

**Royd Hill Farm
Royd Lane
Higham
Barnsley**



Design and Access Statement

DESIGN AND ACCESS STATEMENT

ROYD HILL FARM, ROYD LANE, HIGHAM, BARNSELEY

GENERAL

The Site



Royd Hill Farm is located in Higham, Barnsley. The Application site is approximately 5550m² (1.37 Acres) and consists of a two storey farmhouse and various 1 & 2 storey farm buildings.

The surrounding area is set within the green belt. To the East of the site there are three existing two storey dwellings. To the West of the site there are three relatively recently constructed detached dwellings.

Main access to the site is from the South East and the Village of Higham. The main access road then divides into two directions which lead to the main courtyard, and the two dwellings to the West, and also around the perimeter of the site. The road carries on around the perimeter of the site, under the M1 motorway until, shortly after, it becomes a dirt track suitable for agricultural vehicles.

The buildings form a flow of process traditional to farmsteads of its nature and era. One of the out buildings is Grade II Listed. The building of timber frame construction and it is the timber frame that is of particular interest.

The site is self contained and does not overshadow any neighbouring properties. The small annex buildings opposite the Farmhouse and Grade II listed barn offer a degree of natural acoustic protection from the nearby M1 motorway.

The development will look to comply with a range of policies including GS7 Green Belt, GS8 & 13 Development within the Green Belt, BE2 and 2A Development affecting Listed Buildings and T2A vehicular access.

Alongside the relevant policies the site will be developed using guidance from 'The Conversion of Traditional Farm Buildings : A Guide to Good Practice ' as published by English Heritage.

SITE PROPOSAL

Existing Grade II listed timber framed barn.

The Barn has recently been sympathetically restored. The application is with regards to the proposed boundary treatments to this property.

As all materials used will be sympathetic with existing I see no reason for the application not to be acceptable.