

COURTLAND SIDE
HALIFAX ROAD
THURGOLAND

DESIGN & ACCESS STATEMENT
SEPTEMBER 2019

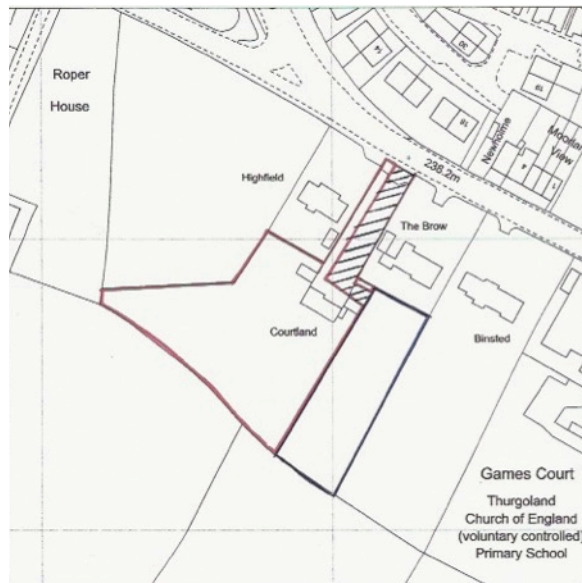
COURTLAND SIDE

The Site

The site for the proposed dwelling is located to the west side of 'Courtland', an existing house, which sits to the south side of the Halifax Road in the village of Thurgoland.

The site area is 0.21Ha and it is rectangular in shape. It measures approximately 70m from north to south and approximately 23m from east to west. The gently sloping site faces south and has extensive views towards Green Moor.

The vegetation on site is predominantly grass with Oak, Cherry and self-seeded trees to the south boundary and a non-native Leylandii hedge to the east boundary.



Location Plan with Site Outlined in Blue.
Right of Access is over Hatched Area



Aerial View of Site from South



View from North of Site

The Existing Buildings

The site previously formed part of Courtland's garden. Courtland is a detached, stone built, two storey dwelling with a pitched, slate roof and two separate garages. It was constructed in the 1960's and takes advantage of the south facing aspect, with its reception and bedrooms facing south.

There is one existing building on the site. This is a timber stable building adjacent to a garage belonging to Courtland. It has a pitched, slate roof and faces south. It is of no architectural or historical merit. The proposal is to demolish this building. To the north side of the stable is hardstanding, which provides parking for two vehicles.

To the north of the site is 'The Brow', a single storey dwelling of brick construction. To the east is 'Birley' (referred to on the Ordnance Survey MasterMap as 'Binsted'). Birley is predominantly of brick construction with a generous, contemporary sunroom extension in timber cladding. There is a stone boundary wall of approximately 1m high between the site and The Brow and a substantial, dense Leylandii hedge of over 2 metres high, between the site and Birley.



Site with Existing Buildings – Courtland, Stable and The Brow

Site Context

Within the vicinity of the site, the majority of the village properties are in residential use (single occupancy) and are of a wide variety of building styles, form and scale. The southern boundary of the site forms part of the Barnsley Metropolitan Borough Green Belt boundary. (repetition of boundary) Thurgoland Church of England Primary School is located on the same side of Halifax Road close by.

Planning/Site History

The site has permission for the erection of a detached dwelling in accordance with the terms of the application, Ref 2017/0171, dated 2 February 2017 and subject to the conditions set out in the Appeal Decision Schedule. The existing planning permission is for a two storey, three bedroom, 'eco house' with attached garage and parking for an additional two vehicles. The application was refused in February 2017 and granted on Appeal to the Planning Inspectorate on 13th November 2017. (Appeal Ref: APP/R4408/W/17/3180604) The previous design was developed by M. Booth Design, Architectural Design and Building Consultants.



Visualisation of Existing Permitted Development

The Revised Proposals

Please read in conjunction with the following drawings:

50/01/01 Existing Site Plan and Site Photographs

50/01/02 Proposed Site Plan

50/01/03 Proposed Floor Plans

50/01/04 Proposed North, South and East Elevations

50/01/05 Proposed West Elevations

50/01/06 Proposed Sections

Ms Clark recognised the potential for significant design improvements and since purchasing the site has been exploring alternative proposals with her design team Marc Medland Architect and Paul Testa Architecture. These improvements are not limited purely to the aesthetics of the design. The proposals seek to deal with the more fundamental issues of how the property integrates and responds to both its immediate and wider site context. In particular the impact of the new building on its neighbour to the north (The Brow). Furthermore, it seeks to significantly improve the environmental performance of the dwelling to International PassivHaus standards.¹ (The proposed design has been modelled to test whether it meets PHPP standards, which it does comfortably.)

1 The International Passivhaus standard requires that the building fulfills the following requirements:

- Use up to 15 kWh/m² (4,755 BTU/sq ft; 5.017 MJ/sq ft) per year for heating and cooling as calculated by the Passivhaus Planning Package, or a peak heat load of 10 W/m² (1.2 hp/1000 sq ft), based on local climate data.
- Use up to 60 kWh/m² (19,020 BTU/sq ft; 20.07 MJ/sq ft) per year [primary energy](#) (for [heating](#), [hot water](#) and [electricity](#)).
- Leak air up to 0.6 times the house volume per hour ($n_{50} \leq 0.6$ / hour) at 50 Pa (0.0073 psi) as tested by a [blower door](#); or up to 0.05 cubic feet per minute (1.4 l/min) when looking at the surface area of the enclosure.

In addition to improving the impact of the dwelling on its immediate and greater environment, Ms Clark has reconsidered the design of the dwelling with her own specific needs in mind. She intends to occupy the house for the foreseeable future and has taken into account potential future mobility and care provision. Although the house occupies a sloping site, which exceeds a gradient of 1 in 20, the house has been planned to accommodate a through floor lift if required. Floor levels are, or can be adjusted to, level access throughout the dwelling.

Ms Clark also intends to work from home and has incorporated a studio space into the scheme at the Lower Ground Floor Level. She is a textile designer and hand weaver, using manually operated looms and equipment. She sells her work locally and via her website, so the studio space is for design and making and is not intended to be open to the public.

Comparison with Permission Ref: 2017/0171

Careful consideration has been given to the impact of the application compared with the permission granted in 2017. (Ref: 2017/0171)

There are several key differences intended to minimise the impact of the proposed dwelling. These are as follows:

1. The volume of proposed house is sited further away from the boundary with The Brow and the earth mound, intended to mitigate the effect of the approved dwelling, is not used in this proposal.
2. The area of building at the upper level has been reduced from 118.1 square metres to 62 square metres. This means that a generous space has been created between Courtland and the new dwelling, which permits long views across the distant landscape from the living areas and the garden of The Brow.
3. There is a need to reduce the external level between the boundary wall of The Brow and the rear of the proposed dwelling. In order to achieve this, a retaining wall is proposed, parallel to the boundary and creating a raised area, which is to be planted as a buffer zone, without introducing a large mass of backfilled banking. This planted area is intended to offer a visual and acoustic buffer. The height of the plants proposed in this area will be restricted so that the views from The Brow are not compromised.
4. The sedum roof level of the proposed dwelling is 0.605m higher than the existing northern boundary wall of The Brow and is approximately 0.98m lower than the ridge level of the retained garage to Courtland. It is also 0.345m higher than the existing floor level of The Brow. This compares to 0.7m higher than the boundary wall, 0.7m lower than the ridge level of the garage and 0.6m higher than the existing floor level of The Brow as given for the approved scheme.
5. The sedum roof is intended to provide a low profile, year round surface, which requires little maintenance and does not increase in height over time. Sedum provides year round colour and interest and is low maintenance. The approved scheme does not specify the species mix of the proposed green roof.
6. The elimination of the banked mound is intended to prevent the roof from unauthorised access and the possibility of inadvertently offering views back into The Brow, potentially compromising privacy and security. Building Regulations would require a guardrail to the edge of the mounded roofscape, which would increase the height of the roof of the approved scheme and is not shown in the approved drawings. By separating the roof from the surrounding landscape, the roofline retains its low profile and does not require edge protection.

For drawn information please see:

Drawing Number 50/01/07 Proposed Elevations Compared with Approved

Drawing Number 50/01/08 Collage from Rear of the Site Looking South

Development Concept

- I. **Scale and Layout**
- II. **Design and Appearance**
- III. **Material Design**
- IV. **Views**

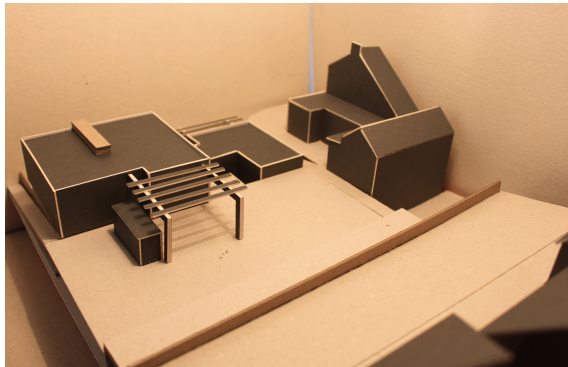
I. Scale and Layout

The proposal is for a detached, two storey house with its lower storey and studio sitting within the slope of the site. The upper storey accommodates the entrance hall with two bedrooms and associated bathroom accommodation off a private circulation space. The gross internal floor area of the upper storey is 62.02sqm. The lower storey accommodates the kitchen and living area with a small study. A separate building also sits at this level and provides studio accommodation for handweaving. The total gross internal floor area for both buildings at this level is 103sqm. The lower level can be reached by means of an external stair which sits between the two buildings or by an internal staircase within the main house. There is also provision for the later installation of a lift, if required.

The accommodation at the lower level has been split into two buildings for several reasons. Firstly, it reduces the impact of the building at the upper level and the effect of the building on views from The Brow. Secondly, it creates a small, sheltered courtyard space between the house and the studio. Thirdly, the studio can be isolated from the house both in environmental terms and also in its use.



Model Showing Massing and Division of Accommodation



View from North Across Open Space

II. Design and Appearance

The design of the proposed dwelling responds to the slope of the site, optimising the thermal envelope of the house and creating an open space at the upper level, where the existing stable is located. The space will allow views across from The Brow to the north of the site, which are currently blocked by the stable building. The location of the house on the site and its position on the slope means that views are achievable over the proposed green roof.

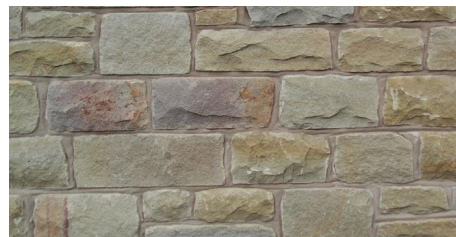
III. Material Design

A carefully considered palette of materials has been chosen to both provide variation in texture and colour and to meet the required environmental performance standards.

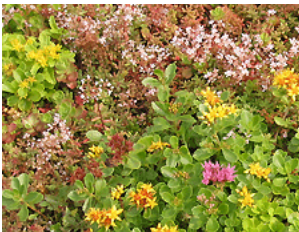
1. External walls: The lower storey of the house is to be constructed in a random sandstone of similar colour to local stone and, more specifically, to that of 'Courtland'. (Black Mountain Quarries 'Vintage Gloucester Green Sandstone or similar.) This is intended to connect the building to the landscape and to its immediate built context. The upper storey and the studio are to be clad in vertical timber cladding with a black finish. (Russwood factory coated finish Thermopine or similar.)
2. Roof: The proposed roof is flat with a sedum blanket system to achieve a low profile and to maintain this throughout the year. (Bauder XF301 Sedum Blanket System or similar.)
3. Windows: These are to be high performance and triple glazed throughout. The external finish proposed is dark grey powder coated aluminium. (Velfac or similar)
4. Rooflights: High performance triple glazed, dark grey powder coated aluminium (SunSquare or similar)
5. Paving: Reclaimed stone slabs and stone setts.
6. Retaining landscape structure: Reclaimed, hardwood, black-stained sleepers.



Black Vertical Cladding with Aluminium Doors



Gloucester Green Sandstone



Sedum Blanket Planting

IV. Landscape Proposals

The site is situated on the outskirts of Thurgoland with panoramic views. It shares boundaries with three neighbouring properties and the landscape proposal acknowledges these contextual conditions.

There is a Leylandii hedge to the eastern boundary, which is to be removed and replaced with a mixed hedge of native British species such as Hawthorn, Blackthorn and Hazel. This native mix will also form the hedge to the western boundary. The intention is to encourage diversity of wildlife and to continue traditional hedgerow planting in the area.

The space to the north of the site is to be landscaped using reclaimed stone setts, flags and gravel, with timber retaining walls. There is a deep raised bed between the site boundary wall and the parking area, which is to be planted with perennials and seasonal planting and is to act as a buffer zone between properties.

The pergola, which forms the householder car parking space, has planters to support climbing vines to provide shelter and colour.

The roof of the proposed house is to be planted with a sedum and wildflower mix for year round colour and interest.

The external space immediately to the south of the proposed dwelling is paved using reclaimed York stone paving. There is a small sunken pond and space for outdoor dining. A pergola provides shade and privacy (from Courtland) to the terraced area in front of the studio.

Views

Views both into the site and out of the site have informed the design at all stages.

Views into the Site

The site is not visible from Halifax Road. There are distant views from Roper House Lane at approximately 175 metres. There are no views from Birley and views from The Brow have been given careful consideration and mitigated as far as possible as described previously in this document. Views from Courtland into the site are possible but are not direct and will be managed by means of a new hedgerow to the west boundary.



View from Halifax Road

Views Out of the Site

The design approach has been to maximise the views out by providing the majority of living and studio space to the south side of both levels. This affords both privacy and extensive views. The kitchen and living spaces have no views of neighbouring property (There are two high level windows to these spaces but these will have no views or very limited views and are to provide natural light into the rear of the plan at the lower level.) The bathrooms at the upper level will have manifestation to obscure the glazing and will also have restrictors fitted.

Parking Provision

Covered parking provision is for one vehicle with adequate space for an additional two visitor vehicles. (The covered provision is intended as a charging point for the applicant's electric vehicle.)

Arrival

Pedestrian and Vehicular Access

Access to the house is by means of a private driveway on Halifax Road. The driveway has electric gates and an access intercom. The gates sit back from the main road and there is space for a vehicle to stop before entering or leaving the property without interrupting traffic flow or preventing pedestrians from passing. The driveway is owned by the owners of Courtland and the proposed new dwelling has a statutory Right of Access.

The proposed house then has a gate at its boundary with Courtland as shown on Drawing Number 50/01/03. (Proposed Floor Plans)

Refuse lorries are not able to access the site and it will be necessary for refuse and recycling bins to be taken to the roadside for collection. There is a designated space for refuse and recycling bins located to the side of the proposed house gate. The private access road is wide enough for a Fire appliance to reach within 40m of all external corners of the proposed dwelling.

Services

There is no provision in place for connection to mains drainage. Foul water from the proposed dwelling will be disposed of by means of a domestic sewage treatment plant, which requires minimal servicing. There is no requirement for connection to gas services or for oil storage. It is proposed that the building will be heated using an air source heat pump with mechanical ventilation with heat recovery.

Conclusion

This proposal is for a carefully considered, contemporary dwelling which is exemplary in terms of its design and environmental credentials. It is designed in response to the applicant's current and future needs and is sensitive to its local and wider context. The proposal has taken into account the concerns of its immediate neighbours and has endeavoured to retain and instate views of the wider landscape which are special to this part of Thurgoland.