

Mrs J Hattersley

Mt Pleasant Farm
Cooper Lane
Hoyland Swaine
Barnsley

Planning Application
Drawings

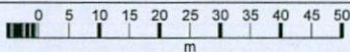
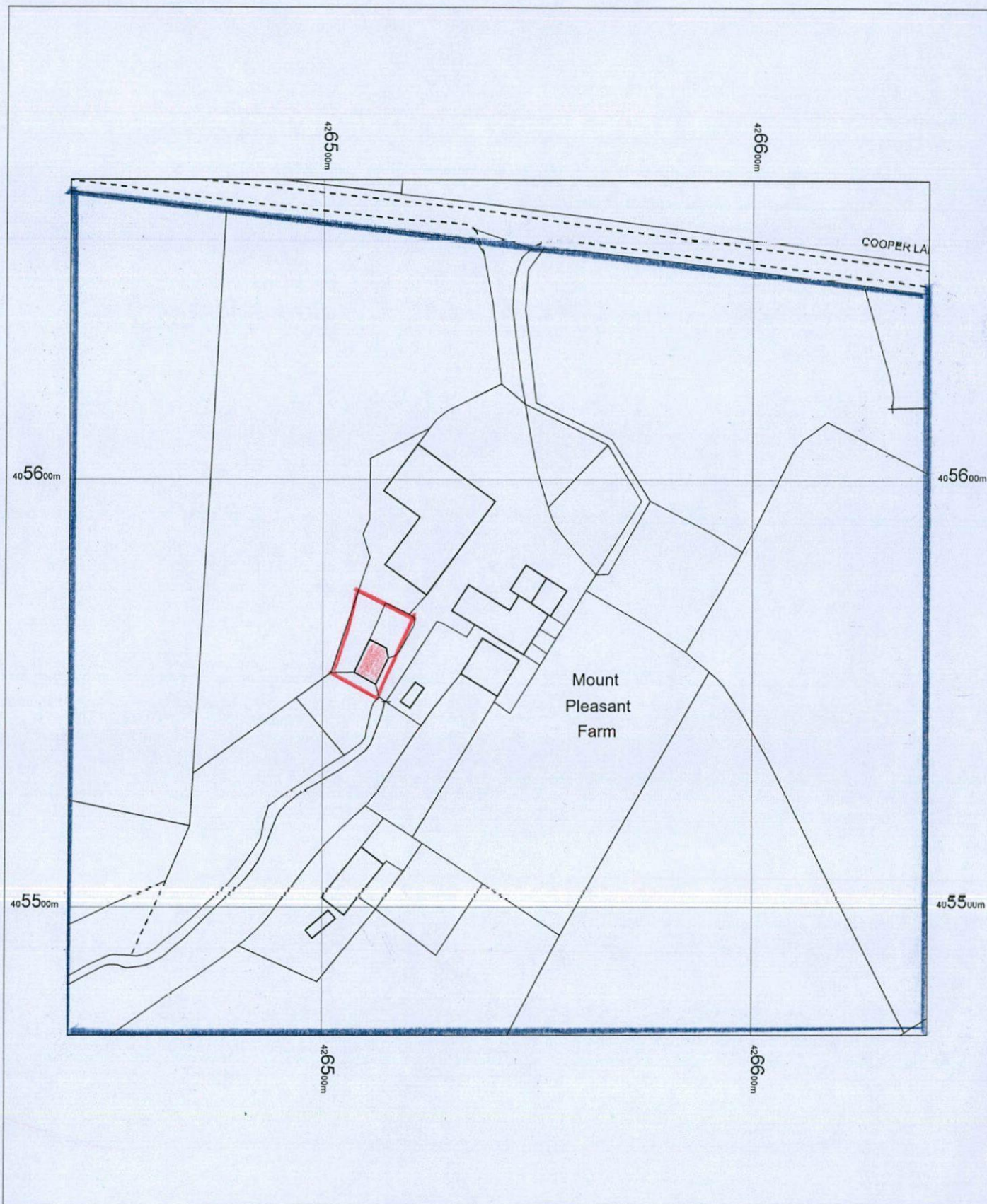
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1. Location Plan
2. Site Plan
3. Existing building
4. Proposed Building
5. Floor layout

PREPARED BY :

QUILL ARCHITECTURE

7 Mulberry Close, Darfield, Barnsley, South Yorkshire
S73 9NN. Tel:- 01226 755446



MOUNT PLEASANT FARM
 COOPER LANE
 HOYLANDSWAINE
 SHEFFIELD
 S36 7JE

OS MasterMap 1250/2500/10000 scale
 04 May 2016, ID: BW1-00525334
www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 426541 E, 405570 N

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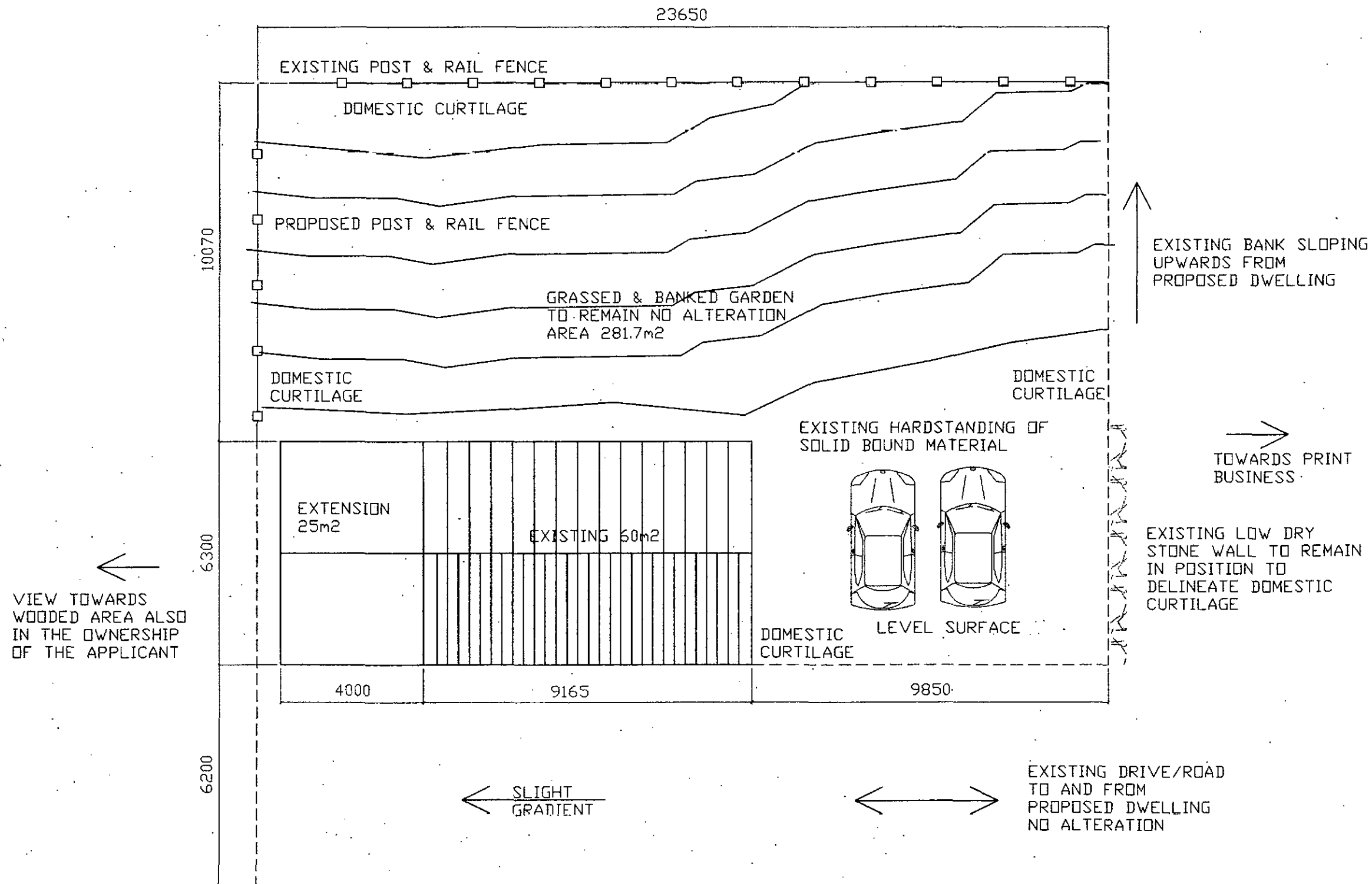
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CLIENT
MRS J HATTERSLEY
Mt PLEASANT FARM
COOPER LANE, HOYLAND SWAINE

TITLE
DRAWING SHOWING EXISTING SITE LAYOUT, POSITION
OF EXTENSION, PARKING & BOUNDARY TREATMENTS.

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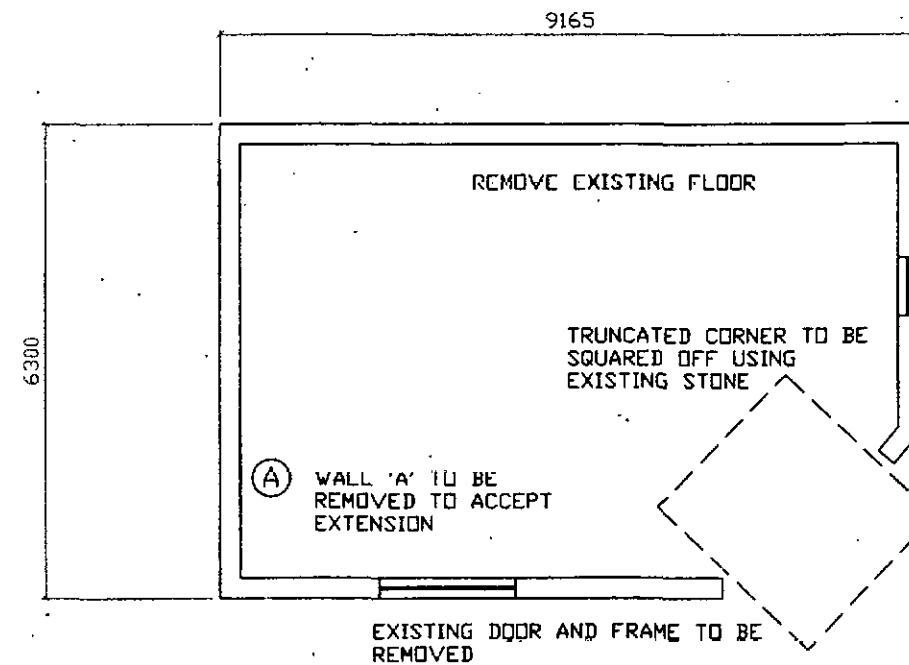
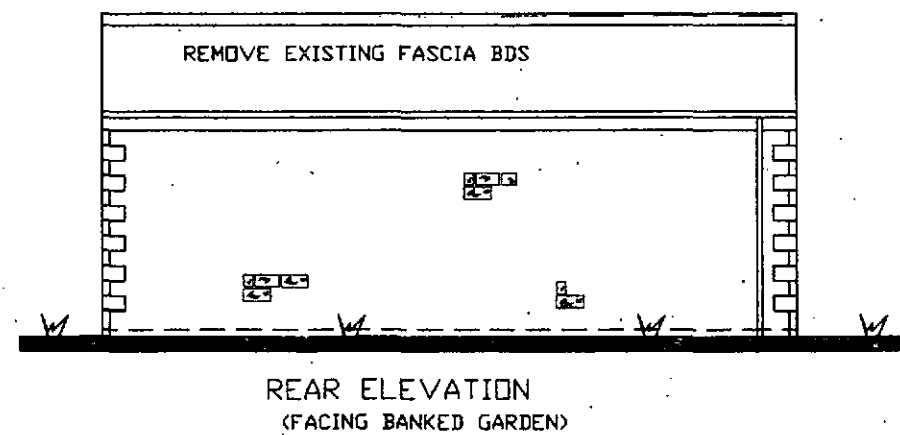
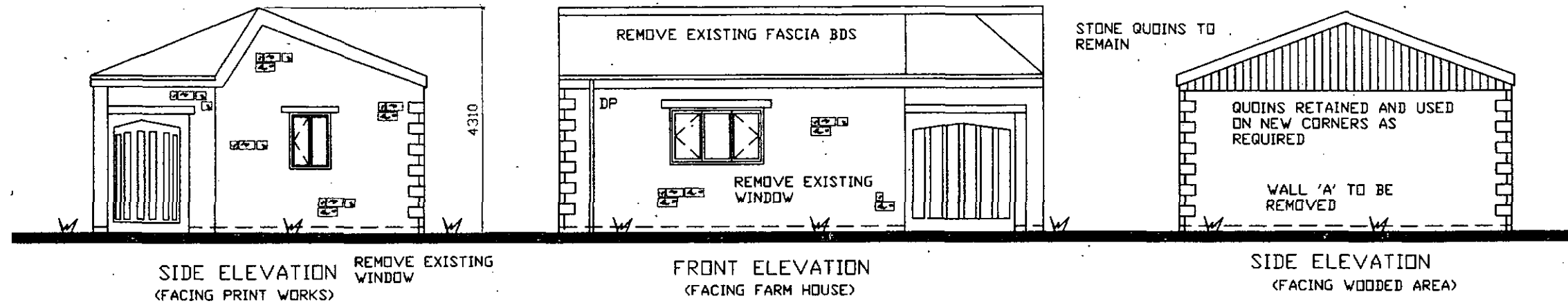
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EXISTING ROOF COVERING TO BE REMOVED, COMBINED WITH LOWERING OF THE EAVES TO PROVIDE A SUITABLE ROOF PITCH FOR PROPOSED SLATES



CLIENT
MRS J HATTERSLEY
MT PLEASANT FARM
COOPER LANE, HOYLAND SWAINE

TITLE
DRAWING SHOWING EXISTING BUILDING.

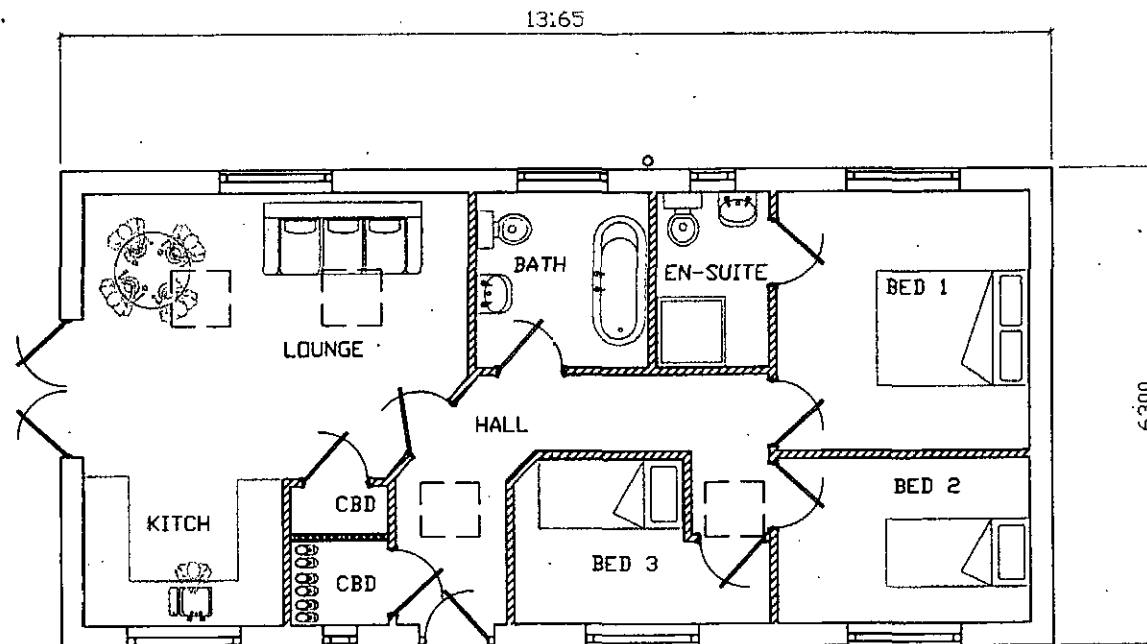
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CLIENT
MRS J HATTERSLEY
Mt PLEASANT FARM
COOPER LANE, HOYLAND SWAINE

TITLE
DRAWING SHOWING PROPOSED FLOOR LAYOUT.

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Mrs J Hattersley

Mt Pleasant Farm
Cooper Lane
Hoyland Swaine
Barnsley

Planning Application
Design & Access Statement

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1. Statement

PREPARED BY :

QUILL ARCHITECTURE

7 Mulberry Close, Darfield, Barnsley, South Yorkshire
S73 9NN. Tel:- 01226 755446

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1.0 Design and Access Statement

- 1.1 This statement has been carried out to satisfy the requirements of NPP framework development proposals within the green belt and covers the design concepts and principles combined with access issues. In addition central government guidelines and local authority planning policies along with other material factors have been considered in its preparation
- 1.2 The site which lies to the south side of Cooper Lane in Hoyland Swaine, Penistone, and Barnsley in conjunction with the adjacent area has been visited and this statement takes into account the sites inconspicuous location, topography, characteristics and orientation.
- 1.3 This design and access statement is for the conversion of an existing detached single storey height, garage, constructed of natural stone into a residential dwelling for the applicant's family.

2.0 Assessment of the sites immediate and wider context.

Physical Context

- 2.1 This statement has been carried out to satisfy the requirements of section 42 of the planning and compulsory purchase act and covers the design concepts and principles combined with access and topographic issues.
- 2.2 The existing out building/garage is part of a larger farming complex known as Mt pleasant farm which is owned by the applicant. The current economic state of the farm is one of diversification. Due to the inherent historic and current challenges entrenched within the farming industry, the owner/applicant have had to diversify to facilitate a sustainable and viable existence for their family, thus the creation of the printing business now takes president. The site is set to the south side of Cooper Lane; which is accessed via the A628 when travelling in a westerly direction from Barnsley and Lies on the eastern edge of the small rural village of Hoyland Swaine. The detached single storey height building is within the original farm house domestic curtilage and set in the south corner, The existing structure cannot be seen when travelling in either direction along Cooper Lane, as it s masked by a larger building currently used and worked by the owners and applicant as a printing works. The conversion is for a member of the family who also works within the on-site print works.

2.3 The Existing Building (descriptive)

The existing single storey height detached structure, which stands within the original domestic curtilage of the farm complex is approximately 60 m² in area and is the subject of conversion into a distinct and individual residential dwelling, with its own identity. The re-use and conversion of the existing building is in line with the national planning policies and will play an integral part in supporting the rural economy. The external characteristic of the existing out building/garage takes the form of a simple rectilinear structure, which seamlessly blends into the rural environment. Unlike many other buildings of this type its physical appearance is one which has been maintained. Existing buildings within this environment have to be metamorphic, lending themselves to alteration and modification thus suiting the trends of current and future owners. This is true of the existing building now undergoing a new lease of life. Its roof covering is of a modern concrete grey roofing tile, with the external walls of the superstructure of coursed square natural sandstone with a flush pointed finish, offering a substantial sound construction. The building was constructed as a secure detached outbuilding/garage for the applicant. To the building there are 3No openings two of which are glazed windows the first facing the print works while the second faces the original farm house. The final opening is the main threshold which is set within the north east truncated corner.

3.0 Planning policies

The following policies have been taken into account in the submission of this application.

Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted. Promotion of sustainable residential environments. A design that integrates and complements the local area, relating to its scale and form.

- National Planning policy framework NPPS
- National Planning policy framework, Sec 7 (Requiring good design).
- Sec 10 (Meeting the challenge of climate control)
- Sec 11 (Conserving and enhancing the natural environment.

The accepted principles of urban design. (DETR 2000)

- Character : A place with its own identity.
- Ease of movement : A place which is easy to get to and move around.

- Legibility: A place that clearly defines private spaces.
- Adaptability : A place that can change to suit current trends.

Local policies

Policy CPS 2, Sustainable construction

Policy CPS 29, Design.

Policy CPS 37, Landscape character.

GS8A The re-use of buildings in the green belt

GS8E Replacement, alteration & extensions to dwellings

LDF, SPD Designing new housing development 2012

South Yorkshire residential design guide 2011

Buildings for life (bfl12)

Policy CSP 34 (green Belt)

The site is located within the existing village envelope of Hoyland Swaine and allocated as Green Belt in the Local development framework maps and Unitary Development Plan descriptive.

4.0 History

Chronology of planning applications for the site.

Planning No	Application type	Approximate date
B/90/0345PU	Conversion of barn	February 1990
B/92/1469/PU	Store Extension	November 1992
B/92/1470/PU	1 st floor extension to workshop	February 1993
B93/0809/PU	Change of use for store	September 1993
B96/0527/PR	Change of use for store	August 1996
B98/0940/PU	Store Extension	July 1998
01/5424/PR	Store Extension	January 2001
AG/00068/03	Farm building	August 2003
2014/0093	Equipment barn	February 2014

5.0 Involvement of Community Members

There are no immediate neighbouring dwellings for which the proposed scheme poses no planning issues in this regard.

6.0 Design of the scheme

Siting

The location of the building has been pre-defined by its existence within the farm complex, its inconspicuous location lies to the south corner adjacent to the original farm house and its related domestic curtilage. The building when converted will form a residential dwelling for the applicant's family. (See CAD/QA/1600 for the general layout. Access to the building, both vehicular and pedestrian is via an existing private road/drive, off Cooper Lane. The private road/drive terminates to the east side of the existing out building. With regard to the conversion of the existing structure it complies with the local authority's criteria for privacy distances. A question as to whether the proposal would be ingrouse to the green belt and the loss of an area that contributes positively to the character of the area has also been taken into account. While it is clearly a matter of judgement, it is suggested that the proposed conversion would enhance the area thus causing no particular harm to the character or openness of the greenbelt, nor cause any increase in vehicular or pedestrian traffic. Additionally the building cannot be seen from any public vantage point to the north, south, east or west.

Use

Is this justified in terms of :- Site & Surroundings :-

When the structure is converted and the site cleared, it will form a bespoke sustainable residential dwelling for the applicant's family to enjoy.

Amount

Is there justification for :- How much development is proposed?

Only one private residential detached dwelling is proposed within the domestic curtilage of the original farm house, which after conversion will be in-keeping with the immediate surroundings and provide a positive enhancement to its rural location. The proposed conversion will be carried out within the confines of the original envelope of the existing out building/garage with enlargement of the existing foot print by means of sympathetic extensions to the south gable.

Layout (global within the village setting)

Accessibility and travel distances –

Shops :- There are no shops within the immediate vicinity of the site.

Transport :- There is a public transport service available which is situated approximately 1km in a south easterly direction from the site and positioned on the A628 this service runs both east towards Barnsley and Wakefield while the west bound service runs to Huddersfield and Manchester.

Layout (buildings siting)

The position and layout of the building within the site has been pre-determined due to the re-use and conversion of the original existing structure. Additionally it is proposed enlarge by extension to the south gable

Scale

Are the following justified? The size of the building in relation to the surroundings:-

The proposal is for the re-use, of an existing single storey height out building/garage block, converted into a bespoke residential dwelling. The building itself is in a fair state of repair for conversion, other than the existing roof infrastructure which after examination is structurally inadequate. Therefore the under sized timber rafters will have to be removed and replaced to meet the current European codes of practice and the building regulations. There will be no alteration to the original buildings height and will remain as before in order to have the same but no greater impact on its surroundings than what existed before, or cause any abnormal harm to the openness of the greenbelt.

Layout (internal)

Converted from an existing out building/garage the internal layout conforms to the South Yorkshire residential design guide publication (section 4A Amenity and internal space standards safety and security.) Entering the dwelling through the main threshold within the east elevation, you enter the internal hall with natural light emanating from the "velux" style window within the slope of the roof. Immediately forward and situated to the right a corridor provides access to the private areas of the dwelling, incorporating 3 bedrooms with en-suite to bed 1 and the family bathroom. Within the entrance hall and set immediately left is a cupboard providing adequate provision for various outdoor and household materials/equipment to be stored. To the right a single door offers access to the generous open plan kitchen/dining and lounge areas.

In addition, it is worthy of note that the proposed dwelling will be inter-linked to the existing bio-mass boiler, currently in operation within the printing works. Providing a sustainable heat source and method for the heating and domestic hot water requirements of the building.

Landscaping (hard)

Landscaping principles and details :-

North boundary

Travelling along the access road/drive to the dwelling there is in existence a low natural dry stone wall, this will remain in situ with no further work or alteration required to form the domestic curtilage of the dwelling.

South boundary

To the south boundary, a new timber post and rail fence is to be erected, this will match the existing treatment of the west boundary in height and style, while providing a positive separation of the domestic curtilage to the green belt beyond.

West boundary

The existing on-site hard landscaping, takes the form of a rural type timber post and rail fence to the west boundary and will remain in position with no alteration, as it achieves effective demarcation of the domestic curtilage to the new dwelling.

East boundary

To this boundary no physical fence or barrier will be provided as the existing structure directly fronts the access drive.

Vehicular Hard standing

A vehicle hard standing immediately adjacent to the north elevation is already in existence and requires no alteration regarding extending, widening, resurfacing etc. As this area provided adequate parking from the previous use of the building.

Landscaping (soft)

No alteration to the rear garden area is proposed as the existing inclined grass bank will remain untouched.

Appearance (external envelope)

With regard to the architecture, the existing structure displays a simple rectilinear building form for rural buildings of this type. The extension to the south elevation although increases original footprint of the building it is in-line with the local authorities planning criteria. The new replacement roof covering will be a more sympathetic covering for the building and within its setting. However it is proposed to incorporate a series of velux style roof windows to the east and west inclines of the roof pitch. The positioning of these has been determined to achieve and support privacy while allowing

natural light to illuminate areas within the dwelling for maximum sustainability this achieves compliance with the south Yorkshire design guide, European codes and the building regulations criteria. The existing height at eaves level will be reduced to allow an improved roof pitch to be achieved to accommodate the new reproduction stone slates. To each opposing eaves maintenance free upvc fascia boards and soffit detailing will be applied with colour to match the windows and doors (mid oak). To the north and south gables water tabling is to be a design feature which will improve and enhance the buildings profile. Rainwater and soil goods will be provided externally as required using reproduction style cast iron in black plastic complete with all gutter brackets hoppers, shoes etc.

North elevation

The north elevation built of 19th century natural sandstone will remain original but some modification will take place firstly to square off the truncated corner which will be necessary to provide adequate living accommodation within the existing structure. Also removal of the existing window is required with the opening closed forming a uniform gable. In addition the construction of water tabling up each verge is proposed. No other new openings will be formed to this gable. (See drawing CAD/QA/1602).

South elevation

The proposed south elevation will incorporate a new gable this will terminate the new extension to form the new overall length of the dwelling, also built using re-claimed natural stone from the existing building. Additional similar natural stone may be required to complete the gable. Within the gable a single opening will be formed for the installation of double doors. The proposed frame is to be manufactured in maintenance free upvc with finished colour of mid oak. No additional openings are required to this elevation. See proposed drawing CAD/QA/1602).

East elevation

The principle elevation (east) facing the original farm house is built of natural sandstone and will remain but with the exception of 5 proposed new openings formed within the stonework. The first two openings set into the facade to the right hand side are windows to service bedrooms 2 and 3, each will be double glazed sealed units, manufactured in upvc in mid oak. To the left of these windows is the main threshold again formed, in upvc which is the preferred choice of material to be used throughout the build, with colour match to windows. Continuing left a small window opening will be cut through the stonework enabling natural light to illuminate a small storage space set internally of the entrance hall. The final opening to this elevation is a kitchen window which will continue the theme of maintenance free upvc.

West elevation

The west elevation built of natural sandstone is to be pierced by 4 new openings. Opening 1 set to the right hand side when viewed from the garden/raised bank is the lounge window manufactured in maintenance free upvc. To its immediate left are 2No openings the first is the family bathroom, while the 2nd serves the en-suite to bedroom 1. Both of these will be a double glazed sealed unit fitted with obscure glass for privacy. The fourth and final opening formed to this elevation is to suit the bedroom 1. No other openings will be formed on this elevation.

Window & Door Nomenclature.

Throughout the proposed dwelling a simple window and door design is to be employed to reflect the character and ethos of a rural type building. The proposed window & door material is to be maintenance free mid oak finished upvc.

Access

There is no requirement for any alteration to the existing private road/drive emanating from Cooper Lane to be undertaken, as the current infrastructure provides more than adequate widths, turning and general access and egress to and from the dwelling to be achieved. Additionally no intensification in vehicular or pedestrian traffic is envisaged.

Equal and convenient access for all users

Within the confines of the domestic curtilage the main threshold provides a level and even access to be achieved. It is therefore possible to provide a safe means of accessibility to and from the building for both vehicles and pedestrians. The finished floor levels will also conform to the Equality Act, South Yorkshire design standards and part M of the building regulations for (disabled access)

7.0 REFUSE & RECYCLING

The dwelling will have an area for the storage of refuse and recycling bins located within its curtilage. Waste collection is proposed to be undertaken by the local authority.

The following bins will be provided.

	Type of refuse	Dimensions	Volume
1	General 1 (Grey)	720 x 650 x 1060	240 Litres
2	Recycling 1 (Blue)	560 x 560 x 1060	140 Litres
3	Recycling 1 (Brown)	560 x 560 x 1060	140 Litres
4	Recycling 1 Bag Paper		

8.0 Environmental (flood risk)

The Environment Agency's flood map data has been checked and the existing structure is not highlighted as being in a flood zone. Additionally the conversion will not cause flooding to occur locally or off site.

9.0 Energy & Environmental Performance of Dwellings

Standard Assessment Procedure calculations for the new dwelling are to be carried out by a registered assessor.

10.0 Ecology (wildlife & Arboriculture)

Wildlife

There is anecdotal evidence of bats within the wooded area to the south of the building but no evidence of any endangered or protected species or their roosts within existing building. Therefore a suitably qualified specialist has been commissioned to carry out an appropriate survey of the existing structure. Copies of the report will be forwarded when complete, if not contained with the deposited planning application.

Mitigation measures. Visual site inspection to take place when work on site commences.

Arboriculture

A visual site survey of the existing building and curtilage has been carried out by Quill architecture, which records no significant trees within the domestic curtilage.

Mitigation measures N/A

11.0 Surface water

Roof water is proposed to be dealt with by means of plastic reproduction cast iron system i.e. ogee style gutter system as calculated to BS EN 12056 – 3 : 2000 and the Building regulations 2002 Approved document H part H3. Soakaways for the collection of surface water will be constructed subject to percolation testing. Soakaways to be designed to Approved document H part H2 building regulations.

12.0 Foul water Discharge

All foul water drainage will discharge into a septic tank which is to be supplied by a specialist manufacturer. Details of the tanks location, type, size etc is to be supplied by the contractor to the building regulations department at an appropriate time within the construction process.

13.0 Evaluation

An inspection and assessment carried out by Quill architecture reveals a substantial rural type building of fair quality. The external envelope of the building has not been compromised in a way to lose its identity or relevance within the green belt setting. Although the proposed extension will modify the existing building, the design still satisfies the governments planning policy framework and local authority's criteria for good design and sustainability. No additional infrastructure to the site is required. It is a question of judgement that the conversion of the building is prejudicial to the character and openness of the green belt, but by its own historic existence within the site it causes no injury to the green belt greater than existed before.

14.0 Concluding Statement

This design and access statement is written in support of a planning application and demonstrates the requirement of section 42 of the planning act.

During the design process, a number of meetings have been held with a dedicated planning officer, to seek primarily, advice on good design and to address any potential problems facing the site and building. The comments made by the planning officer, have been taken into account and incorporated into the overall scheme as necessary.

In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.