DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT
STUD FARM, CARLTON
BARNSLEY

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1.0 Introduction

Chris Carr Architects have been instructed by Jaguar Estates Limited and Wortley Construction Limited JV to prepare detailed design proposals for residential development at Stud Farm, Carlton and to submit a Detailed Planning Application.

The proposals allow for the retention of the existing farmhouse, which does not form part of the planning application, the conversion of redundant barns, the demolition of a single storey outbuilding and various sheds, garages and green houses and new build residential development within the garden to the house and over a part of the adjoining paddock. The site, which is currently in three separate ownerships, provides an opportunity to develop a conservation-led scheme at the heart of Carlton Village which will result in the restoration and retention of a group of interesting historic buildings, enhancement of the Conservation Area and the provision of a new area of public open space with direct benefits for public amenity.

The proposals illustrate how the existing buildings and adjoining vacant land might be developed in a way which will protect and enhance the Conservation Area and the setting of St John's Church, a Listed building.

2.0 Site Assessment

2.1 Location

The site, which extends to approximately 0.69 hectares (1.7 acres), is located at the centre of Carlton Village, adjoining St John's Church and is bounded by Church Street to the east and Spring Lane to the south. Carlton is approximately 4km from the centre of Barnsley.

Site location plans are attached at Appendix 1.

2.2 Background

The existing house, adjoining outbuilding, redundant barns, garden land and field are currently owned by Messrs S & J Maw, Jaguar Estates Limited and Wortley Construction Limited JV, and the Diocese of Wakefield. Discussions between the owners have led to an agreement to work together to support a joint Planning Application for a comprehensive residential development over their combined land.

An ownership plan is attached at Appendix 2.

The farm buildings at Stud Farm are redundant to agricultural use and have previously been the subject of a Planning Permission for residential development, Ref No B/01/0284/BA. A large part of the garden located to the west of the farmhouse is in separate ownership and this, together with the field to the north, cannot easily be developed in isolation. By combining the three ownerships and working together, there is a unique opportunity to restore a run-down farm steading, create a small residential development which will enhance the Conservation Area, protect existing trees with high amenity value, provide public open space and improve pedestrian access.

The design proposals, specialist reports and illustrative material that are submitted in support of the planning application have been informed by the pre-application discussions held with the planning department. Access, the impact upon existing trees, and in particular the setting of St John's Church within the conservation area were discussed, and where appropriate, changes have been made and more detailed information provided.

2.3 Photographic Survey

A photographic survey is attached at Appendix 3 which illustrates the existing site and its immediate surroundings. The photographs are annotated to confirm the direction from which they were taken.

2.4 Site Survey

A detailed topographical survey of the site has been undertaken. The survey confirms the site to be generally level throughout and highlights the position of existing buildings, boundary walls, trees, areas of shrubbery and the adjoining highway network.

A copy of the topographical survey is attached with the planning application.

2.5 Site Investigation

The site has been the subject of a Phase 1 site investigation report. The report has considered past, present and future uses, past mining activity, quarrying or other mineral extraction and the potential for contamination to impact upon future development proposals. An initial inspection of past Ordnance Survey Plans, together with a walk-over inspection of the site, would indicate that the land has not been used for any other purpose other than for the existing farmhouse and adjoining agricultural buildings and that the remaining areas of the site have remained as open space.

There is no evidence to support the likelihood of contamination of the site which is surrounded on all four sides by existing residential development.

A mining report has been undertaken as a part of the Phase 1 survey to indicate past, present and future mining activity and to ascertain whether any special precautions are required in respect of the design of foundations.

2.6 Drainage

The site is not within an area affected by flooding and a copy of the flood plan is attached at Appendix 4.

Foul and surface water drainage is currently taken via combined drains to the existing adopted drainage network within Church Street and Spring Lane. It is anticipated that foul drainage from the development will be taken to the existing adopted sewer and that all surface water will be drained to soakaways where this is possible. There are no water courses within close proximity of the site and should it be necessary to connect surface water to the existing combined system, suitable storage and flow control will be incorporated to ensure that the rate of discharge of surface water does not exceed that which currently takes place.

The proposals will not cause flooding.

A sewer record plan is attached at Appendix 5.

2.7 Access

A Transport Statement has been prepared by Cannon Highways Ltd and is submitted in support of the Planning Application.The consultants' report concludes that the proposed residential development will not have a detrimental impact upon highway safety or traffic flows and that an appropriate new access can be created from Spring Lane, a one way road, with suitable improvements to highway alignment and the public footpath.

2.8 Trees

A tree survey has been undertaken by James Royston Arboricultural Consultant, and a copy of that report is attached with the planning application. There are a large number of trees throughout the site and the survey confirms their type, condition and contribution to visual amenity.

The tree survey has been used to inform the design process, and the design proposals which are submitted in support of this planning application have been designed to accommodate all trees which make a positive contribution to the amenity of the surrounding Conservation Area.

2.9 Ecology

It is not anticipated that the proposals will have any detrimental ecological impact. An extended ecological assessment and protected species survey has been undertaken by Curious Ecologists. The report concludes that the majority of the site is of low ecological value and points out that where there are areas of the site of higher ecological value, mostly hedges and trees, they are to be retained or suitable mitigation measures incorporated.

No evidence of protected species was found on the site, although it is pointed out that there is potential for bat roosts, together with good foraging and feeding habitat.

A detailed landscaping scheme will be submitted in support of a Planning Application, designed to enhance the site's ecology.

A copy of the consultants' reports are attached with the planning application.

2.10 Heritage

The site is within the Carlton village conservation area and immediately adjoining St John's church, a listed building. A Heritage Statement has been prepared by C S Archaeology. A copy of the report is attached with the planning application.

3.0 Planning Policy

An extract from the LDF is attached at Appendix 6.

The whole of the site is located within the Carlton Conservation Area, and lies immediately adjoining and to the south of St John's Church, a Listed building. New build residential development should be designed to enhance the setting of the Conservation Area and the Listed building whilst protecting public amenity. The redundant farm buildings at Stud Farm have been the subject of a previous Planning Permission for conversion to residential use, together with the integration of 2 No new dwellings.

The site is well located, in a central position within Carlton Village, is in close proximity of existing services and is well served by public transport. The site is in a sustainable location. The proposals comply with both National and Local Planning Policy as described in both the UDP & LDF.

4.0 Involvement

The proposals for redevelopment of this site have been the subject of extensive informal negotiations with the local Planning Department through initial informal enquiries and via the Council's pre-application procedure. The site has been the subject of detailed surveys in respect of existing highways, trees ,ecology and heritage interest and the result of those surveys has been used to inform the design process.

5.0 The Proposals

A development constraints plan and detailed design layout plan are attached at Appendix 7.

5.1 Description

The proposed redevelopment of Stud Farm, together with a part of its garden and the adjoining paddock, provides an opportunity for a conservation-led small scale residential development of fourteen new dwellings. The site is located at the centre of Carlton Village, in a sustainable location, where it is well served by local amenities and public transport connections.

The proposals, which are over land within three separate ownerships, involve the demolition of a number of outbuildings, garages and green houses and the removal of several trees. A demolition and tree removal plan is attached with the planning application ref: CSF 03.

Development of the existing farm allows for the retention of the existing farmhouse, demolition of a number of existing buildings and proposes the conversion and extension of existing redundant farm buildings and the construction of 4 No new dwellings. The steading stands on an important site at the junction of Church Street with Spring Lane and makes a positive contribution to the Conservation Area and the setting of St John's Church.

Further new build development, to be located on a part of the garden to the west of Stud Farm and on a vacant paddock land to the north, will provide an additional 8 new dwellings which should be designed to reflect the farm buildings, to have no impact upon existing trees with important amenity value and in such a way that critical views to and from St John's Church can be maintained and additional public open space provided.

The proposals enhance the village centre by incorporating traditionally designed new dwellings built in natural stone and to a form and scale which makes a positive contribution to the surrounding conservation area.

5.2 Use

Residential.

5.3 Access

It is proposed to retain the existing vehicular access to the Stud Farm complex via a connection with Spring Lane, approximately 26m to the south west of the junction of Spring Lane with Church Street. The existing access is enclosed by stone boundary walls and mature trees with high amenity value and it is recommended that a reduction in normal visibility standards should be accepted in the light of the conservation benefits of maintaining the existing streetscape.

The proposed new build development, to be located on a part of the garden to the south west of the existing farmhouse and on an area of paddock land to the north west, is to be served via a new roadway connecting with Spring Lane approximately 38m distant from the existing access to Stud Farm. It is proposed that the existing stone boundary wall should be retained and that Spring Lane be slightly realigned to allow for a new roadway of 4.8m width with 7.5m radius curves and with a 33m x 2.4m visibility splay to the south west. It is proposed to construct a new public footpath adjoining Spring Lane between the two access points.

Within the new development site, the roadway is to be designed as an "informal" shared surface terminating in a small housing court and with adequate manoeuvring facilities for the Council's refuse collection vehicle and emergency services.

It is proposed to provide an additional pedestrian link connecting all parts of the proposed residential development with Church Street via the newly created public open space to the south east of St John's Church.

5.4 Layout and Scale

The proposed residential development is in three parts.

1. Stud Farm

   The proposals for Stud Farm include demolishing the attached single storey outbuilding attached to the farmhouse that has been used as an independent cottage, converting the adjoining redundant barns into a further two dwellings, and constructing four new semi-detached houses over the site of existing greenhouses and outbuildings to form the fourth side of an enclosed farm courtyard (6 new dwellings in total) .The layout of buildings on the site is determined by the position of existing trees, the requirement to maintain recommended distances between habitable rooms and to develop in a way which is sympathetic to the traditional steading and the Conservation Area.

Existing buildings are of one and two storeys in height and the proposed new houses should be constructed to a similar scale, to a traditional span and matching height.

2. An individual plot is created by the construction of the proposed new access road from Spring Lane which separates a part of the existing garden land adjoining No 1 Spring Lane. A single dwelling is proposed for this site.

3. To the north west of Stud Farm there is a grass paddock enclosed on the northern boundary by St John's Church and The Gables. To protect important views to the Listed building from the south and to Stud Farm from the north when viewed from Church Street, it is proposed that a new "memorial green" should be created over the eastern part of the site. The green would provide a new public amenity within Carlton Village with direct access from Church Street and by a new footpath link connecting Church Street with the proposed residential development to the west.

   The proposed development of a part of the paddock for residential purposes would be for approximately seven dwellings constructed around a small housing court to reflect the form and layout of the adjoining buildings at Stud Farm. The new dwellings are designed as a group of interlinked cottages, each with one garage and all having generous areas of private garden. The dwellings will be of traditional proportion, of single and two storey height and constructed in stone with an artificial stone or slate roof cladding. New build houses will have chimney stacks and stone boundary walls will separate front gardens from the adjoining vehicular access.

5.5 Appearance and Materials

The conversion and extension of the existing buildings at Stud Farm should respect existing design detail and materials. Existing door and window openings are to be retained and a minimum number of new openings created. Conversion of the existing agricultural barns should reflect their former farming use and should retain and exploit existing external and internal details where possible.

New dwellings should be constructed to reflect the scale, mass and form of adjoining buildings within the Conservation Area, should be built in stone with artificial stone and/or slate roofs, with traditional verge and eaves detailing, ogee or half round guttering with cast rainwater pipes, with timber window and door frames set in rebate to the surrounding stonework and with an appropriate lime-based grit mortar, brushed level with the adjoining masonry to expose a light aggregate finish. Externally, private gardens are to be enclosed with a mix of stone walls, timber fences and hedges and hard surfacing is to include artificial stone flags and setts and gravel. The new access roadway is to be constructed in tarmacadam with a feature gravel finish.

5.6 Significance & Justification

St John's Church, which adjoins the northern boundary of the site is a listed building and the whole of the site area lies within the Carlton village conservation area. Development of the site requires that the applicants consider the significance of the heritage assets and provide justification for any works that might affect them.

Stud farm and its immediate surrounds are significant in relation to the conservation area and the development of the existing buildings and the adjoining site has the potential to impact upon the adjoining heritage assets. The existing farmhouse and adjoining stone barns are an important feature of the conservation area.

This statement has described the proposals, and has confirmed the rationale behind the proposed form, layout, scale and mass of the proposed new housing. This is a small scale residential development of single and two storey buildings with traditional pitched roofs, arranged around two separate but closely linked courtyards, and with houses built to traditional proportion out of natural stone and with approved artificial stone slate and contrasting blue slate roofs.

It is proposed to demolish a number of buildings on the site to facilitate the proposals. With the exception of the stone building attached to the farmhouse, these are a mixture of prefabricated single storey sheds and greenhouses.

The building that is attached to the farmhouse is in poor structural condition and offers limited potential for conversion to useable domestic space. Demolition will allow the construction of a pair of semi detached cottages over a similar footprint and retaining the same physical site relationship. Materials from the removal of the existing building will be used to restore both stone walls and stone slate roofs on the retained barns. The new cottages allow the farmhouse to be seen as a separate building, but attached to the new building by a high stone wall.

The proposed layout of the new dwellings maintains critical views to and from the listed building when viewed from Church Street and the newly created public open space and will allow greater public appreciation of the heritage assets.

5.7 Landscaping

Landscaping of the site is to include retention of all existing trees and shrubs that contribute to local amenity and as advised by the arboricultural consultant in consultation with the Council's Tree Officer. New tree and shrub planting will be designed to replace any trees that are removed, to enhance the Conservation Area and the newly created public open space. The proposed site layout drawing illustrates both existing and proposed landscaping.

Hard landscaping surrounding the houses will include paths and terraces laid in artificial stone flags , driveways in tarmac with a bonded gravel finish and parking spaces in approved setts. Boundaries are formed with stone walls, close boarded fencing and hedges.

7.0 Summary

The design proposals for Stud Farm and the adjoining site will result in a high quality, conservation-led residential development at the centre of Carlton Village. The scheme will result in the retention, conversion and enhancement of existing traditional buildings and the construction of new build housing which, together, will enhance the Conservation Area and the setting of the adjoining Listed building, provide a new heart to the village, improve streetscape and provide new build housing in a sustainable location, close to all facilities and public transport connections.

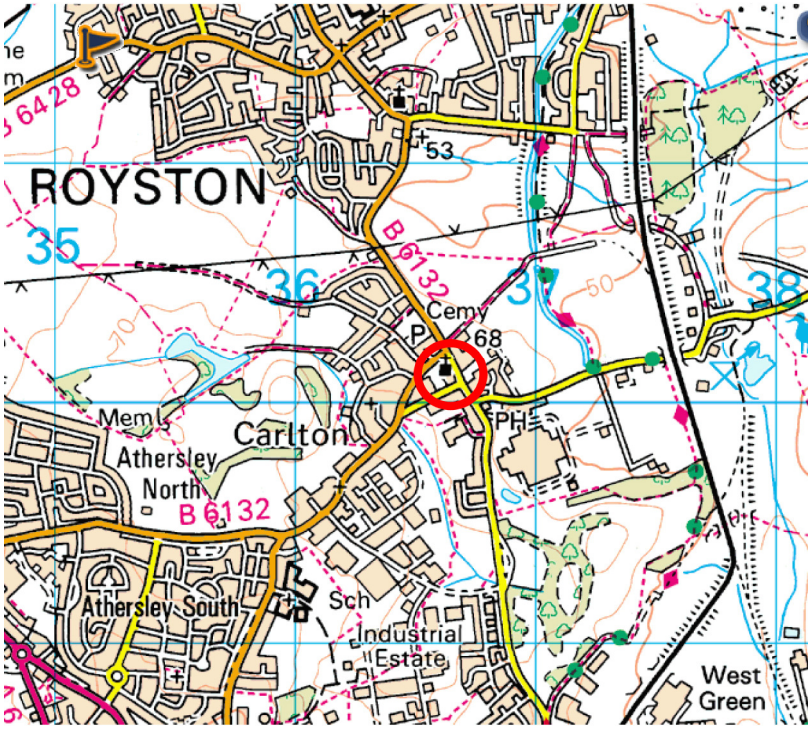


Signed ……..

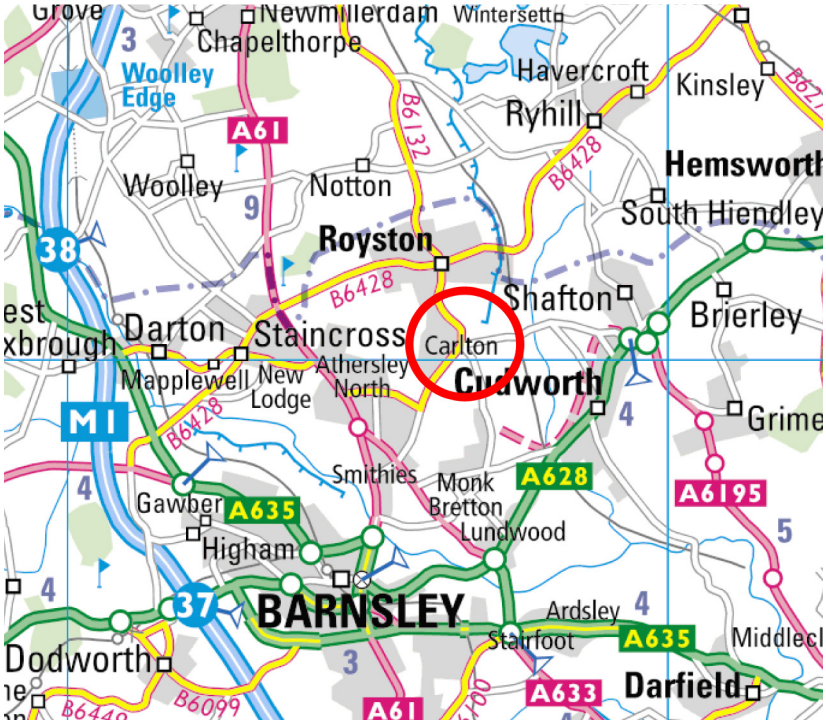
FOR CHRIS CARR ASSOCIATES

APPENDIX 1

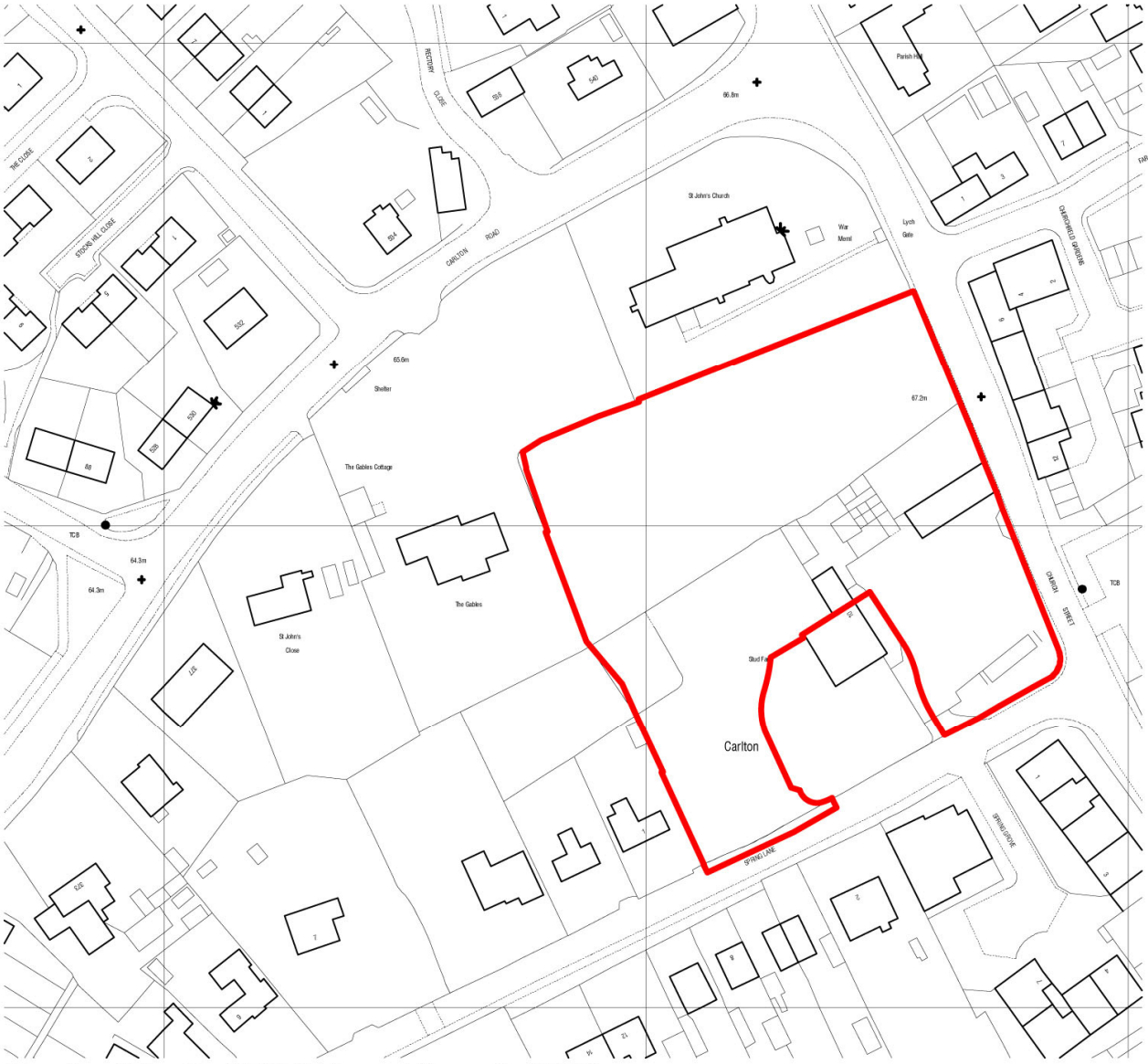
SITE LOCATION PLANS



1.1 SITE LOCATION PLAN



1.2 CARLTON VILLAGE



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1.3 SITE PLAN

APPENDIX 2

OWNERSHIP PLAN

OWNERSHIP DETAILS

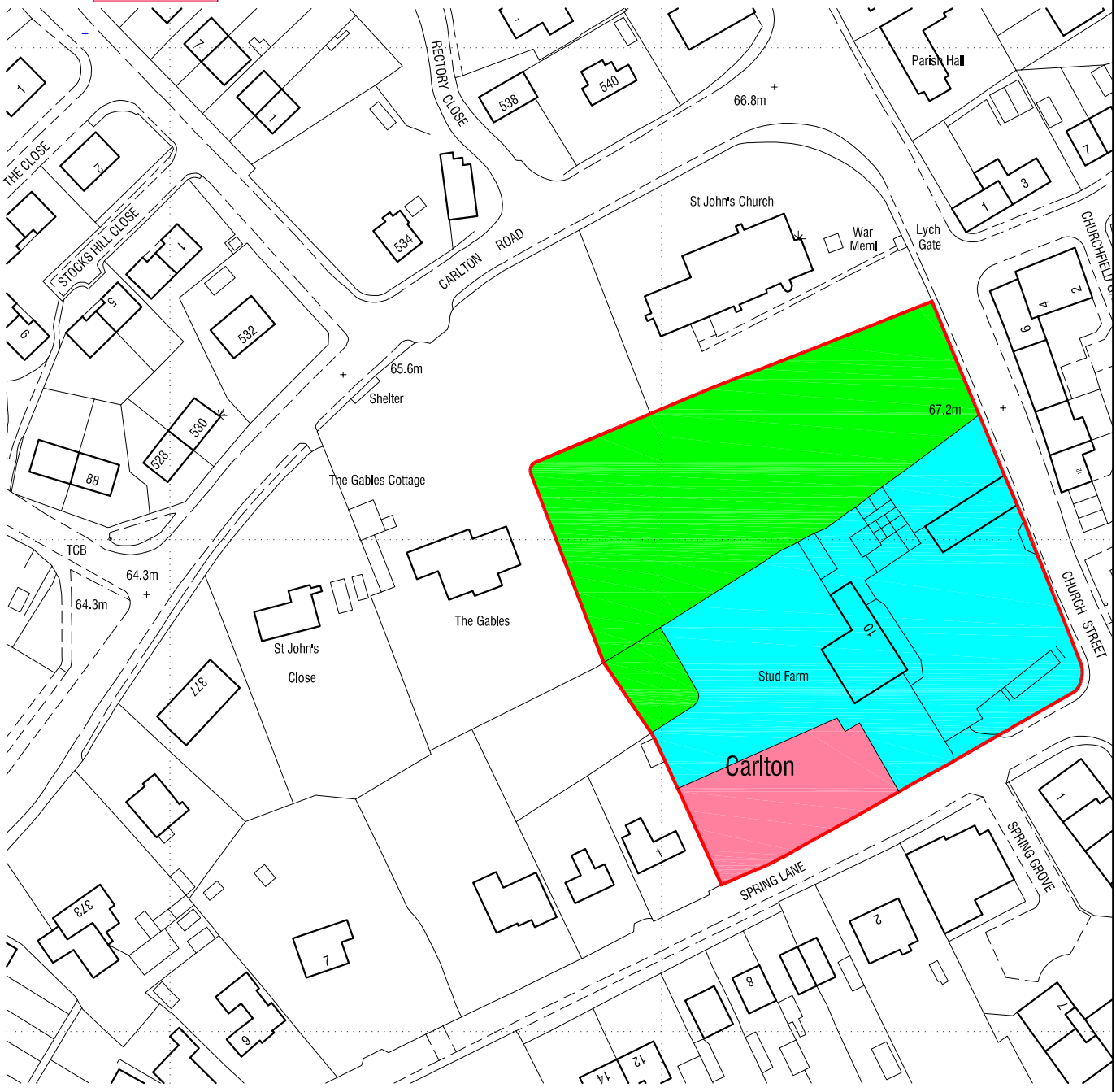
Diocese of Wakefield

Maw Estate

Jaguar Estates Ltd

Development Site Boundary

North



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STUD FARM
CARLTON
BARNSLEY

Land Ownership Plan

Scale 1:1250

Date Sept 2010

Ref 23.40

Drwg No OS2

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APPENDIX 3

PHOTOGRAPHIC SURVEY



1. **Spring Lane from the south west looking towards the junction of Spring Lane with Church Street**



2. **View to the existing access to Stud Farm from Spring Lane**



3. View of the junction of Spring Lane with Church Street taken from the south east



4. View of existing access to Stud Farm from Church Street



5. View of secondary access to the farmyard at Stud Farm from Church Street



6. View of the paddock land with St John's Church beyond taken from Church Street



7. View of the field between Stud Farm and St John's Church taken from Church Street



8. View towards the field through the Churchyard from the north



9. View through the Churchyard to the field and Stud Farm beyond taken from the north west at the junction of Church Street with Carlton Road



10A The north east elevation of the farmhouse



10B The north east elevation of the existing farm cottage



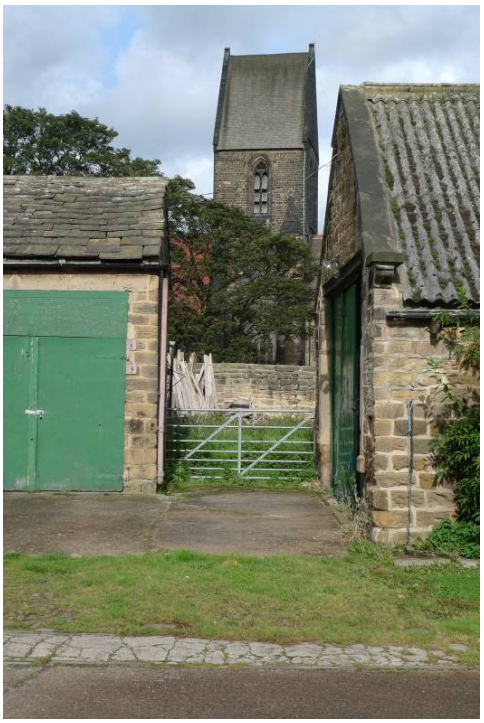
11. The south east elevation of single storey barn adjoining the farmhouse



12. The south east elevation of single storey barn adjoining Church Street



13. Existing glasshouses and outbuildings to the south east of the farmhouse



14. View to St John's Church from the central farm courtyard between the existing single storey barns



15. South west (garden) elevation of the farmhouse



16. South gable elevation of the farmhouse



17. South west rear elevation of existing farm cottage



18. The north elevation of the existing single storey stone barn adjoining Church Street



19. Single storey stone barn and outbuildings at the north side of the existing farm courtyard



20. Existing house and farm buildings at Stud Farm taken from the adjoining field

APPENDIX 4

FLOOD PLAN



- Environment Agency Flood Plan
- No flooding within close proximity of the site
- No water courses or culverts affected by the works

APPENDIX 5

SEWER RECORD PLAN

Sewer Legend


Combined Sewer


S24 Combined Sewer


Surface Water Sewer


S24 Surface Water Sewer


Foul Sewer


S24 Foul Sewer


Section 104 Sewer

Public Rising Main


Pumping Station


Abandoned Sewer



Public Sewage
Treatment Works


Syphon Sewer &
Vacuum Sewer

+ Property Identifier

Water Legend

Water Main 4" and below

Water Main 4" and above

Raw Water Main

Private Water Main


Fire Hydrant

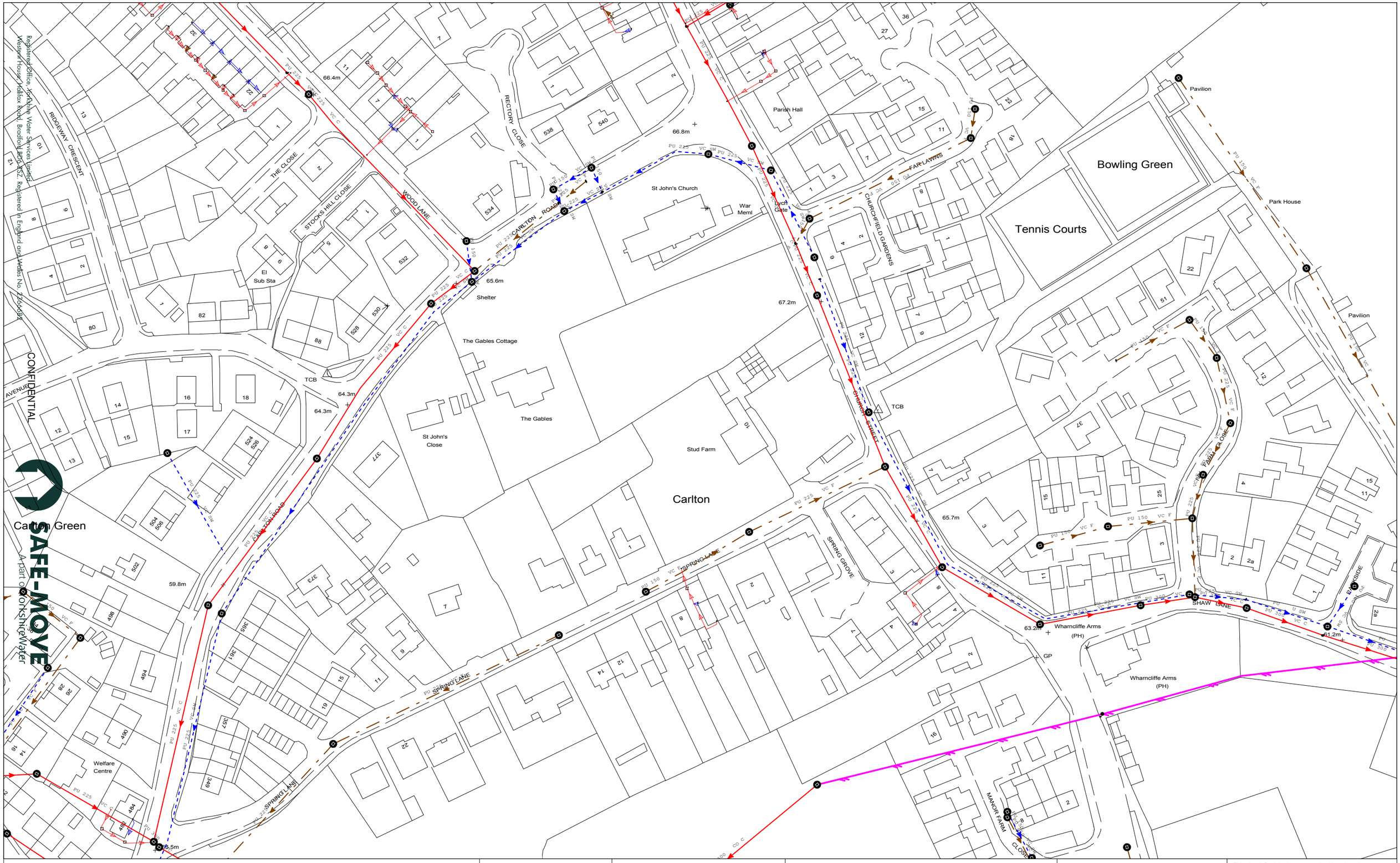

Pumping Station

Registered Office, Yorkshire Water Services Limited,
Western House, Halifax Road, Bradford BD6 2SZ. Registered in England and Wales No 2366682

Water Network features are not shown above a scale of 1:50,000

436205 : 409808	Map Name : SE3609NW	Title	Partial Key Water mains up to 4" in diameter Water mains over 4" in diameter Raw water mains Private water mains
	Yorkshire Water, PO Box 500, Halifax Road, Bradford BD6 2LZ Contact Name : M Thwaite Contact Tel :	Notes	The position and depths of apparatus shown on this plan are approximate only. The exact positions and depths should be obtained by excavation trial holes. Scale : 1:1250
		(Ody) COPYRIGHT STATEMENTS: Reproduced by permission of Ordnance Survey on behalf of HMSO © Crown copyright and database 2004. All rights reserved Ordnance Survey Licence number 100019559	Drg No : Maris No : Date Req : 29/09/2010, 15:39:43 Date Gen : 29/09/2010, 15:40:03 Source : Water Network Enquiry

UPN: Undefined Originator: M Thwaite, Safe Move,



	436205 : 409808	Map Name : SE3609NW	Title
		Yorkshire Water, PO Box 500, Halifax Road, Bradford BD6 2LZ Contact Name : M Thwaite Contact Tel :	Notes
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Partial Key

Foul Sewer = F
Combined Sewer = C
Surface Water Sewer = SW
Trade Sewer = TD
Partially Separate = PS

This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers. No house or property connection

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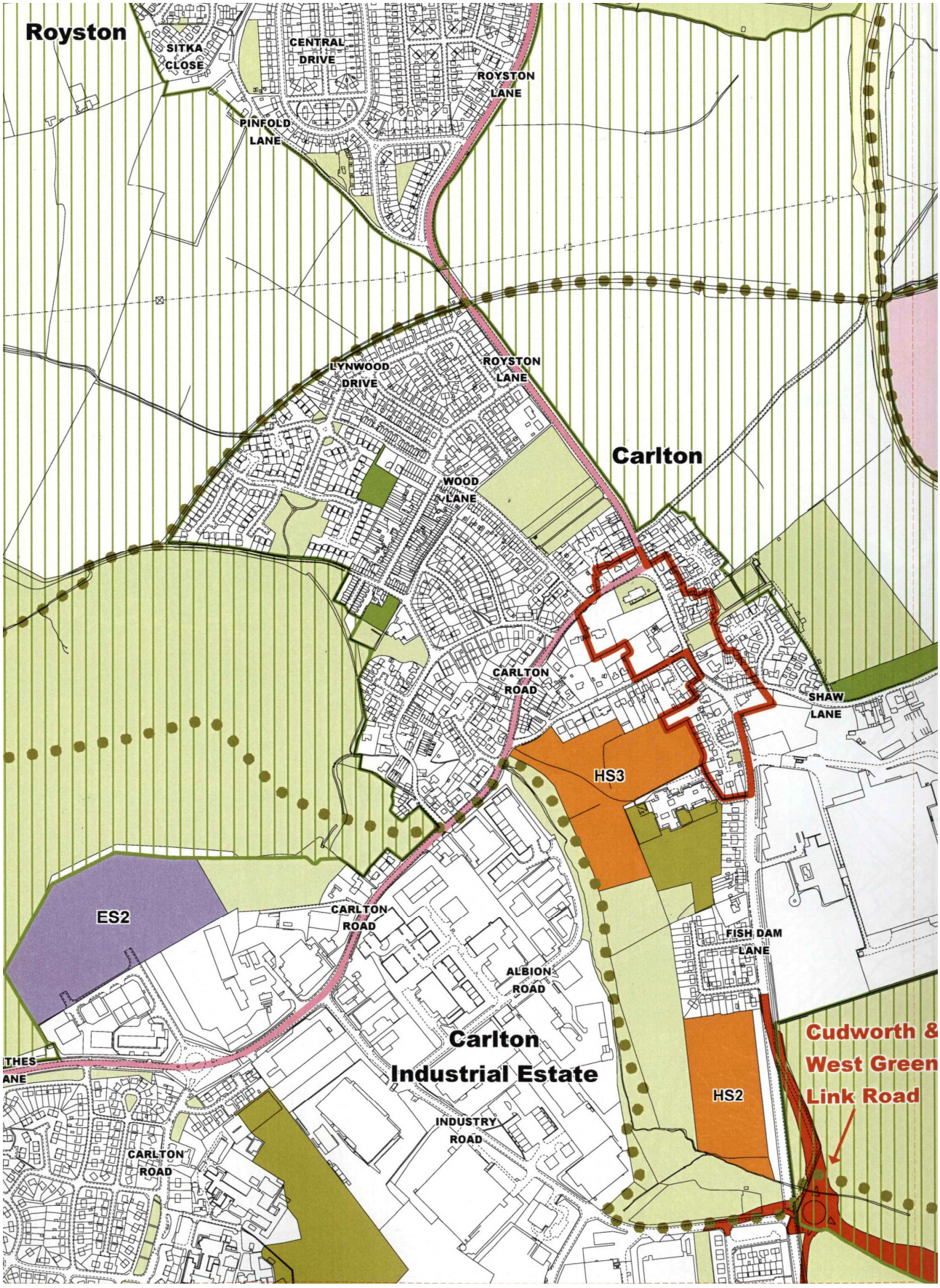
Source : Sewer Network Enquiry

UPN: Undefined

Originator: M Thwaite, Safe Move,

APPENDIX 6

EXTRACT FROM LDF



Extract from Local Development Framework Plan

APPENDIX 7

DEVELOPMENT CONSTRAINTS-CONCEPT PROPOSALS & DETAILED LAYOUT

N

ST JOHN'S CHURCH.

C VIEW TO STUD FARM THROUGH CHURCHYARD OVER OPEN PADDOCK.

CHURCH STREET

STONE BOUNDARY WALL

STONE BOUNDARY WALL

STONE WALL

PADDOCK

B VIEW TOWARDS ST JOHN'S CHURCH FROM SE OVER OPEN PADDOCK.

A VIEW TO CHURCH TOWER

STUD FARM

GARDEN

SPRING LANE

EXISTING BUILDINGS HOUSE, COTTAGE & BARNS

EXISTING TREES TO BE RETAINED.

EXISTING TREES TO BE REMOVED.

EXISTING VEHICULAR ACCESSES

CRITICAL VIEWS

PROPOSED VEHICULAR ACCESS

DEVELOPMENT CONSTRAINTS PLAN

SCALE 1:500

STUD FARM
CARLTON
BARNSLEY

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View 1 - Perspective view into proposed development from Church Street- existing farm house courtyard



View 4 - Perspective view into proposed new build development



View 5 - Perspective view from Church Street through Churchyard towards proposed memorial green

SITE PLAN 1:500



View 2 - Perspective view from Church Street looking north/west

View 3 - Perspective view from Church Street

View 6 - Perspective view from Church Street through proposed memorial green towards new build development

PROPOSED DEVELOPMENT
CARLTON STUD FARM
CARLTON
BARNSLEY, SOUTH YORKSHIRE

PLANNING

PROPOSED SITE PLAN AND VISUALS

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Scale.	1:500/NTS	Drawn.	
Date.	24.01.12	Ref. No.	11.002
DWG. No.	CSF 06	Rev.	

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