Broad Close Farm
Cone Lane
Silkstone

Design & Access Statement



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Context: The local environment

Within the green belt and located just outside the built up area of the village of Sikstone, Broad Close Farm is located halfway up the hill between the villages of Silkstone and Silkstone Common. To the North of the site is Silkstone Cemetery and Silkstone lodge and quarter of a mile to the South are the closest houses that overlook the site(a+b); the site is surrounded by green fields and the nearby Hilltop Woods(c).

There is an eclectic mix of building styles and materials scattered throughout Silkstone and the surrounding area from the more traditional chiselled stone and slate roofs, to white rendered buildings(d) and a large number of semi or detached houses of the last fifteen years in a multitude of brick colours(e).

The farm houses of the area are generally the more traditional buildings of the 19th century, stone walls and often roofs, the agricultural buildings are either the earlier stone buildings matching the farm houses (often now converted into dwellings) or the more recent low pitched corrugated roof and timber clad structures.



(a)



(b)



(c)



(d)



(e)



Context: The site

Within what could be described as the Brownfield area of the land owned by the Charleworth's there stands the existing stone two storey dwelling, three large barns, the farm shop, freezers and associated parking area, grain silos and the farm yard, this covers an area of approximately 3,300m2 this will enlarge to 3,600m2 once the new dwelling is incorporated in the cluster. The tallest element on the site is the existing dwelling at approximately 5m.

The location of the proposed dwelling will be directly to the south of the barns, this will keep it in the cluster of buildings, relate it to the existing dwelling while not being too close to cause overlooking issues; allow it to take advantage of the views over to the east, to make the most of the southern sun and also to more readily utilise the existing drainage system.

The site slopes down towards Silkstone, it is intended that the levels and slope will be utilised to hide and screen the building as much as possible.



Existing stone dwelling



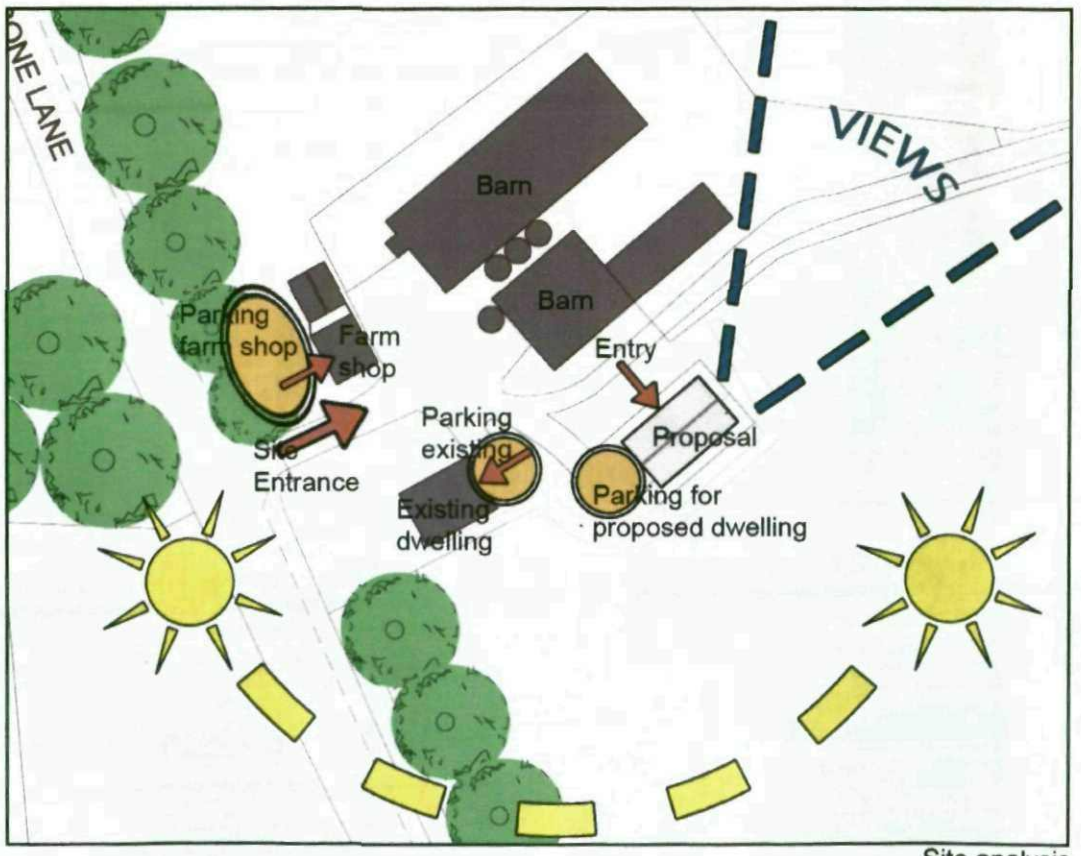
The barns rear view



The barns front view



The farm shop



Site analysis

Context: Planning policy

Please refer to the seperate planning statement document

PPS7 -'Planning authorities should ensure that development...contributes to a sense of local identity and regional diversity and be of an appropriate design and scale for its location, having regard to the policies on design contained in *PPS1* and supported in *By design*.' (para 12)

PPS7 -Sustainable development in rural areas, says: 'Planning authorities should take a positive approach to innovative, high-quality contemporary designs that are sensitive to their immediate setting and help to make country towns and villages better places for people to live and work.' (para 12)



UDP for Silkstone







Contemporary rural dwellings

Context: Consultation

A meeting was held with Bob Merryweather to discuss the design, siting, form and massing of the proposal. It was made clear that any discussions concerning the design and siting were dependent on the case being made for the second agricultural dwelling first and foremost (please see the separate planning statement).

Location plan, building plans and artist's impressions were presented, the proposal received a positive response.

A summary of the points discussed

Siting - It was agreed that the position shown within the cluster of buildings and directly to the south of the barn was a sensible location and would have minimal visual impact.

Form and Massing - A single storey dwelling with low pitched roof sat low in the site of just 100sqm GEA, BM agreed that this was satisfactory and in no way excessive.

Materials - The dwelling being a modern interpretation of an agricultural barn, using timber cladding, stone and sheet roofing

Other consultations

There is no proposed tree removal

According to environment agency data, the proposed building is not within a flood risk zone.

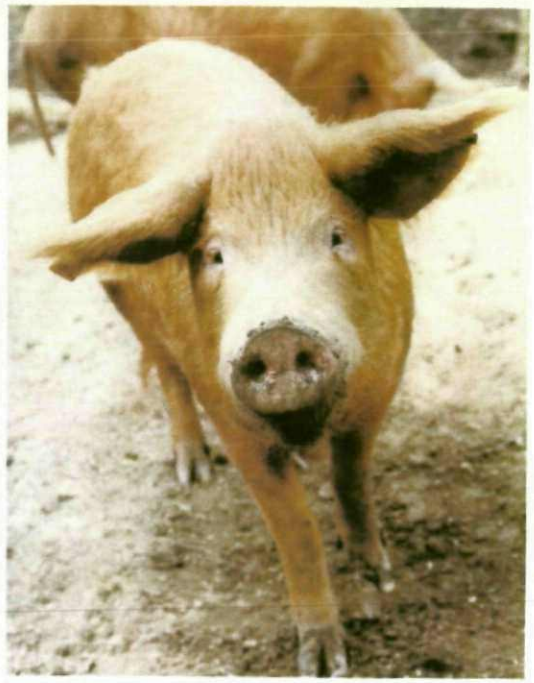
The proposal will not affect any highway access as it utilises the existing and does not increase traffic flow significantly.

Design: Use

The land is owned by Philip & Carolyn Charlesworth, it is farmed by Philip and his son Jonathan. The new dwelling is intended as a home for Philip & Carolyn, giving the existing dwelling over as the home for their son and daughter in law, Jonathan & Nicola who co run the farm shop **(Please see the planning statement and supporting documents for further detail).**







Sustainability

The building will take an active approach to environmental issues: reducing heat loss by highly insulating the fabric, good detailing to reduce drafts and air leakage backed up by a heat recovery ventilation system to prevent the need for leaky trickle vents. Orientated to maximise solar gain in the winter, and minimising openings in cold faces; solar shading to prevent summer overheating. The remaining heating that is required will be provided through under floor heating by a ground source heat pump this will also preheat the hot water. A wood burning stove will provide additional heat on the very coldest days.

Materials where appropriate will be sourced locally and thought given to the sustainability and future recycling of any building materials.

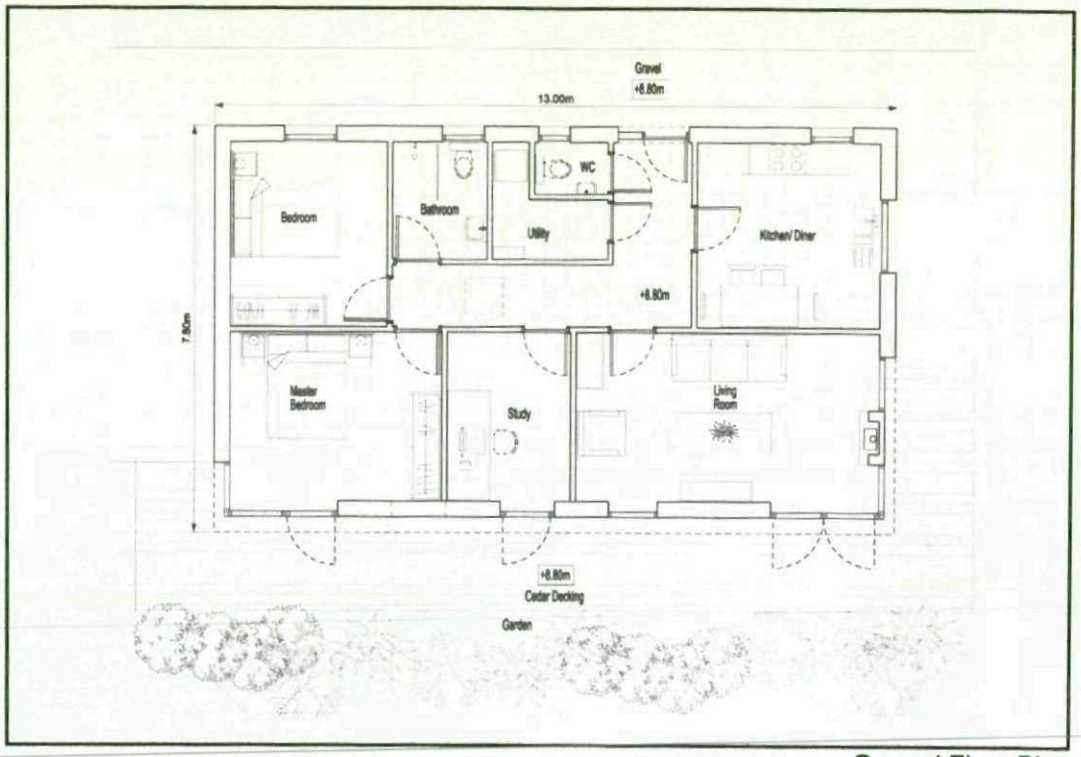
All hard landscaping will be porous so as to prevent loading of existing surface drains. Sewage will be connected to the existing system.

Design: Amount

At only 100sqm the proposal provides the required accomodation while not being excessive. The landscaping provided is enough to allow satisfactory amenity, while eating into the agricultural land as little as possible.

Consisting of 2 new double bedrooms a study/ single bedroom, living room, kitchen/ diner, bathroom, utility room and separate wc.

Car parking is provided for up to 2 cars on the west side, this will be hidden by the ha-ha to the south.



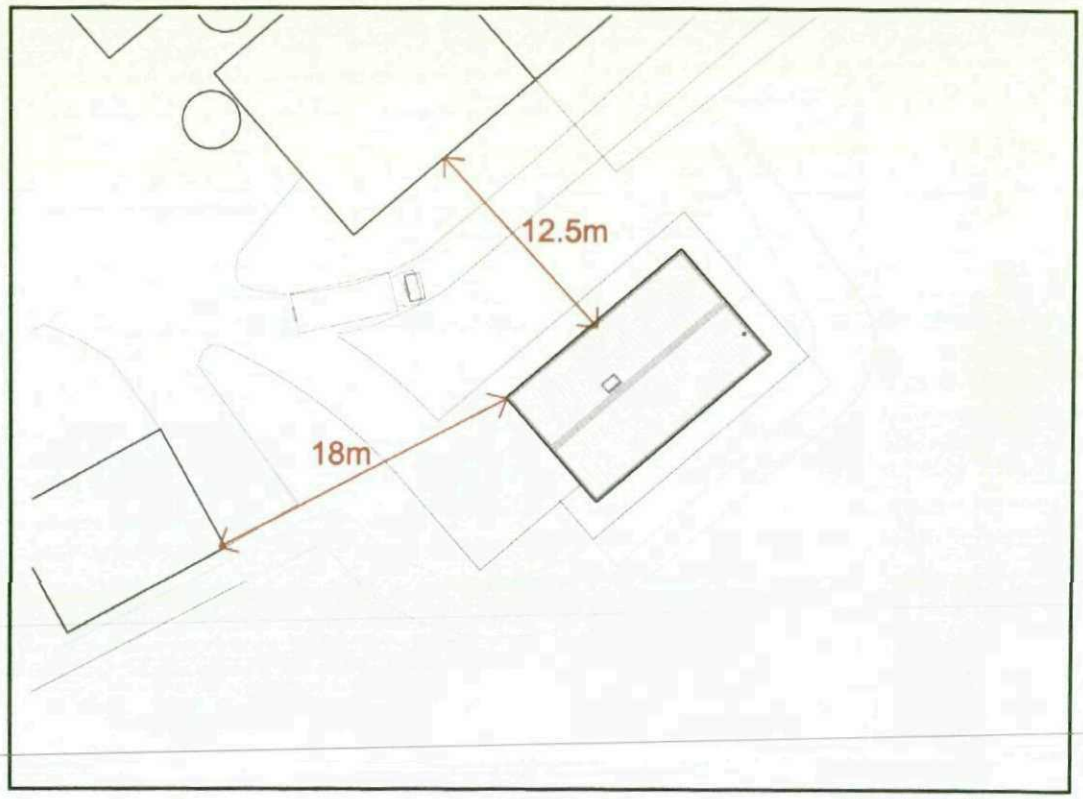
Ground Floor Plan

Design: Layout

The dwelling is set 12.5m from the barn, this is to allow sufficient distance for large vehicles to use the access road between the two and also to give enough distance to allow for a suitable outlook. It is 18m from the existing dwelling as it has been aligned with the front of the barn. It is also orientated with the barns, making it clearly part of the cluster.

The living space, main bedroom and study are located on the south glazed face of the building to take advantage of the views and the southern sun. The second bedroom, bathrooms and utility room are located on the northern face; the kitchen is located at the eastern end, again to take advantage of the views.

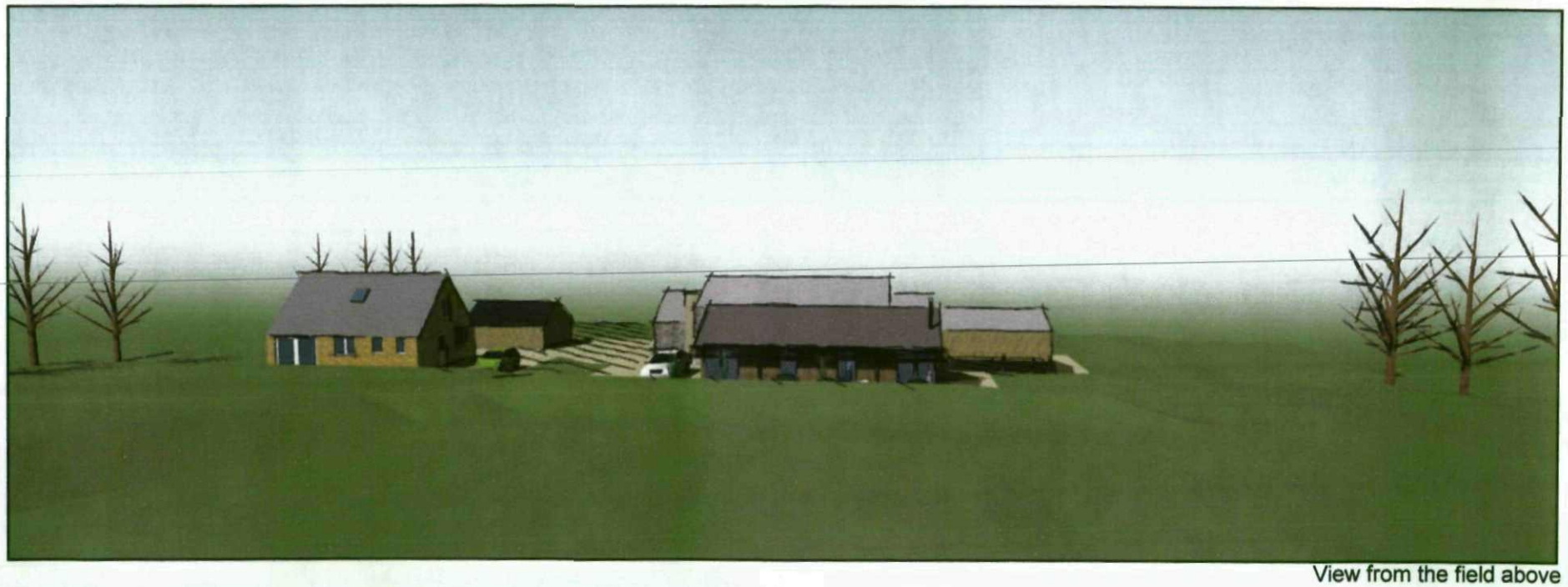
There is a terrace running along the southern edge of the building to allow all the rooms along this wall to gain easy access to the outside and garden area.



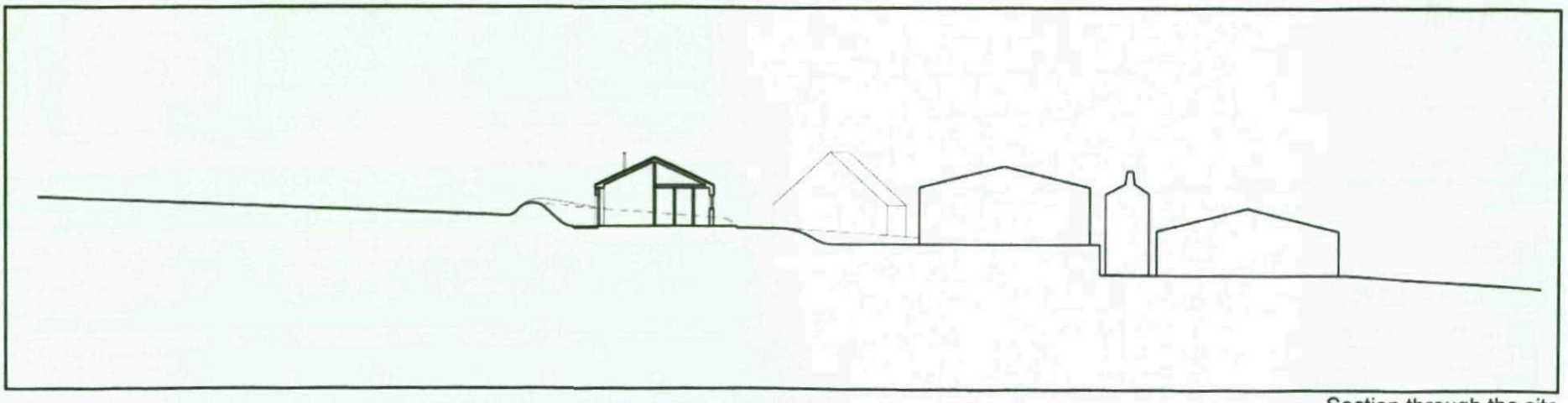
Position of Dwelling

Design: Scale

Every effort has been made to make the new dwelling as unobtrusive as possible. It is a single storey building with a low pitched roof (22.5'), it is sat low in the sloping site. When viewed from the top of the field, only the roof and a small amount of the southern elevation will be seen. The nearest overlooking house is some 355m away, when viewed from here the barn will appear as the larger form behind the proposal and so visual impact will be negligible.



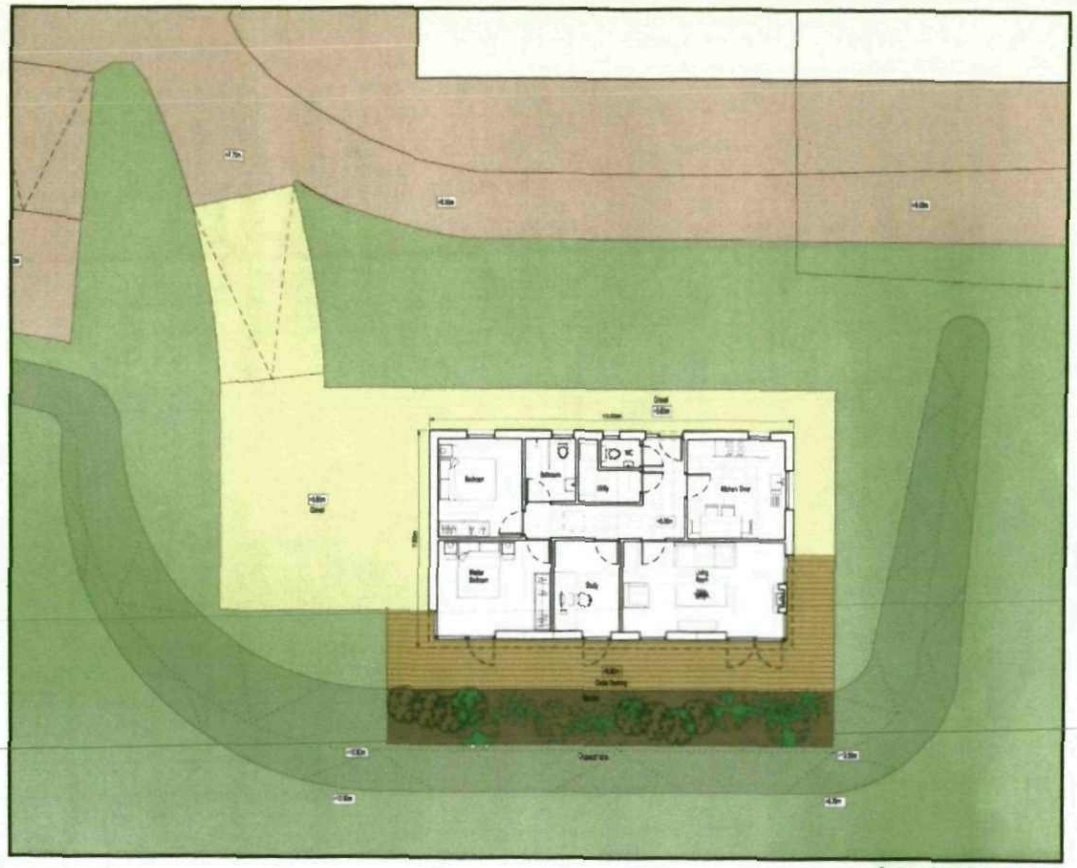
View from the field above



Section through the site

Design: Landscaping

A new access drive will be formed from the farm yard and a level parking area created in gravel, a 1.5m path will be formed around the northern face of the building again in gravel. Along the southern face will be a timber decked area, which also wraps partly around the sides, this faces on to a sloping garden area which is the northern face of a ha-ha, the rest of which will be grassed, this extends around both sides of the building, to the western side it will hide the parking area. The ha-ha will also act as an animal barrier (as it was originally devised) so as not requiring unsightly fencing. All other areas will remain as agricultural land. Every effort will be made during construction to minimise damage on the surrounding land but where affected it will be retuned to its original state at the end of the build.



Landscape plan

Design: Appearence

The bungalow is a contemporary interpretation of the agricultural barn; the proportions and materials being inspired by those on Broad Close Farm itself and throughout the Yorkshire countryside; featuring high level timber cladding, low level masonry and metal panelled low pitch roof.

The proposal is lifted above the ordinary and formed into an exceptional yet subtle dwelling with the full height glazing along the southern elevation, the use of local coursed sandstone and particularly an attention to the detailing.

The timber cladding will be cedar tongued and grooved boards, vertical at the higher level and horizontal along the south elevation allowed to weather down to a rich grey colour.

The stone will be a sandstone common to the area.

The roofing a dark grey polyester powder coated profiled metal panel, this will appear from a distance as any blue/grey tiled roof but will still maintain the integrity of the barn concept.

The fenestration will be dark grey frames and cill, the framed glazing system contains several doors and high level top hung windows for natural ventilation.

The horizontal solar shading will be cedar section suspended from slender stainless steel bars.

The end result will be an honest and simple agricultural building that will sit quietly alongside the rest until the observer pays it a little more attention and reveals the quality of materials and detailing that will set it above the ordinary and make it a home that will compliment the expanding family business.



View of the south and eastern elevations



View from the entrance to the farm

Access:

No alterations are required to the access off Cone Lane and there will not be a noticeable increase in traffic flow.

Parking for a maximum of two cars will be provided alongside the dwelling.

Emergency vehicles can gain access to the yard, within sufficient distance of the proposal.

It was not envisaged that any pre planning consultations were needed for access issues for this scheme.

Pedestrian access to the entrance from the parking area will be level with level thresholds into the building; the accommodation is all on one level with wide corridors and doorways that meet part M of the building regulations.

The building is intended to be fully adaptable to meet the changing needs of the occupants.

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