

DESIGN AND ACCESS STATEMENT. (Unit4)

Introduction.

This is an Application for the Change of Use to one dwelling of a tractor shed and adjacent buildings at Cliff House Farm, Mortimer Road, Cubley, Penistone S36 9FR. The Applicants are Mrs. M. Hull and Mrs. S. Dawson.

Existing Site.

The tractor shed was originally built for corn grinding and storage, and the adjacent buildings have been used for keeping pigs.

The buildings are part of a group of buildings of varying types and dates back to pre 1850.

There are a number of mature trees surrounding the buildings.

The Applicant's parents, Mr. and Mrs. Fretwell ran Cliff House Farm as a dairy farm until Mr. Fretwell's death in 1991, his widow continued to run the dairy farm until 1998.

Since then various family members have kept animals on a casual basis, and the main agricultural activities ceased in 1998.

Context of the Development.

Agricultural activity has now ceased from the farm.

In the present farming climate, the owners of the site do not feel that there is any prospect for re-use of the farm buildings for agricultural purposes and against that background a proposed conversion to other uses was contemplated.

A Structural Survey has been undertaken of the existing buildings to establish that they are capable of conversion.

The design of the scheme has had regard to the context of the development, and choice of conversion to residential use has also had regard to Planning Policy and the suitability of use for the locality and the compatibility with the uses of nearby and surrounding buildings.

Amount.

The proposal to convert the tractor shed to one dwelling has been settled by reference to the size of the building and the need to provide an appropriate parking and curtilage area for the unit without further encroachment into The Green Belt.

The provision of an appropriate internal layout with a suitable floor area has also been a major factor which has influenced the change of use to one residential unit.

Layout.

The layout is driven primarily by the shape and orientation of the building.

The desire to retain the character and general form of the agricultural buildings to achieve a conversion, is also a relevant factor.

Landscaping.

Dry stone boundary walls are a distinctive local feature, which are incorporated into the development, with new division walls proposed.

The farm is surrounded by a number of mature trees, these will be retained except where the trees are in too close proximity to the building.

The parking area is to be surfaced with block paving with the remainder of the circulation areas surfaced with crushed stone.

Appearance.

The design attempts to keep the external appearance of the building as close as possible to its existing form, with new openings kept to a minimum.

The West elevation proposes, where the tractor shed is open, to form windows in the openings to retain the basic elevational form of the farm building.

The roof to the annex building, to the north of the tractor shed, is to extend and abut the gable wall to the tractor shed.

The pig sty building to the south of the tractor shed is to be extended to form an open fronted car port, with a central timber post.

Other out-buildings extending to the farm house, are to be demolished, leaving a clear break between the development and the farm house.

A two storey extension is proposed to the east elevation and will be constructed in coursed natural stone to match the tractor shed, and all the roofs to be in artificial stone slates.

There is a door and two windows proposed in the annex building to the north, and a door in the carport.

The north elevation will remain unchanged.

Access.

Access to Cliff House Farm is along an unmade track from Mortimer Road.

Visibility to the south from the junction of the track with Mortimer Road is limited, due to walls, road curvature and vertical alignment.

As part of the development, it is proposed to lower the boundary wall and remove all vegetation to achieve the maximum visibility possible.

The first 10 metres of the track will be surfaced with tarmac, and passing places formed along the track with a turning area for service vehicles at the head of the track.

With the change of use to residential, all agricultural activity at the farm will cease, as will all movement of associated large, slow moving agricultural vehicles, this could be balanced against the traffic generated by the relatively modest nature of the proposed development.

Cliff House Farm is located approximately one and a half miles from Penistone town centre, where all amenities can be found.