OLDFIELD DESIGN
PLANNING AND ARCHITECTURAL CONSULTANTS

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Barnsley Metropolitan Borough Council
Planning Department
PO BOX 634
Barnsley
S70 9GG

Proposed Erection of Farm Workers Dwelling at Martin Nest Farm, Hepworth
For Mr P. Turner

DESIGN AND ACCESS STATEMENT

Existing Property

The application site is situated approximately 5km south-east of Holmfirth and approximately 6km north-west of Penistone. The site is located in open countryside, but outside the Peak District National Park Authority boundary which runs approximately 3.5km to the south. The site sits on a high plateau with very few trees. The site is located on the south side of Grime Lane close to the cross road junction with Hog Close Lane, Slack Top Lane and Birdsnest Lane.

The farm holding itself consists of a range of buildings. To the northernmost corner of the site, sits the existing dwelling on the site which adjoins another dwelling which is not part of the site and is outside the applicant's ownership and control. To the south of the dwelling are a number of agricultural buildings of various size and style. These are all of varying ages, having been erected as the farm business on the site has evolved and grown. At the southern corner of the group of buildings there is currently a static caravan on the site. This was originally introduced for use during the lambing season but as the farm has grown, particularly the number of sows having increased, it has become necessary for Mr Turner's son to live in this caravan on a full time basis.

The application site is bound by gritstone walls and post and wire fences. The yards and access ways within the site are formed with a mixture of concrete and compacted stone/hardcore. Access to the site is made at the north of the application site, directly off Grime Lane. There are no trees, hedges or bushes within the application site.

Additional Information

The application site is not within a Conservation Area.
None of the buildings on the site carry Listed status.
We understand that all of the agricultural buildings on the site had the necessary planning consents at the time they were erected. We are not aware of any previous planning applications for new dwellings on this site.

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Proposed Development

The proposal is for the erection of a new-build, detached, agricultural workers dwelling at Martin Nest Farm, Hepworth. There is an existing dwelling on the farm which is the main home of Mr Peter Turner who owns the site and is employed full-time on the farm. There is an existing static caravan on the site which was originally brought onto the site around 5 years ago to provide additional accommodation during the lambing season when Mr Turner's son was required to be on site 24hours a day. Since the caravan was first brought on to the site, the farm has grown and the number of sheep and pigs has increased. This increase in stock levels has meant that there is now a requirement for additional workers to be on site at all times of the day and night to oversee the lambing and the farrowing and therefore Mr Turner's son now lives in the caravan permanently with his fiancée. The proposed dwelling is intended to provide a permanent farm dwelling on the site for Mr Turner's son and his fiancée to replace this caravan.

Agricultural System Analysis Ltd (ASA) have prepared an agricultural appraisal to support this application and their report is submitted under separate cover.

Alternative Options Considered

Mr Turner has considered alternative options to provide accommodation for his son before submitting an application for planning permission to erect a new dwelling. Appendix A shows a list of houses currently available on the market taken from the online property advertising website, rightmove.co.uk. ASA's statement investigates and proves the need for an additional worker to be available on the farm holding 24 hours a day. Therefore only accommodation very close to the site, or preferably on the site itself would fit the requirements of the holding. Given the location of the holding, with very few surrounding properties, the list of currently available nearby properties is very limited and all of which are large dwellings with large plots attracting high asking prices, even in the current uncertain property market. We estimate that the dwelling proposed in this application would cost in the region of £155,000 to construct, and with the houses on the list from rightmove.co.uk have asking prices around £300,000 and upwards, these are all above the budget for Mr Turner's son and are all well above the costs that would be incurred in constructing the dwelling applied for in this application. The need for an additional worked to be on the site around the clock would not be satisfied by Mr Turner's son moving into any of these properties, neither would it provide the important element of increased security on site as identified in ASA's report.

As mentioned above, there is an existing dwelling on the site, in which Mr Turner and his wife, who both work full-time on the farm, live. This dwelling appears to be quite large but this is in fact deceptive, as it is attached to a dwelling in separate ownership. Mr & Mrs Turner's house actually provides approximately 120m^2 of floor area and has just two bedrooms and a third 'box-room'. The property, in its current form, is in no way large enough nor suitable for Mr & Mrs Turner, their son and his fiancée and it would be hard to consider it acceptable in modern times for a young couple who are getting married and intend to start a family, to live permanently in the same dwelling as their parents. There is very limited scope to extend the property, due to the main windows to the existing rooms being on the south and east elevations, leaving the west elevation as the easiest to extend on and this is very close to the boundary of the property and so it would be impossible to extend here. In any case, it would only be possible to add an extension to the property which would add one, or possibly two, additional rooms and as mentioned above this would give Mr Turner's son a bedroom to sleep in but no private space for him and his fiancée to live and would leave no scope for them to start a family which they intend to do. Any form of larger extension to provide

the couple with their own private, personal space would unacceptably affect the character of the existing dwelling and therefore we believe this is an acceptable option.
There are no other buildings on the farm holding which could feasibly be converted to living accommodation for Mr Turner's son. Firstly, all the buildings on site are currently used in the day to day running of the farm and therefore converting any building to residential use would in turn lead to a requirement for a new agricultural building to be erected. In addition to this, all of the existing buildings on the site are steel framed, modern buildings built specifically for an agricultural use; converting these building would be difficult without demolishing them and building from new anyway.

Design Considerations

The proposal is for the erection of a two-storey, detached dwelling. The dwelling will be constructed in a traditional style and natural materials will be used. The windows will all have natural gritstone heads, cills and jambs and the larger windows will have gritstone mullion subdivisions. These features are common on other dwellings and traditional buildings in the area and help the proposed dwelling fit into its setting by matching the vernacular building style and detailing.

The proposed new dwelling is two storey, and therefore must be reasonably high to accommodate two floors. However, we have intentionally designed the dwelling to be as low as possible, particularly by positioning the roof eaves just above the first floor windows which results in the first floor rooms being partially within the sloping roof slope and the overall height of the dwelling remains low. Despite the fact that the agricultural buildings on the site have very low pitches which keep the height of these buildings to a minimum, the ridge of proposed dwelling is less than 450mm higher than that of the closest existing agricultural building. The pitch of the dwelling's roof has been kept low, but cannot match the very low pitches of the agricultural buildings as this is not practical with stone slate roofs and for this reason, low pitches on dwellings is not a traditional design feature. The dwelling also uses the natural slope of the site by being set down into the ground slightly at its western end to further reduce the apparent height of the dwelling. The result is a two-storey dwelling which is of a modest height and which, when viewed with the adjacent existing agricultural buildings, fits comfortably into the landscape.

Traditionally, dwellings on agricultural holdings were the 'hub' of the farm, being the main dwelling on the site, a family home, and also the 'office' from which the farm is run. This proposed dwelling is intended to fit into this description. The three bedrooms and ground floor living area allow the dwelling to be a family home as Mr Turner's son and his fiancée hope to start a family together and this dwelling will become their family home and 'the' farmhouse at Martin Nest Farm. By providing a dwelling that has space for a family to live in, this reduces the pressure in the future to increase the size of the property by extending it.

Siting

The proposed dwelling will be located to the south-east of the existing agricultural buildings less than 25m from them. This location allows the inhabitants of the dwelling to provide a key element of security to the farm unit, with the existing residential unit on the farm being at the northern end of the site, and given the size of the farmyard and the number of buildings on it, the existing dwelling only provides a limited amount of deterrent for thieves. The position of the new dwelling will allow the two residential properties on the farm unit to provide good visual surveillance of the farm yard both for security purposes and for monitoring the animals. The proposed location allows

the new dwelling to relate well in terms of building 'grouping' to the existing buildings, but provides enough separation to prevent the animals in the buildings affecting the amenity of the dwelling and the health and comfort of its inhabitants.

Enhancement

The provision of a new dwelling on the site will remove the need for the existing static caravan to positioned on site and, once the dwelling is complete, this caravan can be removed from the site. Obviously the caravan is not a traditional structure and is currently on site only because the farm cannot feasibly function without it. The dwelling will be a much more aesthetically acceptable structure on the farm holding and the site and its setting will be visually enhanced by the removal of the existing caravan and associated structures.

Parking and Access

Access to the dwelling will be provided using the existing access off Grime Lane on the north-eastern side of the farm unit. The access travels within the site between the agricultural buildings and the boundary with Grime Lane to the southern end of the buildings. From here, the access will be extended to serve the new dwelling. Dedicated parking spaces will be provided for 2no. domestic vehicles.

Impact on Neighbouring Dwellings/Buildings

The nearest neighbouring property outside the applicant's ownership is Martin Nest Cottage on the northern side of Grime Lane. This property is approximately 150m north of the proposed site of the dwelling and therefore the proposal will not affect the neighbouring property.

Ecological Report

The proposal does not affect any existing buildings and does not effect and trees, bushes or hedgerows and so we believe an ecological survey/report is not necessary.

Structural Report

We believe a structural report is not necessary to accompany this proposal.

Flood Risk Assessment

Martin Nest Farm does not lie within a designated flood risk zone and therefore we believe a flood risk assessment is not necessary.

Further Information

Please refer to the following Oldfield Design Ltd drawings when reading this statement:-

a) Dwg No. 1111-01A	Existing Site Plan
b) Dwg No. 1111-02B	Proposed Site Plan
c) Dwg No. 1111-03	Proposed Plans and Elevations
d)	Site Location Plan (1:2500)

Appendix A

rightmove

Find houses for sale in HD9 7TG

Need a little help buying your first home?

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Homebuy





Offers in Region of £799,995

Simon Blyth

5 bedroom character property for sale

Dick Edge Lane, Cumberworth, Huddersfield, HD8

A STUNNING PERIOD DETACHED FIVE BEDROOMED FARMHOUSE IN APPROX FOUR ACRES WITH DETACHED HOME OFFICE AND LARGE BARN IN A WONDERFUL RURAL SETTING WITH STUNNING OPEN VIEWS. Cloudberry Farm offers something for everyone including equestrian facilities offering good out riding, annexe/holiday let, self...

More details, 27 photos, floorplan and brochure | **Save property**

Marketed by **Simon Blyth, Holmfirth**. Telephone: 0843 314 6093 BT 4p/min



WITH LAND

£650,000

Yorkshire's Finest

4 bedroom barn conversion for sale

Woodroyd Hill Lane, Holmfirth, West Yorkshire

PART EXCHANGE CONSIDERED. This fabulous converted barn forms part of a small secluded hamlet of properties that boast a good degree of privacy and enjoys outstanding elevated countryside views. Ideally suited to those with EQUESTRIAN INTERESTS, the newly erected stable block has 2 stables, a feed...

More details, 13 photos, floorplan and brochure | **Save property**

Marketed by **Yorkshire's Finest, Holmfirth**. Telephone: 01484 689880





PREMIUM LISTING

Offers in Region of £545,000

Simon Blyth

4 bedroom character property for sale

Barnside Lane, Hepworth, Holmfirth, HD9

A GRADE 2 LISTED FOUR DOUBLE BEDROOMED CONVERTED AND EXTENDED BARN WITH SUPERB VIEWS OVER COUNTRYSIDE WITH A STUNNING HIGH QUALITY AND CHARACTERFUL INTERIOR. Featured in Yorkshire Life magazine, the home is located in this highly regarded semi-rural hamlet style setting and must be viewed to be a...

More details, 20 photos, floorplan and brochure | **Save property**

Marketed by **Simon Blyth, Holmfirth**. Telephone: 0843 314 6093 BT 4p/min



Offers in Region of £520,000

5 bedroom equestrian facility for sale

2, Drake Hill Cottages, Hey Stack Lane

This is a rare opportunity to purchase a ready made equestrian property in a sought after rural setting. The property comprises a semi detached barn conversion set in approximately 4 5 acres with double garage, purpose built stable block, ménage and 3 paddocks of grazing land. Internally the pr...

More details, 15 photos, floorplan and brochure | Save property | Upgrade listing

Marketed by WM. Sykes & Son, Holmfirth. Telephone: 0843 315 2719 BT 4p/min



Offers in Region of £479,950

4 bedroom detached house for sale

Meadowbeck, Barnside Lane, Hepworth

This spacious detached cottage occupies a pleasant position in the sought after rural hamlet of Barnside. It is situated within good sized grounds amounting to approximately 1 acre. The accommodation comprises entrance hall, cloaks / wc, lounge, dining room, dining kitchen, utility, landing, 4 ...

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Offers in Region of £377,000

4 bedroom detached house for sale

Snug Lane, Hepworth, Hepworth, HD9

A DETACHED THREE/FOUR BEDROOM HOME WITH HIGH SPECIFICATION INTERIOR OCCUPYING A SEMI-RURAL HAMLET SETTING WITH WONDERFUL SOUTHERLY VIEWS OVER THE SURROUNDING COUNTRYSIDE. Comprises:- superb fitted kitchen with granite working surfaces, large lounge with multi-fuel stove and adjoining dining area,...

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£299,950

5 bedroom detached house for sale

The Victoria Inn, Sheffield Road, Hepworth Holmfirth HD9 7TS

RESIDENTIAL 'CHANGE OF USE' PLANNING APPLICATION APPLIED FOR. A Victorian Licensed Premises with planning permission to demolish and rebuild 3 units with an adj. 6.39 acres of land.

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