DESIGN & ACCESS STATEMENT / HERITAGE STATMENT

REF 03/33/DAS01

PLOT 1 OAKS FARM , OAKS WOOD DRIVE , DARTON, BARNSLEY

INTRODUCTION

This statement has been prepared in support of an application for planning permission for conversion of the existing barn (plot 1) to a dwelling at Oaks Farm, Oaks Wood Drive , Darton, Barnsley, S75-5PT.

LOCATION

The site is located on the outskirts of Darton, between Darton and Mapplewell, some 2.7 miles north of the centre of Barnsley. A site location plan is provided on drawing ref no 03/33/01A & 04C.

ASSESSMENT

Oaks farm is the site of an original farmstead which became redundant to agricultural use some years ago following the sale of adjacent land for development. It currently comprises of a range of two story barns , one of which is Grade 2 listed which this design and access statement relates to and a single storey dwelling constructed in the 1960's which replaced the earlier two storey farm house which was demolished.

The most significant alterations to the site occurred during the early nineteen nineties when residential development of the adjoining land was carried out abutting the site to the south east and west. An area of open space and woodland was retained to the north and west.

Plot 1 has a site area of 840m2 and is accessed form Oaks Wood Drive at the southern eastern corner from which the vehicular access is taken.

PLANNING APPROVALS

The site has current planning approvals for conversion of the barns (Plots 1 ,2 and 3) and erection of a new dwelling (plot 4).

STRUCTURAL APPRAISAL THE EXISTING BARN (PLOT1)

It is proposed that the existing barn is demolished and rebuilt with stone from the demolition works, The existing building has been partially taken down under the current planning approval.

SUMMARY

It is proposed to take the barn down completely and rebuild the walls and install new foundations etc as this would appear to be a more economical way to do the works.

ARBORICULTURAL SURVEY

There are no trees on the plot 1's site.

DRAINAGE AND FLOOD RISK

The site has an existing drainage connection in to the sewers in Oaks Wood Drive. Drainage from the bungalow is combined and connects to the fouls sewer,

Large areas of the whole site are occupied by buildings and concrete hard standing, which drain to gully's. A detailed drainage survey has not yet been

carried out but it seems likely that some surface water drains to the combined system.

It is proposed that the foul drainage from the development with discharge to the fouls sewer in Oaks Wood Drive.

The surface water drainage system, will be separate. Disposal will be considered in accordance with the drainage hierarchy in the building regulations approved document part H with suds being the preffered method.

The Phase 1 environmental report prepared by Eastwood and Partners has identified due to the likely hood of clay soils being present soakaway drainage is unlikely to be suitable. Development should however , be subject to percolation testing to confirm whether some disposal of surface water drainage from roof areas for example can be made to soakaway.

External hard surfaces should be self – draining where possible including permeable paving or gravel. Any surplus surface water that could not be disposed of on site would discharge in to the combined drain in Oaks wood Drive and would be designed to include on site storage and flow restriction.

The site does not lie within an area identified by the EA as at risk of flooding, There are no rivers, watercourses or culverts close to the site. The risk of flooding is considered low. Providing the scheme for disposal of surface water drainage is agreed as suggested there should be no risk of the site causing increased issues of flooding elsewhere.

ECOLOGY SURVEY

A bat surveys have been carried out for the whole development site for the previous approved planning application, no further action was deemed necessary for this barn.

PHASE 1 GEOTECHNICAL AND ENVIROMENTAL REPORT

A copy of Eastwood & Partners report is included with the application, below is a brief summary of there findings:-

A limited amount of made ground is expected at the surface level, likely to comprise of granular material beneath areas of hard standing. Made ground is also expected beneath former buildings, although thickness of this ground is unlikely to be significant. Beneath the made ground , firm stiff clay is expected, becoming weal mudstone and / or shale with depth. Groundwater is not expected at shallow depth.

The Barnsley coal seam underlies the site at shallow depth which nay have been works in the past. A drilling program will be required to determine the depth to the coal seam if it has been worked.

It is likely that suitable founding material will be encountered at shallow depth within the area for development and traditional strip or trench fill footings , taken through any made ground to a minimum of 900mm depth.

If shallow coal workings are encountered and are in need of drilling and grouting , the footings will need to be thickened and reinforced.

Less than 600mm of made ground is expected. Ground bearing floor slabs should be appropriate.

Generally , no significant contamination is to be expected / encountered. Chemical testing of soils will be required to determine the level of risk presented and hence the level of remediation required.

EVALUATION

The site is within an area allocated on the current Barnsley UDP as housing policy, therefore residential conversion is appropriate.

The existing barn (Plot 1) is capable of conversion with minimal structural alterations which should be retained and converted (although for economical reasons maybe rebuilt) . This barn has current planning approval for conversion to a dwelling.

INVOLVEMENT

Prior to the submission of this planning application a pre-application was submitted to BMBC planning department. Discussions took place with Mr Tony Wiles , Conservation officer to look at the proposed changes to the original planning approval.

The response was encouraging and it was advised that new planning and listed building applications would need submitting to the council.

PROPOSAL

The existing barn is to be converted to a dwelling in line with the previous planning approval , the proposed changes include a larger attached garage block and en-larging of single storey long barn.

ACCESS

The existing access to the site for vehicles, refuse collection, wheelchair uses and parking etc will not change from the previous granted planning approval.

LAYOUT & SCALE

This will not change from the previous granted planning approval.

APPERANCE & MATERIALS

The barn , It is proposed the existing slate roof be replaced with artificial stone slates.

New doors and window frames will be timber set deep in reveal finished with a very dark brown stain. The intention is that the frame will be lost within the opening.

Roof lights will be conservation type position to the rear roof area only .

External walls are of natural coursed stone and any new walling should be constructed of reclaimed stone to match existing, a lime based mortar is to be used to include crushed stone aggregate flush with the faced stone and slightly back from the arris of the stone.

Rainwater goods are to be black with half round gutters and circular rainwater pipes featuring socketed connectors.

The existing perimeter wall to the site is to be retained in coursed stone , however new walls to the courtyard, roads and hard surfaces are to be as drawing ref no 02/68/04C.

LANDSCAPING

This will not change from the previous granted planning approval.

SUMMARY

The proposals to convert the existing barn (plot1)at Oaks Farm has previously been approved, currently has an a live planning approval, the changes required by the applicant are minor, a pre-application has been submitted to BMBC planning authority and no issues have been raised with regard to the proposed changes.

Due to the above items BMBC planning department should support the application for approval.