

DESIGN & ACCESS STATEMENT



For

PROPOSED CONVERSION OF FOULSTONE FORGE TO RESIDENTIAL DWELLING

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At

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For

TRANSPENNINE PENSION FUND

Director
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PLANNING APPLICATION ISSUE

Oglesby & Limb Ltd
A1217 - Design and Access Statement
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Application Summary

- The planning proposal seeks Full Planning Approval for the change of use of a now disused forge office building to a residential dwelling on Everill Gate Lane in Wombwell.
- The application site is understood to be in green belt but the proposal seeks to reuse an existing building with only minor demolition and the creation of a detached double garage. The building has been subjected to vandalism since it was vacated approximately 2 years ago and as a result of abuse is now largely burnt-out. The proposal to convert the building for domestic use will therefore ensure the long term maintenance of the building and should ensure that vandalism and arson do not occur again in the future.
- The proposal seeks to create a new curtilage around the building which will provide it with an appropriate plot and will also allow for a private rear garden to be enjoyed by the occupants.
- The building is well suited to provide residential accommodation and will not require extension beyond the original footprint. The outbuilding which housed the forge and is now derelict is to be demolished and a detached double garage is to be built, this represents very limited new development.
- A new vehicle access is planned to Everill Gate Lane, however this is a country lane that sees relatively light traffic. As such the introduction of a new domestic access is not considered significant.
- Overall it is considered that the building presents a good opportunity for conversion and its use as a private dwelling will be sympathetic to the surrounding sites.
- An area for waste and recycling storage has been indicated on the plans. This would be convenient for road side collection.
- The garage will be finished using materials to match the dwelling.

Site observation

Location

The site address is Foulstone Forge, Everill Gate Lane, Brromhill, Wombwell, Barnsley, S73 0YL. The location and extent of the site is identified within the scheme drawings submitted as part of this application.

Site History: General

Until approximately 2 years ago the site was occupied by Foulstone Forge. Since then the site has been disused and has suffered from vandalism and arson.

Site use

The site is currently unoccupied.

Site description

The main element of the building is rectangular in shape and of 2 storey construction (figs. 01 & 02). There is a single storey projection on the east side (fig. 03). A second building occupies the north-east corner of the site; this was the forge (fig. 04). This is of single storey construction and is semi-derelict.



Fig. 01 The former Foulstone Forge Office building.



Fig. 02 The former Foulstone Forge Office building..



Fig. 03 The single storey projection on the east side.



Fig. 04 The former forge outbuilding.

Site boundaries

The building is currently located within a larger site area which also contains buildings formerly associated with the Broomhill Water Pumping Station. The proposal is however focused only on the former office building and seeks to define this as a residential dwelling within a newly defined curtilage. At present the majority of the site boundaries of the larger site are defined by nom. 2m high galvanized steel palisade fencing (figs 05 & 06).



Fig. 05 Existing boundary treatment – steel fencing.



Fig. 06 Existing boundary treatment – steel fencing.

The site - Views in and out

From the west:

In excess of 100m to the west the building is not visible due to a fall in level of the road west of the Everill Gate Lane railway bridge. From the bridge moving east there is a view across the front of the site along Everill Gate Lane (fig. 07). This view will remain largely unaffected.

From the north:

There is a view of the site from Everill Gate Lane but beyond this there are properties and trees which obscure any distance views in (fig. 08).



Fig. 07 Most distant view available from West.



Fig. 08 View from north only available from lane.

From the east:

From the east there are views of the site from approximately 250m though an established hedge of considerable height running along the south edge of the Lane partially obscures the main building (fig. 09). From this distance the proposed detached garage would have little visual impact. The use of timber fencing around the site will also have limited impact; the existing fencing is nom. 2m high galvanized steel palisade fencing.

From the south:

Views from the south are only available close up to the building. An existing warehouse and ancillary buildings between 35 and 50m south of the site substantially prevent views from due south (fig. 10). From the south-west views are obscured because the land levels fall dramatically across the railway line.

Views out simply reverse those in. No changes are proposed.



Fig. 09 Most distant view available from East.



Fig. 10 View from south.

Access and infrastructure

A new vehicular access point to the site is required though this is easily achieved directly off Everill Gate Lane as indicated on the drawings. Traffic use of the lane is light and as a result no difficulties are anticipated.

Public bus services are believed to operate between the site and Wombwell with the stop at the Everill Gate Lane / Wath Road being approximately 50m east of the site.

Streetscape and planting

The site is set within a rural context, no changes are planned in this respect.

Amenities and sustainability

Amenities are available in Wombwell which stands approximately 1000m from this site.

Architectural context

The building is relatively plain in design and is of traditional construction. There are no buildings in the immediate vicinity that are of note.

Materials of construction

The existing building has brick external walls and a pitched roof. The roof covering was slate though the roof has been destroyed by fire. The existing windows are of steel construction. Other buildings locally have a similar palette of materials although windows tend to be timber or uPVC rather than steel.

Site analysis

Having undertaken the above observation exercise within the area of the site the following summary is prepared as an analysis of the findings:

Summary

The site is currently disused and is subject to anti-social behaviour. The building in question can however be contained within a tighter curtilage that would create a plot suitable for residential use. There are a small number of other dwellings close-by on Everill Gate Lane and so residential use for this site would appear contextually appropriate.

Considering the impact of development when viewed from outside the site boundaries it is unlikely that there would be much perceptible change. The demolition of the forge would be compensated for by the construction of the detached double garage. The enclosure of the sides and rear of the site in timber fencing would be more sensitive for a rural setting that the current galvanized steel palisade fencing is.

The existing building is well suited for residential use and can provide accommodation including 4 bedrooms without the need to extend the footprint. Overall the reuse as a dwelling appears to suit the building. Its reuse will bring life to what is currently a vacant building. The permanent occupation of the building should ensure that its external appearance is maintained.

In final summary it is therefore concluded that the building can reasonably accommodate a single four bedroom property and that the land area can provide an appropriate plot.

Design Statement

The above text illustrates the investigation process that was undertaken and explains why it is considered that the site is suitable for residential conversion on a small scale. The following section relates this to the general headings given within government guidance for design and access statements.

Elements of a 'Design and Access Statement'

Government guidance requires the statement to cover 6 specific areas, these being:

Use:

The proposal seeks to convert the building for residential use. There are other residential dwellings very close to this site and the proposed use therefore appears sympathetic and contextually appropriate.

Amount:

The proposal seeks permission only to convert the building to a single dwelling. A detached garage is also proposed though this is only slightly larger than the forge outbuilding scheduled for demolition. Significantly, the existing building can accommodate the residential space required without extension.

Therefore the amount of accommodation proposed is considered appropriate for the building in which it is located.

Layout:

The proposed internal layout of the converted building is logical taking advantage of the window positions. The location of the garage and proposed site access are logical and allow this site to be efficiently separated off from the former water works area.

Scale:

The existing building is to be converted but there are no significant changes that would impact upon the height or size of the external envelope. The scale is therefore largely unaltered.

Landscaping:

This proposal does not impact upon landscaping in any way and no further consideration is therefore necessary.

Appearance:

The design seeks to recreate the original pitched roof form albeit with the chimney stacks removed. The windows, doors and rainwater goods are all proposed in dark grey or black to retain a partly commercial feel.

Access Statement:

Site Location

The site is located directly off Everill Gate Lane and is accessible by private motor vehicle or on foot, the proposals have no significant impact upon the existing situation.

Access to the site and within the residential unit.

The site gradients will be inclined externally to ensure that level access can be achieved to at least one external door. Internally the building will be largely open plan. Existing door

openings that are to be retained will limit some access though this is not considered significant.

Sustainable Construction Statement:

The site location is considered relatively sustainable as it is close to amenities as well as a bus route. In addition the proposal seeks to reutilize disused commercial space which is in line with the Government's ethos of prioritizing brownfield site development and extant structure conversion to address a recognized housing need.

Demolition Statement:

The conversion of the building requires internal demolition together with the demolition of the forge outbuilding. This is not considered significant on this site.

Planning Statement:

The application proposal is to change the use of the former forge office building to provide a residential dwelling.

Relating specifically to the change of use the author would draw attention to the publication produced in July 2012 by the Department for Communities and Local Government entitled 'Relaxation of planning rules for change of use from commercial to residential'. Whilst it is acknowledged that this site may not fit all criteria in respect of Permitted Development Rights etc, the general issues raised by the report and its overriding ethos in respect of the reutilization of existing building stock remain entirely appropriate. We would specifically repeat here text from the report introduction which appears relevant for this site:

1. 'It is accepted that there is an urgent need to increase the rate of house-building in England and make housing supply more responsive to changes in demand. For decades house-building in England has failed to keep up with the needs and aspirations of our growing population.'
2. The Government believes that there is an opportunity to contribute to increasing the housing supply by recognizing the scope for allowing changes of use of buildings from commercial to residential to take place more easily.'
3. We recognise that there are buildings which no longer function as intended in their existing locations. There are offices built in locations where the demand for office space has moved on or the need is for buildings with higher specifications that are better able to deliver for modern businesses. Similarly, there are industrial buildings which are no longer suitable for manufacturing which have struggled to find new uses but which offer good opportunities for conversion.'
4. 'All such changes in use contribute to the Government's objective of redeveloping brownfield land and disused buildings first. This also reinforces existing communities and makes best use of the existing urban and rural amenities.'

All 4 of these statements appear entirely applicable for this site and as such it is considered that the application accords with the Government's current thinking on the conversion of existing buildings where they are not already being fully utilized.

Conclusion

In conclusion it is therefore considered that the conversion of this building for residential use is appropriate for the site and would bring use to an under-utilized structure. The conversion can be implemented in a sensitive manner which will respect the building's architectural character and the privacy of its neighbours. Alterations required will not result in an increase in the footprint of the original building. In general it is therefore considered that the reuse of the site makes environmental sense and will result in an appropriate use which enhances the site.

END