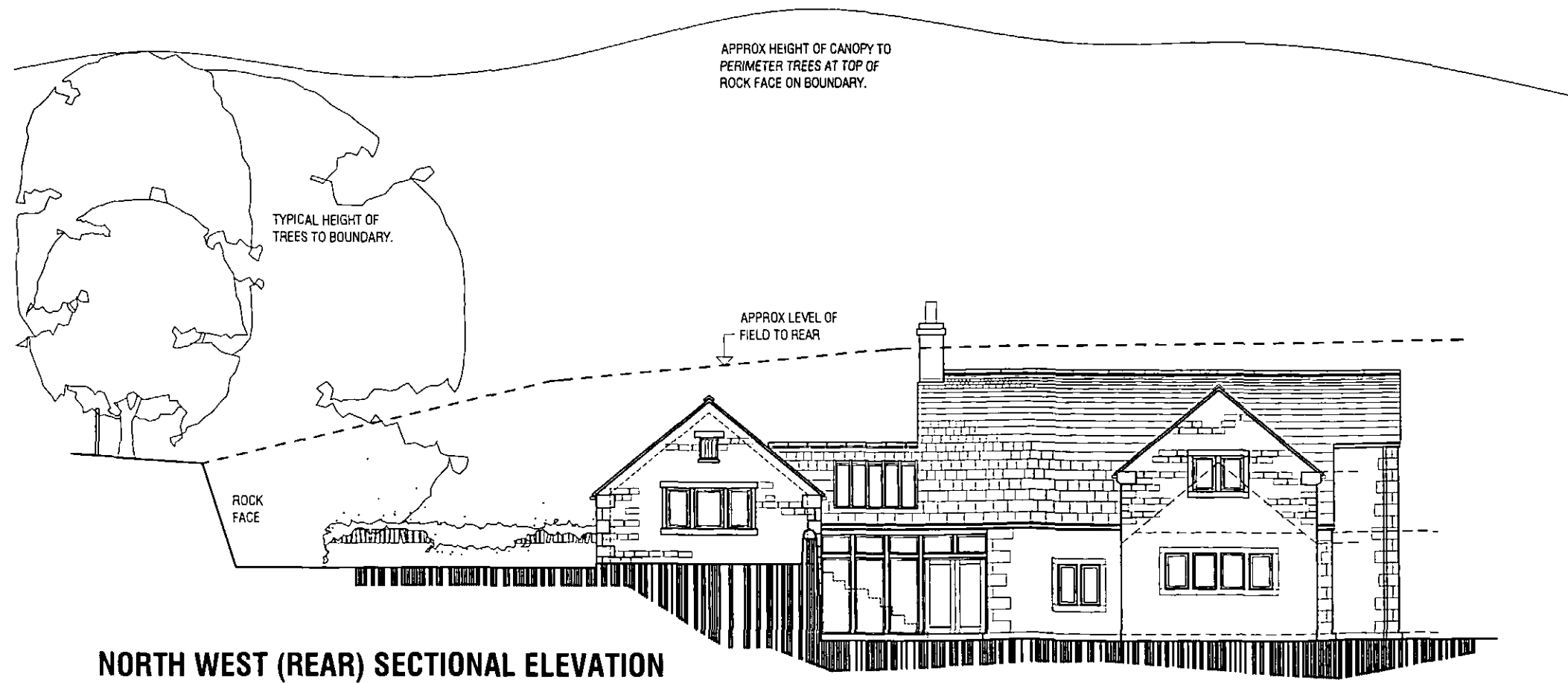
Date Nov 09

Drawn MJB

P4 Rev A



**NORTH EAST (SIDE R) ELEVATION**



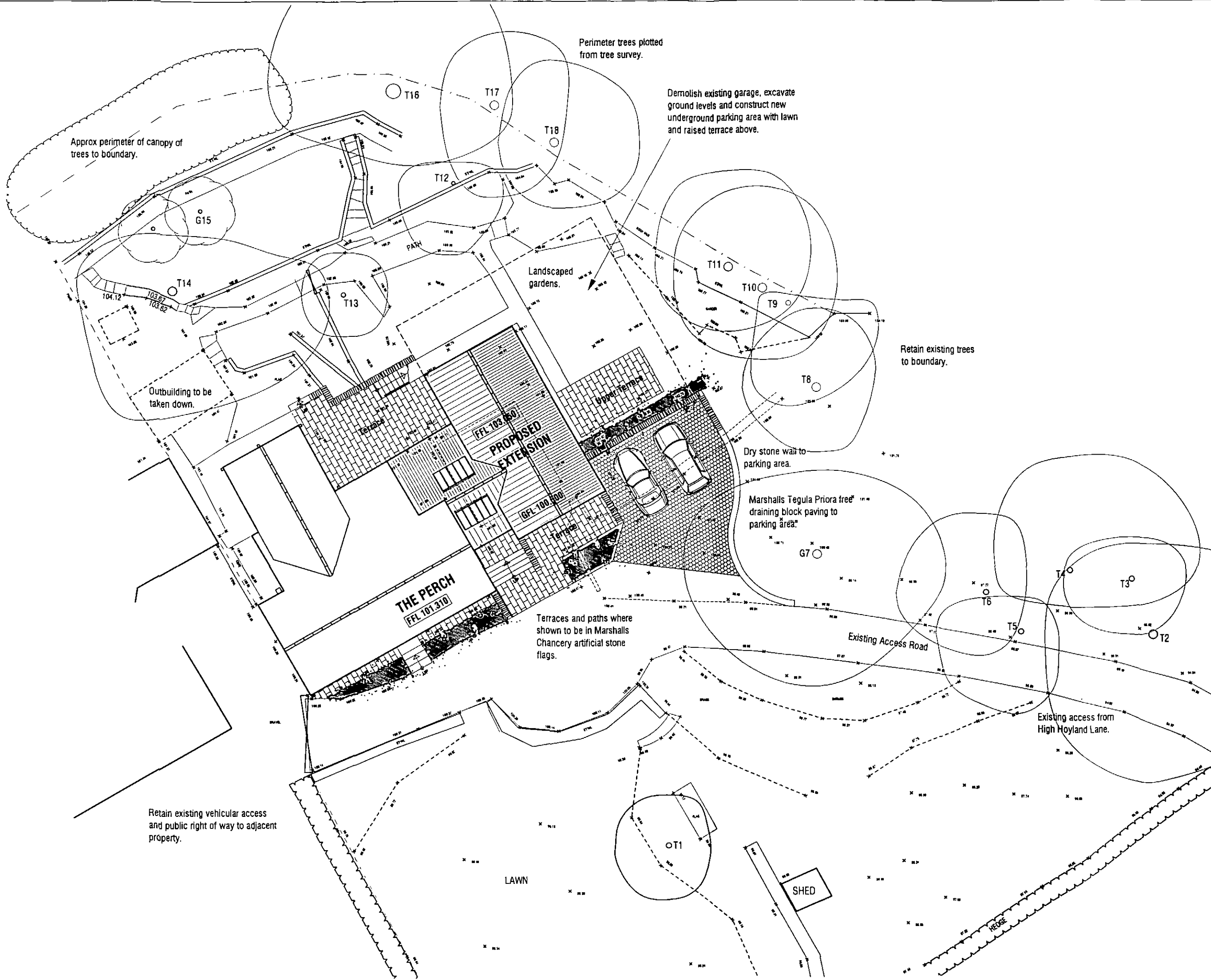
**NORTH WEST (REAR) SECTIONAL ELEVATION**

PROPOSED ALTERATIONS  
 THE PERCH  
 HIGH HOYLAND  
 BARNLEY  
**Proposals**

Sectional Elevations

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Scale 1:100@A2	Ref 24.51	Drwg No
Date Nov 09	Drawn MJB	P5



A 7.12.09 Amended Layout Plan.

**PROPOSED ALTERATIONS  
THE PERCH  
HIGH HOYLAND  
BARNLEY  
Proposals**

**Site Plan**



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Scale 1:200@A3	Ref 24.51	Drwg No
Date Nov 09	Drawn MJB	<b>P6</b>