



OLDFIELD DESIGN

PLANNING AND ARCHITECTURAL CONSULTANTS

Our Ref: 1111c
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Barnsley Metropolitan Borough Council
Planning Department
PO BOX 634
Barnsley
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**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.

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 to provide additional accommodation during the lambing season when Mr Turner's son was required to be on site 24 hours 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. The proposed dwelling is intended to provide a permanent farm dwelling on the site to replace this caravan.

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

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 and this dwelling will become 'the' farmhouse at Martin Nest Farm. The dwelling will become the permanent home for Mr Turner and his partner and is large enough to be a home for their family, should they choose to have children in the future. 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 be 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:-

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