



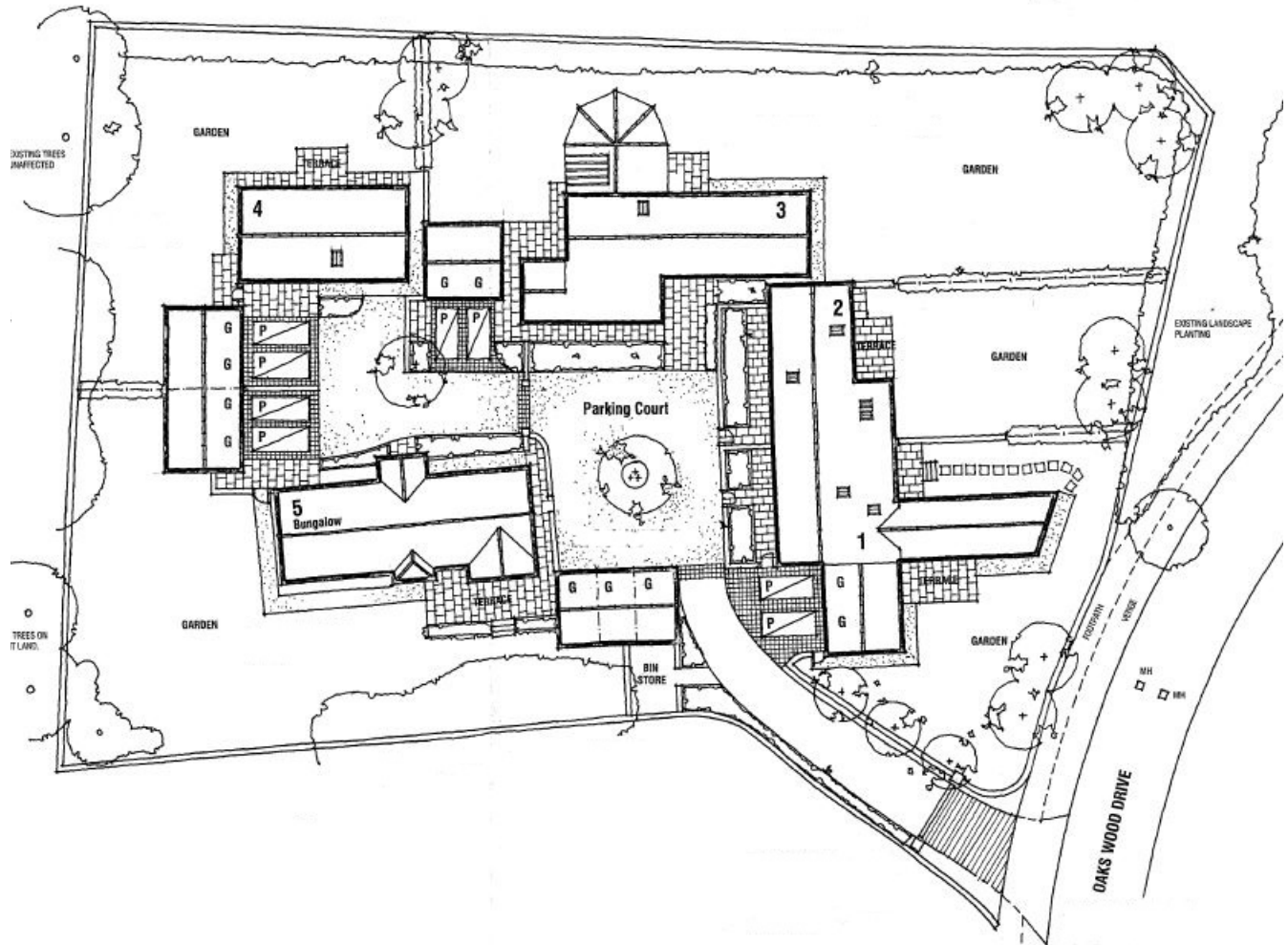
Oaks Farm | Oaks Wood Drive | Darton

DESIGN & ACCESS STATEMENT

1.0 | Introduction

This Design & Access Statement, inclusive of a Heritage Statement, has been prepared on behalf of Mr. K Booker and in support of an application for Planning approval and Listed Building Consent for a new dwelling at Oaks Farm, Darton.

The site to which this application relates is subject to an existing approved application (2011/ 0413) which was for the development of the former agricultural holding known as 'Oaks Farm' into five individual dwellings (Adjacent / Chris Carr Associates). This application specifically relates to the site identified in the original application as 'Plot 4'.



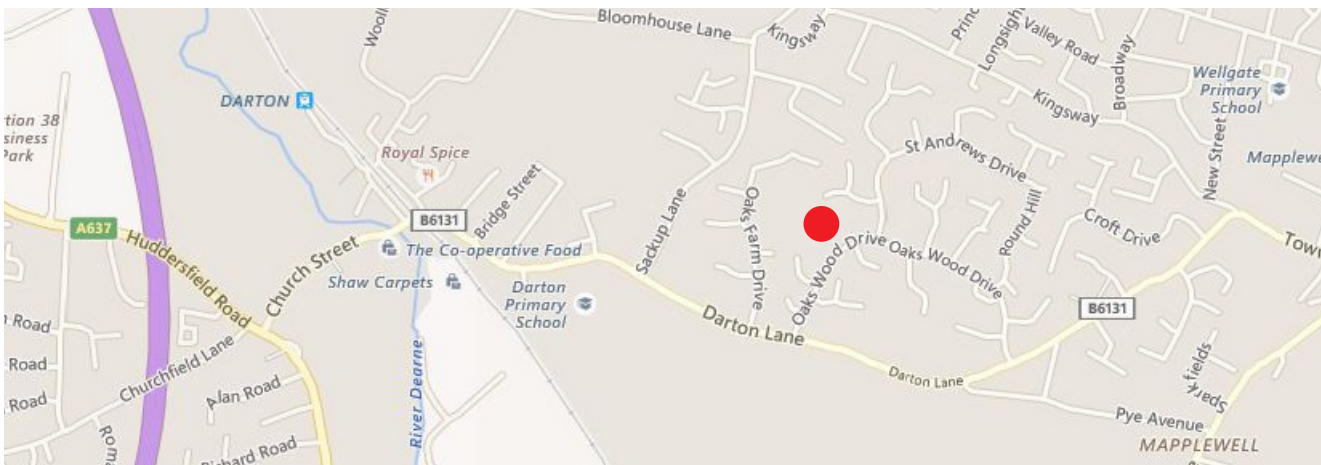
2.0 | The Site



Oaks Farm is located to the east of Darton's centre and just to the north of Darton Lane, the link road connecting Kexborough, Darton and Mapplewell and beyond. The site is well served by local amenities and transport links having a local train station and access to the M1.

Oaks Farm is the site of the original farmstead which, after the sale of the associated farm land became redundant as an operational farm.

The site of the farmstead which rises above Oaks Wood Drive, is approximately 1.2 acres in size. The farmstead includes a bungalow which replaced the original farm house (positioned to the north of the bungalow) and a number of agricultural barns which are identified for conversion to dwellings.



The former farmstead has now been completely overtaken by more modern residential development to all sides. However the surrounding development is at a respectful distance to the original farm, with mature trees and public open space to the north and west providing a degree of privacy. The boundary of the original farm is also defined by a stone wall of approximately 1.8m in height, adding to the sense of privacy that the site enjoys.

2.1 | The Site

Plot 4 to which this application relates is approximately 780m² and is positioned in the north west corner of the site. Historical ordnance survey records indicate that this section of the farmstead has not previously been developed.

Access to the site is from the south of the site from Oaks Wood Drive. The private drive provides shared access to all of the plots within the development.

The site of Plot 4 rises in level from south to north by approximately 1m and is generally grassed with small areas of shrubbery. A small cluster of sapling trees in the centre of site are identified on the topographical survey which has been submitted as supporting information - (Note: these have since been removed).

The site is bounded to the north and west by an existing stone wall which will be retained. Beyond this boundary wall several mature trees have been identified with smaller self-routed trees closer to the boundary with overhanging canopies.



3.0 | Site Pictures



1.0 - P4. View Plot 4 from SE corner



2.0 - P1. South Elevation.



3.0 - P2. West elevation



4.0 - P5. East elevation of bungalow



5.0 - P5 Rear elevation of existing bungalow



6.0 - P3. Southern Elevation. New construction adjacent existign barn structure

4.0 | Historical Context

As previously mentioned the original Oaks farmstead includes a number of agricultural barns which have been extended during the farms existence.

The principal barn (defined as Plot 3), situated to the north of the development and to the east of Plot 4, was constructed in the late C17. A single storey semi-octagonal 'engine house' was added in the C19 and further minor lean-to brick additions have later been added. In the 1980's the building was considered to have historical merit and as such was listed as Grade II (details adjacent). The barn, which is generally two storeys, is constructed with coursed rubble stone walls with quoins to corners and a roof of stone slates of diminishing courses to the south, however the north roof section has been replaced with blue welsh slates at some point. The roof is constructed generally in oak trusses with purlins and rafters on oak wall plates. The barn includes a significant cart opening to both north and south elevations.

The second barn which forms the eastern boundary of the original farm courtyard (defined as plot 2 & 3) is two storey and similarly constructed but of a later age. It too has been extended with single storey additions.

The barns are in generally good condition and have been identified as suitable for conversion to dwellings. A full structural survey was submitted as part of the original application - 2014/ 1480 & 1489.

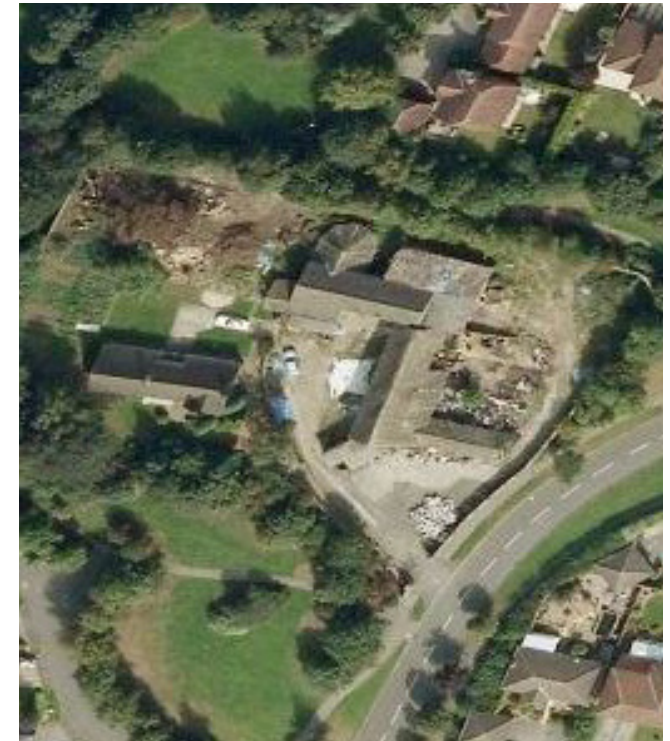
As Plot 4 is situated within the context of the listed barn as described, it has been necessary to ensure that the proposals are both respectful and sympathetic to it.

*2/105 Principal barn at The Oaks approx 20 metres north-east of farmhouse
List entry Number: 1192786
Date first listed: 23-Nov-1987
SE 31 SW DARTON DARTON LANE (North side, off)*

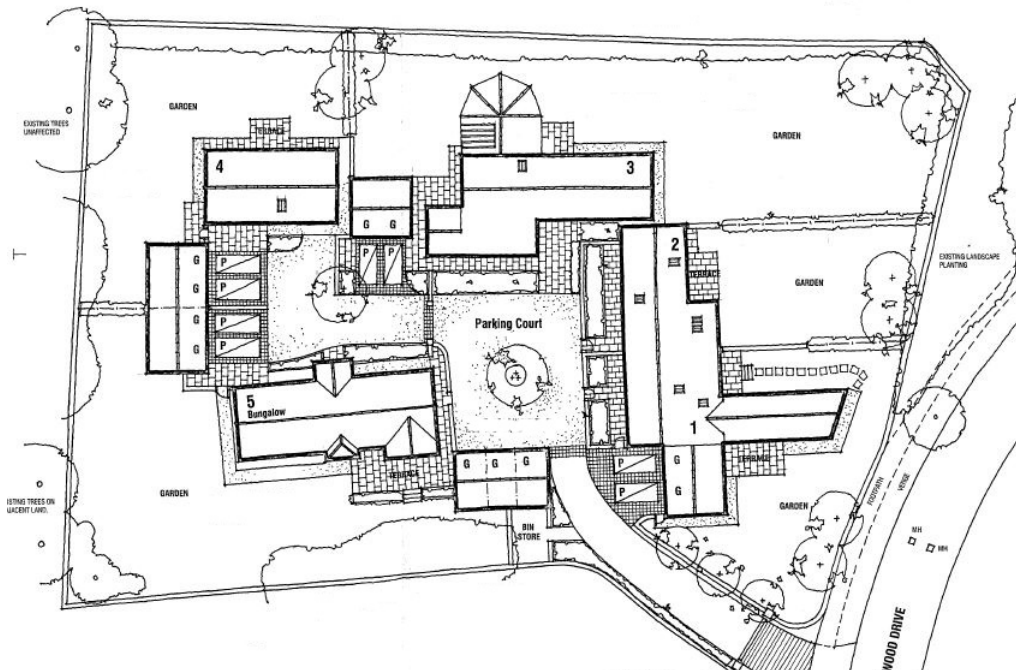
Grade : II

Barn. Probably late C17 with attached C19 horse-engine house. Coursed rubble with quoins. Stone slate roof except rear of barn which has Welsh slate roof. Five internal bays with 2-bay outshut to front left and horse- engine house to rear left. Full-height square-headed cart entry to centre bay. Front of outshut is rendered. Lower addition to left not of special interest. Rear: The single-storey added engine house projecting to right is of single bay with a 4-sided apsidal end supported on monolithic piers. Part-blocked opposing cart entry.

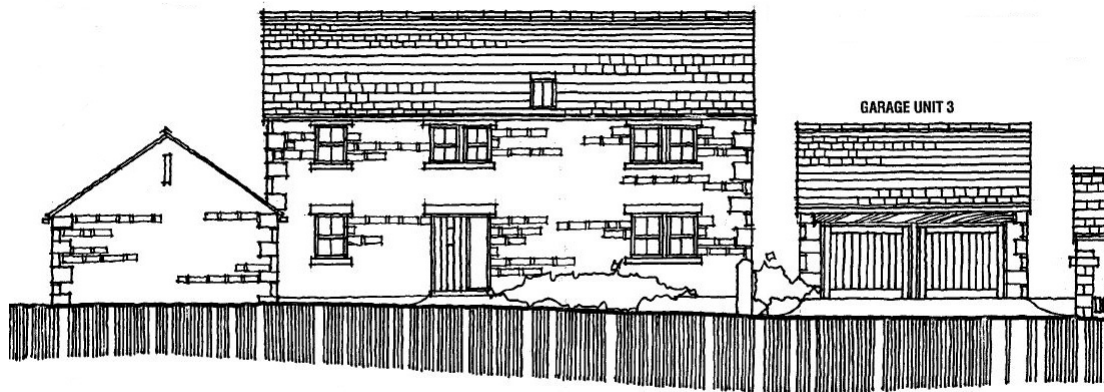
Interior: 4 principal-rafter trusses with small queen-struts. One arcade post braced to tie-beam. Some re-used timber.



5.0 | Planning Approvals



UNIT 4



SOUTH ELEVATION

The first planning application to develop the site was submitted in 2011 (0413 & 0412). The scheme prepared by Chris Carr Associates (left), sympathetically brought back into use the existing barns by removing poor quality additions to the main structures and converting into three dwellings (plots 1-3). The scheme reintroduced the sense of enclosure defined by the original farmstead (pre-bungalow) by the addition of a new dwelling (Plot 4) and garages to the northwest, defining the western edge of the courtyard. The proposal also sought to improve aspects of the bungalow. All new structures and interventions proposed utilised materials and construction details which complemented the original buildings. The application was resubmitted in 2014 (1480 & 1489) following the lapse of the original permission.

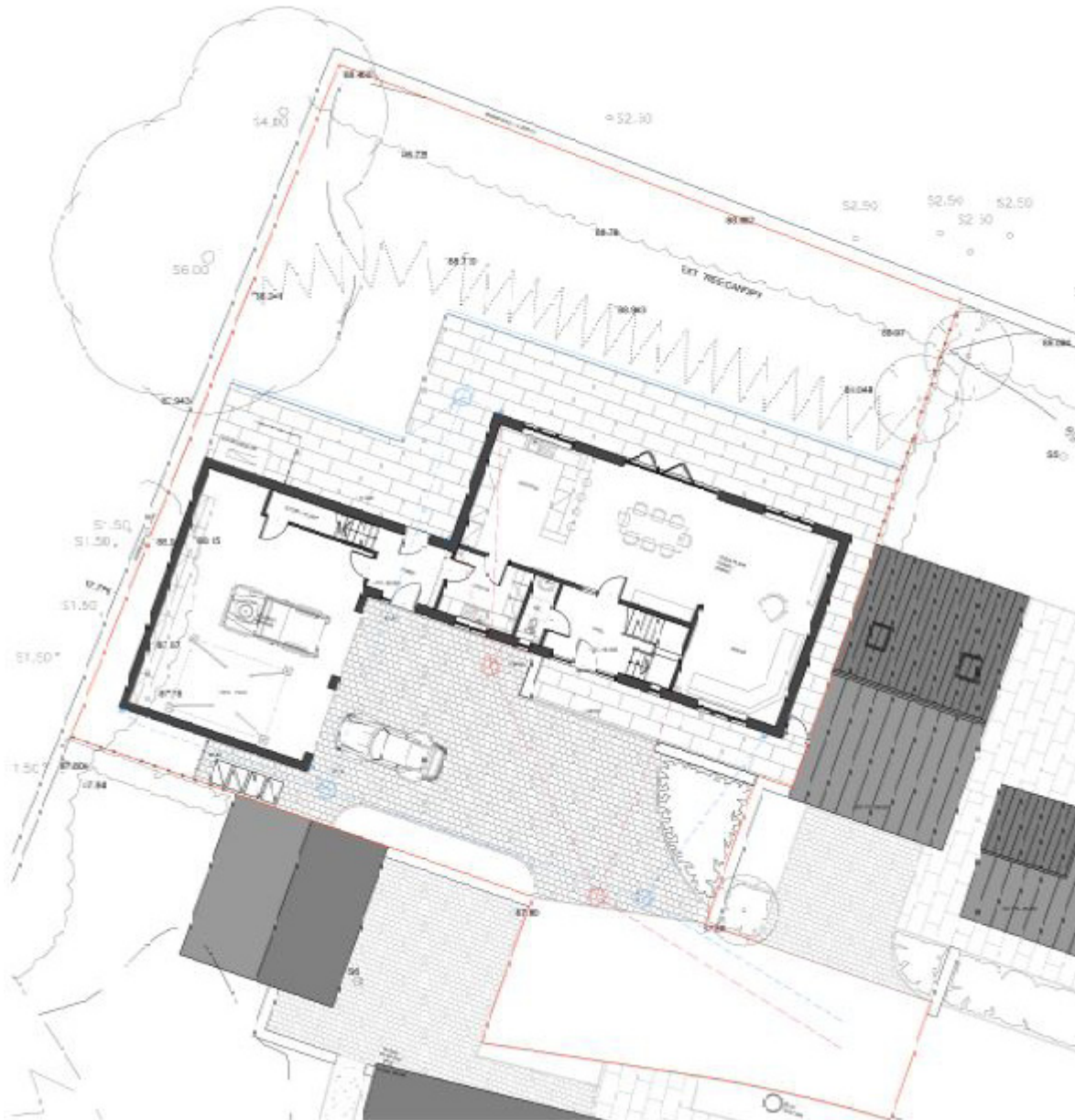
Although the site was designed as a single development the plots identified were sold individually. Subsequently as the plots have sold further applications have been made by the individual owners to amend the original design to suit their requirements.

Plot 3 - 2016 (0659 & 0661)

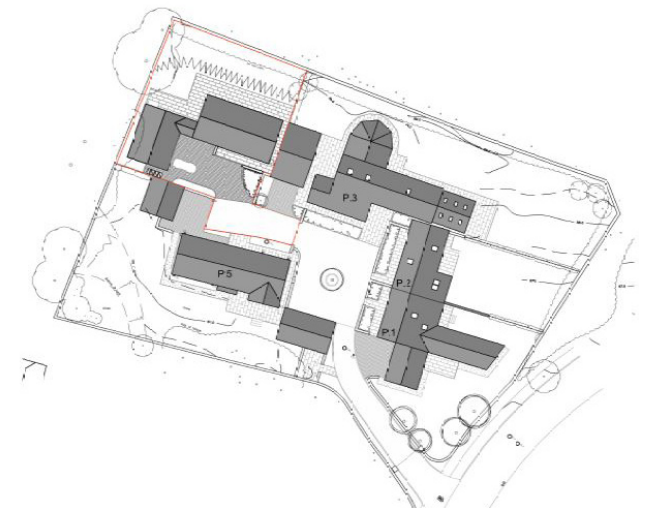
Plot 2 - 2016 (0813 & 0847)

Plot 5 - 2016 (1542 & 1550)

6.0 | Proposed Development



This planning application is for a four bedroom, two storey dwelling and double garage which is broadly similar in nature to that proposed in the original application. The position and orientation of the main house within the plot along with its scale is almost identical. The internal layout has been amended to suit the needs of the developer and has resulted in a more modern open plan layout to the ground floor reception areas. A cart opening has been introduced to the main south (courtyard) elevation to bring light into the heart of the dwelling and which is in keeping with the features of the existing principle barn. Small scale windows positioned according to their function break up the regularity and symmetry of the main facade.



6.1 | Proposed Development



The rear facade of the main house is treated similarly although is less in keeping with the adjacent barn. However where features such as the first floor juliet balcony to the master bedroom are more modern, simple fixings and a glass balustrade are utilised so as to be unobtrusive.

The major variation to the original proposal is the scale and position of the associated garages. The original proposal allows for a detached double garage connected to similar pair of garages associated with the bungalow (plot 5). Due to the requirements of the developer the garage has increased in size to allow for a vehicular workshop and first floor storage area. To reduce the visual impact of this element when viewed from the courtyard, the garages overlap the plan of the house where they connect. The formation of the internal link between the main house and garages, helps to further reinforce the courtyard boundary.

The garages have been moved away from the boundary between Plot 4 & 5 which has provided space for the storage of waste bins. A shared storage space is provided within the original application at the top of the access road but is some distance from Plot 4.

6.2 | Proposed Development

Materials:

As per the original scheme the palette of materials is sympathetic to the existing barns. Reclaimed coursed stone will be sought and samples provided to match as close as practicable that of the adjacent barn. Coursing has been indicated at 140mm to suit practical masonry cavity construction but may be subject to availability. Similarly the bed depth is indicated at 150mm which is evident in the coins, which will be of random sizing subject to availability. Where possible reclaimed stone cills, jambs and mullions will be used. It is proposed to utilise Grays Art Stone slates for the roof and samples will be provided.

Windows will be alu-wood (timber windows with aluminium external face) set back within the reveal to a minimum of 75mm. These will therefore match externally to the aluminium sliding folding doors to the rear and curtain walling to the cart-opening at the front. Rainwater goods will be proprietary polyester powder coated aluminium supported on traditional rise and fall brackets.

Externally the main drive area will be Marshalls Tegula block paving with paths and terraced areas around the property in flagged stone.

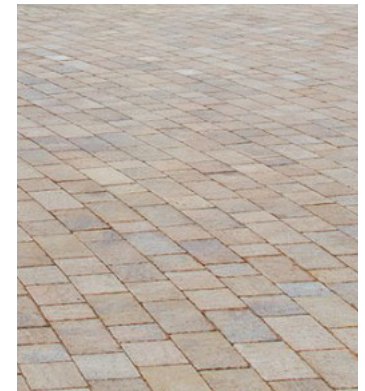
Ground Conditions:

A Phase 1 Geotechnical Desk To Study by Eastwood & Partners is submitted in support of this application.

Drainage:

The Ground Investigation submitted in support of application 2011/ 0412 indicates that the existing conditions are predominantly clay and therefore are unlikely to be suitable for soakways for surface water drainage. However it will be necessary to establish this by undertaking percolation testing in accordance with best practice. If the current understanding is verified it is understood that a suitable attenuation system will be designed to limit surface water discharge to mains infrastructure. As yet it has not been determined whether a site wide or localised system is to be designed.

The existing bungalow is served by a combined sewer connection to the main sewer in Oaks Wood Drive. It is anticipated that a new foul connection to this main will be required to cater for the entire development.



7.0 | Conclusion

The basis for the development of a two storey, four bedroom dwelling with double garage on what is identified as Plot 4, Oaks Farm, has been established in the current approved planning application 2014/ 1480 & 1489.

This application is of a broadly similar nature to the existing approved and seeks to maintain the sympathetic and respectful approach taken in relation to the historical context of the adjacent listed barn. The proposed new dwelling does not directly effect the existing barn(s) and is separated from the listed barn by the construction of a significant new garage structure associated with Plot 3.

Views into the site are limited due to the topography, surrounding tree canopies and courtyard nature of the existing farmstead. From Oaks Wood Drive Plots 1 & 2 are the visible dominant structures, which also shield Plots 3 & 4 from view. However once within the site, the elevated approach from the south leads to the southern and most important elevation of the listed barn (Plot 3). The view of Plot 4 and its relationship to the barn is only be appreciated once within the courtyard area.

The form and scale of the proposed new dwelling and the use of good quality new and reclaimed materials with sympathetic detailing will enhance the setting of the existing listed barn.

A pre-application submission was made to Barnsley MBC and an early sketch scheme reviewed by the Conservation officer. The proposal has developed taking into account those discussions and recommendations.

Therefore support is sought from Barnsley MBC in the approval of this application.

