JRB DESIGNS Ltd.
1 Saville Street,
Cudworth,
Barnsley,
South Yorkshire,
S72 8LT.

Registration No.
3372719
TEL. 01226 383542
MOB. 07970541192
e-mail
john@jrbdesigns.co.uk

Design & access statement for proposed conversion of a former farm outbuilding to a dwelling on Fitzwilliam Road Darfield .

1.0 Physical context

1.1 Surrounding:

The site is located on Fitzwilliam Road Darfield & lies approx 4 miles to the East of Barnsley town centre. The neighbourhood generally consists of large residential properties mainly being of detached houses.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area. The property affords good transport links as it lies near a bus route between Barnsley & Doncaster.

1.2 Site:

The proposal is for the conversion of former farm buildings at Fir Tree Farm Doncaster Road Darfield. The site lies in a Housing Policy Area. There will be parking for 2+ cars within the site to the rear of the.

There are no natural features such as trees within the site. The site is flat with no gradients with the exception of the rear & side entrance drive which is elevated. The site does not lie in a conservation area & is not a listed building.

Older buildings like this are usually ideal places for bats & owls to make home however in this case the building has already been renovated to a stage where it is not possible for them to gain entry to the building. It is fitted with upvc windows & doors and the ceilings and wall boarded

out. We therefore do not propose to submit any reports that would normally be associated with this type of conversion.

2.0 Social Context:

Conversion of a former farm outbuilding to a new dwelling. There is no potential overlooking or overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as PPG12, PPG1 & H8D contained within the Barnsley UDP & government guidance including guidance note 3: housing.

5.0 Involvement of community members:

The scheme has no implications for general community; however both of the adjoining owners have been consulted.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed development.

7.0 Design principles:

7.1 Use:

The proposed development is justified particularly as it brings an existing Empty building into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

7.2 Layout:

The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles. The mail box will be to the rear entrance & utilities located to the side of the property. The site is flat with no gradients.

7.3 Scale:
The proposed development is within the envelope of the existing building with the only addition being the orangery to the rear.

7.4 Landscaping:
No new landscaping will be provided.

7.5 Appearance:
The new Fenestration has been designed to be sympathetic with the rest of the building. The building is to be constructed using materials that are sympathetic to the surrounding developments. External security lighting is proposed.

7.6 Access:
It is possible to achieve a disabled access to the property. Vehicular access is catered for by the existing gate from Fitzwilliam Road.