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**The 'Bothy'
Middlewood Hall
Darfield, Barnsley
South Yorkshire**

Planning Application

**Design
& Access Statement**

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1. Statement

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1.0 **Design and Access Statement**

- 1.1 This statement has been carried out to satisfy the requirements of NPP framework development proposals within the green belt and covers the design concepts and principles combined with access issues. In addition central government guidelines and local authority planning policies along with other material factors have been considered in its preparation
- 1.2 The site which lies to the north side of Doncaster Road, Darfield, in conjunction with the immediate area has been visited and this statement takes into account the sites inconspicuous location, topography, characteristics and orientation.
- 1.3 This design and access statement is for the demolition of an existing single storey detached outbuilding, and to its re-construction with a link structure to the main dwelling.

2.0 **Physical Context (site & surrounding area)**

- 2.1 The overall site inclusive of the dwelling house occupies approximately 2510 square metres and is set to the north side of the main arterial route through the township of Darfield. The site is accessed via a gated opening set back from the road and lies at the end of a long winding private drive, which, in the past serviced Middlewood Hall, but now provides a private route to a select, small, development of original buildings. The complex mainly consists of conversions of one kind or another with some displaying sympathetic extensions. The hall itself also has undergone conversion with a number of individual units being formed within the buildings envelope. The application site is located to the north side of the access road and is enclosed within a stone perimeter walled garden, which is, approximately 2100mm in height from the finished external ground level facing the private road as shown on drawing CAD/QA/1400. Beyond the sites north and west boundaries which are delineated with a timber panelled fence and numerous mature trees an open field system currently exists.
- 2.2 The sites existing structures

The buildings within the sites perimeter stone wall consist of a converted structure known as the 'Bothy' which currently is the main dwelling. Adjacent to this and set approximately 5 metres to the west is a dilapidated detached outbuilding which is to be demolished and re-build to the same dimensions as part of the planning application. By inspection of the existing building superstructure it has highlighted a plethora of inherent problems which realistically negates any thought of conversion. However, it is proposed to carefully demolish this structure, retain all the stone and re-construct the building parallel to the main dwelling, where a natural link (atrium) will be constructed to

connect each building forming a bespoke detached residence for the current owner. The overall character of the existing structure combined with the proposed addition will seamlessly blend into the rural environment and meet the current national and local planning policies playing an integral part in supporting sustainability of the dwelling

3.0 Planning policies

The following policies have been taken into account in the submission of this application.

National Policies

National Planning policy framework Sec 7 (Requiring good design).
Sec 9 (protecting green belt land) Sec 10 (Meeting the challenge of climate control)

Local policies

Policy GS8A

The re – use and adaptation of buildings in the green belt

Policy GS9

Development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt.

Policy BE6

Built environment, any building should display good design standards.

4.0 History

Chronology, of planning applications for the site.

1983/0765 Conversion of former groom's residence & stable to form extension to dwelling.

2003/1147 Erection of a detached double garage.

2006/0771 Erection of garden shed.

5.0 Involvement of Community Members

Owners of the nearest neighbouring dwellings have been verbally informed of the proposed work to be carried out. No concerns were raised at that time. In addition the proposal causes no planning issues, with regard to privacy, overbearing or out of character encumbrance to the neighbouring dwellings or immediate area.

6.0 Design of the scheme

Siting

It is proposed that, the existing, dilapidated outbuilding be demolished and re constructed parallel with the main dwelling, this will allow for right angled intersections of each individual building to be practically achieved and by design, provide an enhanced living experience the current owner requires. See proposed site layout plan No CAD/QA/1401, for the positioning of the buildings.

Use

Is this justified in terms of :- Site & Surroundings :-

Amount

Is there justification for :- How much development is proposed?

Only the link atrium will increase the foot print of the existing dwelling by approximately 6 m². As re-construction of the existing outbuilding observes its original size and mass, to form a dining room, kitchen and utility room attached to the main dwelling via a link atrium. Which by design will achieve a more coherent and subtle building to be accomplished. The re development will be in keeping with a semi rural environment, and by design enhance the location. In addition the proposal will have no greater impact on the green belt than previously existed.

Layout (buildings position)

The position and layout of the re-constructed building combined with the interconnecting atrium has been pre-determined due to the orientation of the main dwelling. The existing outbuilding will be demolished and re-constructed in its new position parallel with the dwelling house as shown on the proposed site layout CAD/QA/1401. The atrium/link structure will then be attached to form a bespoke interconnection between buildings. After construction, the existing kitchen window will be removed and the opening enlarged, down to the existing floor level to provide access to the main dwelling. The original kitchen/dining room will then form a passage to the family's private quarters. While the atrium will give access to the newly constructed kitchen, dining area and utility room.

Scale

Are the following justified? The size of the building in relation to the surroundings:-

Only a small addition of 6 m² to the original buildings is proposed which takes the form of a link structure. The application also takes into account the demolition of an existing outbuilding with external dimensions of, 11.110 x 5.930 and to its re-construction in a new position parallel to the dwelling house.

Landscaping

Landscaping principles and details :-

The existing on-site landscaping particularly to the boundaries achieves effective screening of the buildings and provides a good visual amenity. No alteration or other landscaping is envisaged.

Appearance

With regard to the architecture, the building displays a simple South Yorkshire, standard rectilinear form constructed in stone for rural buildings of this type. The roof covering will match the existing main dwelling, which currently shows a man made grey slate finish. At eaves level dark wood fascias are to be used to match the existing with no soffits, with traditional black classic style rainwater gutters and down pipes installed where required to correspond and provide an extension to the existing in situ rain water system. To each verge of the north and south gables wet pointing is to be provided, which also duplicate the finish of the existing on site structures.

North elevation

The north elevation facing the rear garden area will be constructed using re-claimed 19th century coursed square sandstone taken from the original outbuilding with flush pointing, brush finished to match the dwelling house. This elevation will be pierced by 2No openings with windows installed within the gable to afford natural light into the new dining area. Additionally a third opening is to be formed within the confines of the link atrium. Each new opening will have a stone lintel above.

South elevation (new construction)

The south elevation facing the 2100mm high garden wall and private road beyond will also be constructed using re-claimed sandstone, taken from the demolished outbuilding and finished with pointing to the gable as previously described, maintaining continuity and harmonising the building integrity. To this elevation there will be one new opening formed with stone lintel over. Within this opening an external door will be fitted leading to the proposed utility room. In addition a single opening will be formed through the external

wall of the atrium. This opening will contain a pair of glazed doors with side panels.

South elevation (existing dwelling)

As part of the re development process the existing double door within the south elevation will be removed, and the opening sealed with a stone outer leaf to match the existing dwelling. The Internal finish will be the subject of a building regulations application.

East elevation

The east elevation, which faces the inner court yard, again will be constructed using the stone from the original outbuilding. To this elevation there will be 2No openings with stone lintels above each opening. The first a standard window to match the main dwelling will be fitted within the utility room, while the second, a floor to ceiling window will be installed to allow natural light into the new kitchen area.

West elevation

The west elevation facing the open field will again be constructed using the stone from the demolished outbuilding. To this elevation no new openings in the external walls will be formed. However 3No conservation style roof windows will be installed in the roof slope, providing a sustainable natural light source illuminating the kitchen, dining area and utility room.

Window & Door Nomenclature.

Throughout, the proposed building will have a simple window and door design. This will reflect the character and ethos of a rural type building. In addition the proposed windows and doors by design will be in-keeping with the main dwelling house, which are of a cottage style with lead inlays and display an arched top to the sash frame. The proposed window & door will be manufactured in hardwood or dark stained softwood to match the existing dwelling.

Access

There is no requirement for any alteration, to the existing private road/drive or gated entry into the site to be undertaken. As no intensification in vehicular or pedestrian traffic is envisaged. Additionally the development will comply with the requirements of approved document 'M' to the current building regulations. Allowing for all new ground floor rooms be designed to aid in the movement of a wheelchair. Any gradients formed to provide entry will be less than those recommended by BS8300 and the Lifestyle home standards.

7.0 Environmental (flood risk)

The Environment Agency's flood map data has been checked and the existing structure is not located within a flood zone. Additionally the detached building will not cause flooding to occur locally or off site.

8.0 Ecology (wildlife)

Wildlife

There is no evidence of any endangered or protected species or their roosts within or directly adjacent to the existing building. A suitably qualified specialist has been commissioned to carry out an appropriate survey of the existing structure. Copies of the report have been enclosed with the planning application.

Mitigation measures. Visual site inspection to take place when work on site commences.

Arboriculture

A visual site survey of the existing building and immediate areas has been carried out by Quill architecture, which records a number of trees on the boundaries of the site but no trees of note near the proposed development or shrubs which would cause concern. (CAD/QA/1401) proposed site layout.

Mitigation measures n/a

9.0 Surface water

Roof water is proposed to be dealt with by means of classic style gutter which is an extension of the existing system as calculated to BS EN 12056 – 3 : 2000 and the Building regulations 2002 Approved document H part H3.

In addition soakaways for the collection of surface water will be constructed subject to percolation testing. Soakaways to be designed to Approved document H part H2 building regulations. Providing the means to achieve a responsible and sustainable method of water management.

10.0 Evaluation

The external envelope of the building by design will not compromise the green belt in which it sits or the immediate surrounding area. Although the original outbuilding will have been re located, the design still satisfies the governments planning policy framework and local authority's criteria for good design. In addition no requirement to make any further improvement to the building regarding inappropriate extensions or additional infrastructure to the site has arisen. As the new configuration by scale, size and proportion meets the needs of the applicant. It is however a question of judgement that the relocated building is prejudicial to the character and openness of the green belt, but by

the previous historic existence it causes no additional injury to the green belt greater than existed before.

11.0 Concluding Statement

This design and access statement is written in support of a planning application and demonstrates the requirement of section 42 of the planning act.

During the design process, a number of meetings have been held with a dedicated planning officer, to seek primarily, advice on good design and to address any potential problems facing the site. The comments made by the planning officer, have been taken into account and incorporated into the overall scheme.

In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.