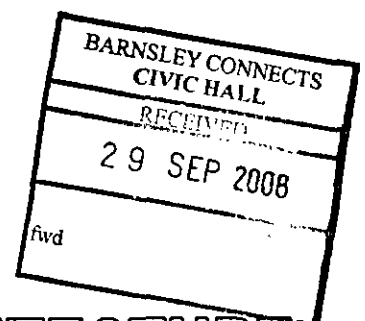


Mr H Wistow
Colliery Farm
68 Middlecliffe Lane
Little Houghton
S72 0HW

Design & Access Statement

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1. Statement
2. Copy letter sent to neighbours.
3. Responses.



QUILL ARCHITECTURE

Design and Access Statement

Erection of a dormer Bungalow, garage, workshop, stable with internal food store and tack room.

CONTEXT

Physical context

The Surrounding Area

The site lies at the very eastern edge of the village of Little Houghton. To its immediate north is a golf course, which occupies approximately 113 acres, in addition there is a substantial club house with extensive parking areas and vehicular accesses. To the northwest stands a large stone built detached dwelling (the manor house), which is in the ownership of the applicants family. Access to this is gained via the application site. To the west and currently under construction is a row of three stone built terrace cottages which forms part of a mixed development of conversions and new build within the original fold yard of Colliery farm. To the southwest lie a pair of semi detached dwellings constructed of red brick with a grey slate roof fronting Middlecliffe Lane. Further housing appears on the opposing side of the road with Brindle cottage setting the extent of the village boundary, Two dwellings are directly opposite the site the former Brindle cottage and No 135. To the east is an existing paddock, which covers an area of approximately 0.23 hectares, which abuts the entrance road of the golf club, also in the ownership of the applicant. The paddock is bounded by a series of trees some self set which have reached a mature height of 20metres. The positions of which and their corresponding heights are shown on drawing CAD/QA/0001. The boundary treatment of the paddock running parallel with Middlecliffe Lane displays a standard rural hedge of hawthorn, over a stone wall, which is kept in a trimmed state by the applicant.

The Site

The application site once part of the original farmyard complex, displays a level and even surface which at the time of the topographical survey was covered with the flora pertinent to the area. Part of the site which abuts Middlecliffe Lane used to form an additional garden area to No 64 when the dwelling was in the ownership of the applicants family, but when the dwelling was sold this area reverted back within the auspice of the farm complex. This latter area historically contained two stone cottages with stables. Although now derelict its footprint and two walls remain. The existing boundary, which runs parallel with Middlecliffe Lane, is reached by a single steel field gate to allow access to the site. In addition a secondary vehicular and pedestrian access, which runs parallel with No 66 also, provides access to the site and it is proposed that this will be used for the new dwelling. At present the access serves the farm and the manor house. The boundary treatments to the perimeters of the site includes a 1.5metre high sandstone wall to the new development and No 66 to the west, and a 1.8metre high sandstone wall to the manor house. The boundary of No64 comprises of concrete post with timber infill panels over concrete gravel boards set to a height of 1.6metres. The boundary to the former garden area along Middlecliffe

Lane comprises of sandstone wall approximately 1.2metres in height and pierced with a single opening galvanised steel field gate.

Planning Policies

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

National Policies

Planning policy guidance note 2, paragraph 3.15 "The visual amenities of the green belt should not be proposals for development within or conspicuous from the green belt"

Places, Streets and Movement, A companion guide to design Bulletin 32 – this sets out sight line requirements for junctions and access points. For an access onto a main road with a 30-mph speed limit and sight line of 2m x 90m is normally required, reducing to 60m where speeds will be contained to 30 mph.

Local Policies

The site is included in the village envelope and allocated as a housing policy area in the Unitary Development Plan. Policies H8, H8D, DA2 and GS9 are relevant to this proposal. The two fields to the east also lie within the village envelope, and the draft Local Development Framework Proposals map does not propose to alter this.

Policy H8D

Planning permission for infill, backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would.

Not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

Policy DA2

In accordance with policy H8, the areas shown on the proposal map will remain in residential use.

Policy GS9

Development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt.

SPG Note3

Supplementary planning guidance note3 – infill residential developments.

HISTORY

Two planning applications have been lodged with the local authority. The first for a dwelling on a similar site (2006/0214) was refused for two reasons. The first concerned a new access to be created across adjacent Green Belt, whereas the present proposal involves and utilises an existing access. The second was that an open space, which contributes positively to the character of the area, would be lost.

The second application 2008/0257, was granted for a dormer bungalow on the site. However no garaging facilities, workshop or stabling was at that time pursued as part of the deposited application. Therefore the latter would alter the original application. In addition and to accommodate the garage block, a slight adjustment of the dwelling has taken place to enable vehicular movements within the site to conform to planning requirements.

INVOLVEMENT OF COMMUNITY MEMBERS

The owners of the immediate dwellings have been consulted. A copy of the letter sent with overview drawings, highlighting the proposed new buildings, with their relative positions within the curtilage of the site is attached. In addition Little Houghton Parish Council have been consulted, in accordance with the Council's Statement of Community Involvement. From a total of 8 individual letters hand delivered, one response from the Parish Council has been received stating no objection's to the proposal No other responses have been received.

Addresses of letters sent

No 64 Middlecliffe Lane
No 66 Middlecliffe Lane
Brindle cottage
No 135 Middlecliffe Lane
Meadow Vale
Fairways
137 Middlecliffe Lane
Little Houghton Parish Council.

DESIGN OF THE SCHEME

Siting

The siting of the bungalow, garage, workshop and stable has been chosen so that it lies to the west of a theoretical line linking Brindle Cottage with the Golf Club house. In this way it is considered that the building will not extend the settlement into the open countryside. When approaching the village on Middlecliffe Lane it will be seen from a distance as part of the village with housing to either side and the new terrace housing to the rear. When entering the village the domestic curtilage and dwelling will mirror the development on the opposite side of the road. Similar in any views from the golf club the dwelling and curtilage will be seen against the background of Brindle Cottage and so appear as a natural edge to the village. The siting of the proposed dwelling within the site has been chosen to achieve both the council's

normal privacy distances from existing dwellings and their gardens and a reasonable distance from existing trees.

The question as to whether the proposal would lead to the loss of an area of open space that contributes positively to the character of the area as been taken into account. Approximately half the site is devoid of vegetation and at present used for open storage. The remainder grassed. Any positive contribution to the character of the village is a result of its remaining open and yet is seen with buildings close to from most vantagepoints. Moreover while the site is visible from the road at a distance from the northeast it is partially screened by existing trees. From the north the manor house and golf club house screens it. From Middlecliffe Lane the dwelling will be screened by the garage block, which in turn will be partially screened by the stone wall with new planting.

While it is clearly a matter of judgement it is suggested that the proposal would cause no particular harm to the character of the village.

Use

Is this justified in terms of :-

Site and surroundings – The site has residential development on three sides.

Land use – The site lies within the village envelope and within a housing policy area.

Amount

Is their justification for :-

How much development is proposed? Only one dwelling with ancillary garage complex is proposed on a relatively large site, which will be in keeping with the rural location on the edge of a village.

Layout

Accessibility and travel distances – There are no shops within the settlement. There is a post office and a general store at the junction of Middlecliffe Lane and which represents a total distance of 750metres from the site.

There is a bus stop adjacent to No 68 Middlecliffe Lane 60metres from the site entrance. Service 68 operates a circular route from Barnsley, calling in the village every 2 hours during the day. It runs hourly from Middlecliffe post office. The 219 service from Barnsley the Doncaster runs through Middlecliffe every half-hour.

Scale

Are the following justified?

The size of the buildings in relation to the surroundings – The proposal is for a dormer style bungalow with a single storey detached garage complex, which will be of a lesser bulk and therefore less intrusive than a double storey height house. Both buildings will be seen from the east in the context of the Manor house, the terrace of new houses and the golf club house, it will be subservient in size to these more substantial buildings.

Landscaping

Landscape principles and details – A hedge and tree planting is proposed on the eastern boundary of the site to both soften the view from the east and provide a rural form of boundary to the new garden. It is also proposed to plant hedging along a section of Middlecliffe Lane to mask the garage block.

The existing trees will be protected in the long term ensuring appropriate separation distances from the new dwelling, and by fencing off during construction works.

Appearance

With respect to the architecture, The new dormer style bungalow, is of a simple building form, with all elevations constructed of re-claimed natural sandstone. All under a traditional cut roof structure. The roof pitch has been set at 50° this forms a viable internal headroom to the first floor roof space level. In addition, the pitch will compliment that of Brindle cottage which displays an acute roof angle of $55/60^{\circ}$, and can clearly be seen from Middlecliffe Lane. The finished roof covering is a new generation interlocking clay tile, manufactured by Sandtoft. This tile has proven its suitability after being used on the barn conversion and new terrace cottages under construction to the west. Within the roof pitch a total of 5 traditional dormer windows will project from the main roof, each of these will have a hip profile set to the same pitch as the main roof. It will be seen that by using this construction it suppresses the impact on the immediate area and is in keeping with the ethos and style of rural dwelling. Fixed at eaves level the rainwater gutters and corresponding downpipes will be of ogee box type design moulded in black Upvc, as used on the existing barn conversion and new terrace cottages. The proposed external joinery will consist of soffits, fascias and barge boards with main entrance doors to suit the criteria of the disability regulations. All joinery will be hardwood including the frames of the double glazed windows, Which will further enhance the traditional character of the new dwelling in a rural setting.

Architecture of the new garage complex – The design of the new detached garage complex plays a complimentary role to the new bungalow. Constructed of natural sandstone to all elevations, as the main bungalow under a common roof structure. However the proposed roof will be formed with a 35° hip to each end with an intermediate hip where the junction of the stable to the workshop roof occurs. This lower pitch has been derived at to firstly lessen the impact on the neighbouring dwelling adjacent to the structure and secondly to assume the form of a utilitarian rural structure. The frontage on the north side of the garage can only be seen from the bungalow by its occupants or people visiting and not from any other vantagepoint around the site. The structure will have two major openings along its frontage, each of 5metres in width and set with no doors, this will be more representative of a farm type storage structure. After the second opening of the workshop a simple ledge and braced door will lead into the food store, with a further door leading to the tack room. The final element of the structure is a single stable, which has been designed to meet the requirements of the British Horse and Pony club of Great Britain. Access to the stable will be via a single opening placed in the southeast elevation where entry into the existing paddock area can be safely accessed.

Access

Sight line requirements for an access onto a main road, with a 30mph speed limit are 2m x 90metres. Although this is reduced to 2m x 30metres where traffic speeds are likely to be contained to 30mph. In this case sight lines of 60metres are available to the east, and 50m west. It should be borne in mind that this is an existing access that serves the farm, and already has been found satisfactory for one dwelling. The Manor House. If the present proposal goes ahead it would only serve two dwellings. Moreover, Middlecliffe Lane is not a through road and serves a relatively small number of dwellings.

The second, existing vehicular access to the site is adjacent to No 64 Middlecliffe Lane, This has a much more restricted visibility than the above, due to the height of a stone wall to the west and to the east the higher ground level, hedge and a bend in the road. This access point can be permanently closed off.

Proposed vehicular movement within the site has been conceived, with advice taken from the area senior planning officer. In addition, all safety aspects within the site and practical movements and manoeuvrability of a motor vehicle in both forward and reverse directions as been addressed. See drawing No CAD/QA/0009

Equal and convenient access for all users

This is a level site it is therefor possible to provide a safe and level means of access into the site for both vehicles and pedestrians. The dwelling will be built to levels that avoid the need for steps at any entrance.

EVALUATION

All comments during the design process made by the local authorities planning officer have been taken into account and implemented into the proposed scheme.



ARCHITECTURE. Chapelfield House 25 Hough Lane Wombwell S Yorks S73 ODP

My Ref. AD/PD/08025
Your Ref.

Tel No (01226) 755446

Date. 04/09/08

Dear Sir/Madam

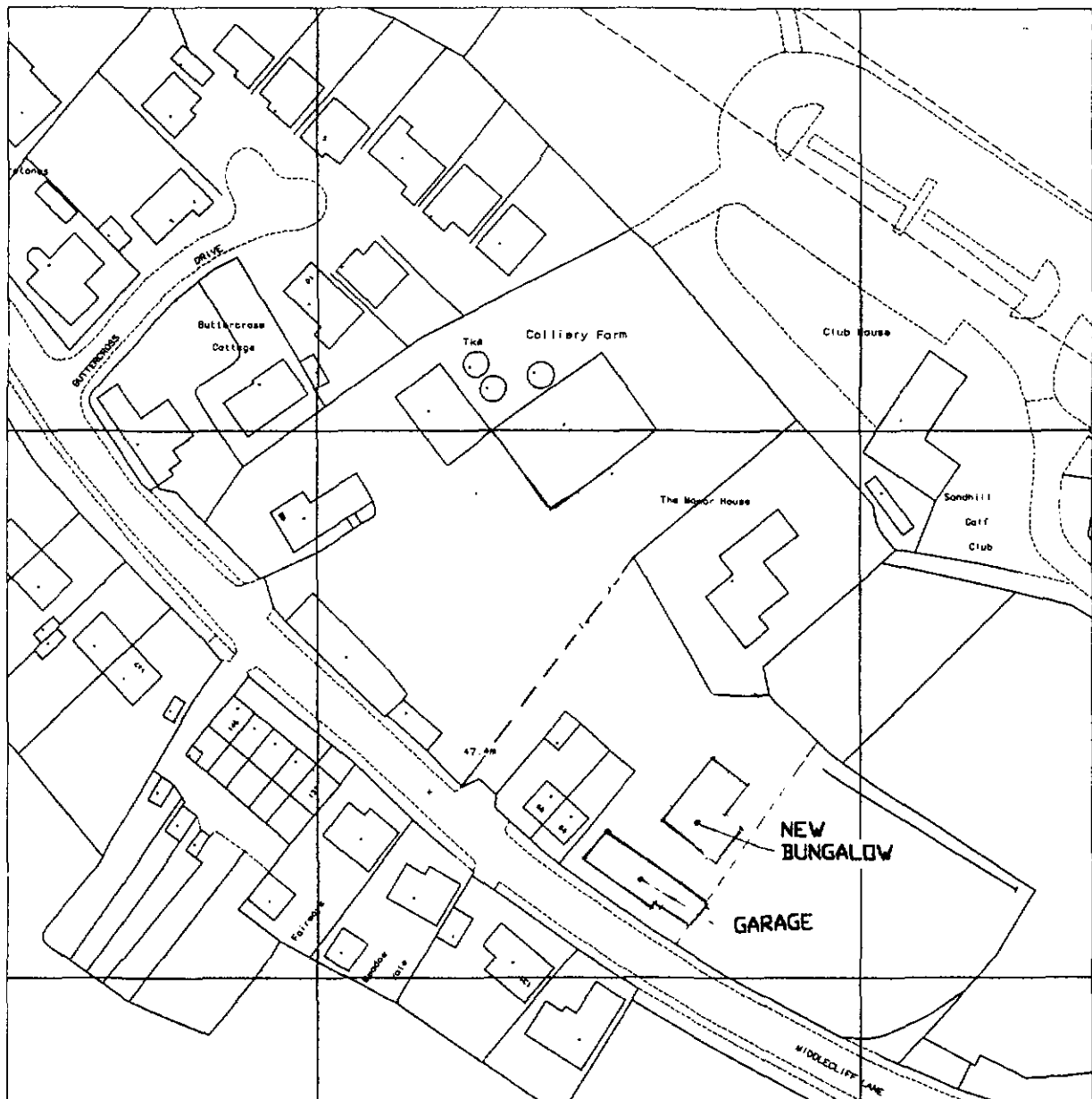
Re :- Erection of Dormer Bungalow with Detached Garage, Workshop & Stable

Before submitting a full planning application for the above development, I would like to know if you have any comments on the proposal, so that they can be considered, before the formal application is logged with the local authority. Any comments you wish to make, are to be in writing and should reach me within three weeks of the date of this letter. For your information, I have enclosed a copy of the proposed layout of the site.

Yours faithfully

ALAN DAVIES (for and on behalf of Quill Architecture)
Copies : file, Clients.

COLLIERY FARM LITTLE HOUGHTON, BARNSELY

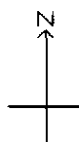
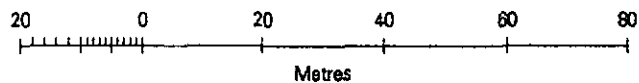


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National Grid sheet reference at centre of this Siteplan: SE4205

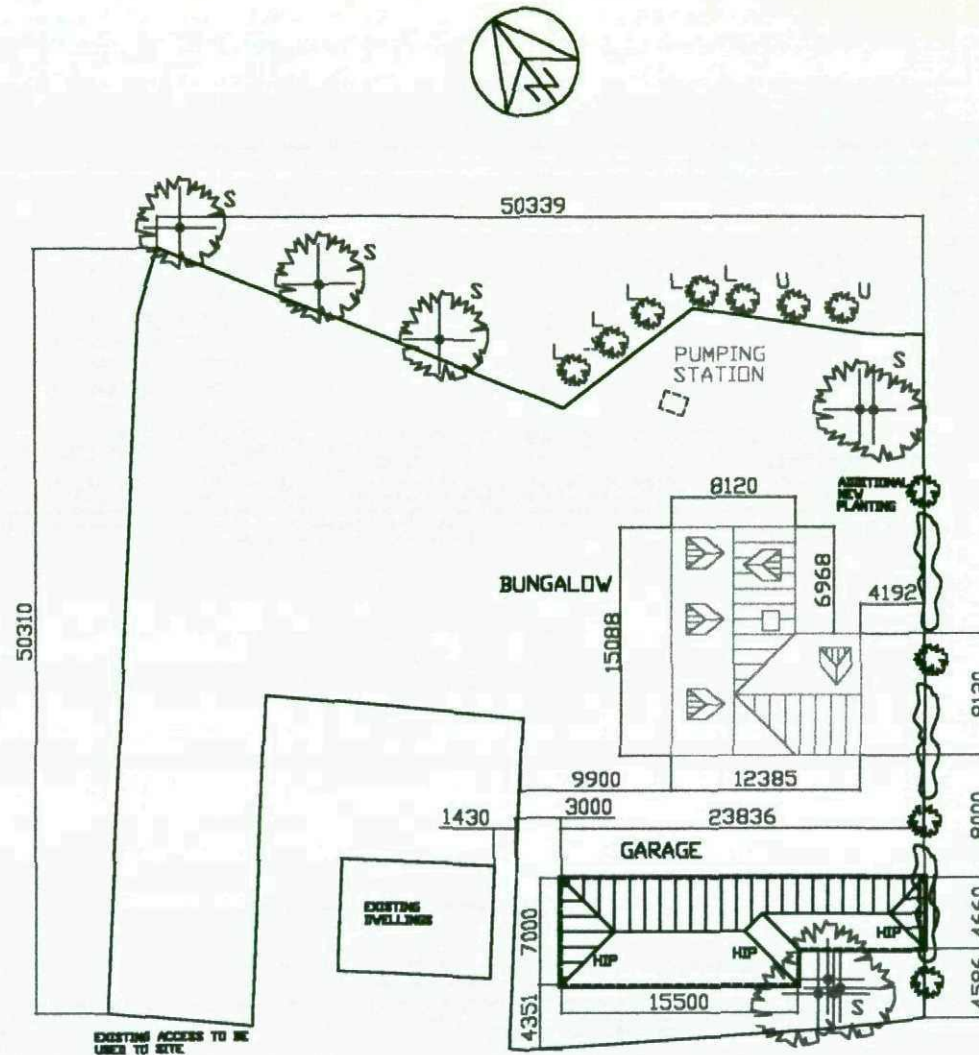
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CLIENT

MR & MRS H WISTON
MIDDLECLIFFE LANE
LITTLE HOUGHTON

TITLE

PROPOSED LAYOUT OF SITE

SCALE 1 : 500

DATE 04/09/08

DRG No CAD/04/0001

DRAWN AD

REV

LITTLE HOUGHTON PARISH COUNCIL

Mrs J James
Clerk to the Council

14 Wharncliffe Close,
Hoyland,
Barnsley.
S74 0HP

9th September 2008

Mr A Davies
Quill Architecture
Chapelfield House
25 Hough Lane
Barnsley
S73 0DP

Dear Mr Quill

Erection of dormer bungalow Middlecliffe Lane Little Houghton

Your propose development was presented to the Parish Council yesterday and I write to advise that the Parish Council has no objection.

Yours sincerely



Julie James
Clerk to the Council