

**DESIGN AND ACCESS STATEMENT
PROPOSED BARN CONVERSION,
WATER SLACK FARM
SOUTH LANE, CAWTHORNE.**

**REF 43/33/DAS01
Nov 2012**

1.0 Introduction

- 1.1 This Planning design and access statement has been prepared by Nuttall Yarwood & Partners Chartered Architects on behalf of Mr Ian / Richard Hodgkinson in support of the planning application for the proposed conversion of barn and erection of double garage at Water Slack Farm, South Lane, Cawthorne.
- 1.2 The proposed development is for conversion of an existing barn to residential use and erection of a new double garage.
- 1.3 This statement has been divided in to a number of sections starting with a site description and overview of surrounding area.
- 1.4 A description of the proposed scheme will then be presented within the design and access section of this statement

2.0 Site Description

2.0 Site Description

- 2.1 The site is to the south west of the centre of Cawthorne and is approximately 0.35 ha in size (Red line area). The site is current allocated as green belt.
- 2.2 Access to the site is from South Lane to a private driveway which currently serves the existing farmhouse.
- 2.3 The site is surrounded on all 4 sides by open countryside, the nearest neighbouring property lies to the south west approximately 60m away.
- 2.4 From South Lane the barn is mostly obscured by the existing farmhouse and existing trees/planting which line South Lane.
An area of fruit trees/overgrown brambles/hedges lies to the south west elevation of the barn.
- 2.5 Hedges/natural stone walls/barbwire fences define site boundaries.
- 2.6 The existing farmhouse is comprised of rendered external walls, natural slate roof covering with timber window and doors.
- 2.7 The existing barn is comprised of natural stone walls and natural stone slate roof. There is a small group of out buildings/green house which currently houses the oil storage tank which serves the farmhouse.
Internally the barn has stone flagged/earth ground floors. A first floor is existing to most of the barn with timber/stone flagged floors. 3no original timber trusses support the original roof purlins and rafters.



PHOTGRAPH 1 : Aerial photograph of proposed development site

3.0 Design Statement

3.1 The proposed development is for the conversion of the existing barn to a dwelling, erection of new double garage and associated garden area served off the existing access.

3.2 This statement will identify the approach that has been taken in relationship to design in particular the following aspects of the development will be considered.

- Type of development
- Amount of development
- Layout of the development
- Scale of the development
- Provision of landscaping
- Appearance of the development

Type of development

3.3 The scheme is in accordance with Barnsley MBC SPD document Barn conversions.

3.4 The accommodation proposed within the barn conversion includes snug, lounge, dining, kitchen, shower room, lobby, utility, study/bedroom on the ground floor. The first floor accommodation comprises 3 no bedrooms, en-suite and bathroom. A new double garage will be erected to the north east of the barn.

3.5 The proposal will comply with building regulations.

Amount of development.

3.6 The proposed development sits within a large area of land. Dividing the site as indicated on drawing 43/33/03A with the introduction of a shared court yard is not detrimental to the existing farmhouse.

Layout of the development

3.7 The layout of the development is defined by the existing farmhouse and barn. The removal of existing trees has been kept to a minimum, it is proposed that only 1 no tree will be removed to build the new garage block. The new double garage has been positioned to the northwest of the site. It is also proposed to provide a new double garage for the use of the farmhouse. (A separate planning application will be submitted for this). Access to the garages will be across the proposed shared courtyard. There is no proposal to extend/provide extensions to the existing barn although the existing outbuildings will be demolished to provide access to the new garage building.

3.8 The internal layout ensures that the existing window openings are used to gain the best use of available light, it is proposed only 1 no new opening is provided to the north west elevation. Due to the low position of the existing roof trusses all windows serving first floor rooms will be roof lights.

- 3.9 The existing access drive to the farmhouse will be used to serve the barn conversion. The drive and access from south lane will be widened and surfaced as indicated on drawing ref no 43/33/03A.

Scale of the Development

- 3.10 The scale of the development refers to the height, width and length of the buildings in relation to its surroundings. There is no change to the scale of the buildings.
- 3.11 The proposed development consists of the conversion of an existing barn to residential use and erection of double garage.
It is proposed that the barn roof will be lifted by approximately 200mm to accommodate roof insulation which will not have any detrimental impact to the height of the barn. This will allow the insertion of new stone lintels to the heads of two openings, adding interest to the effected elevations.

Provision of Landscaping

- 3.12 The existing landscaping will provide screening to the proposed development.

Appearance of the development

- 3.13 It is proposed that the elevations to the barn will remain almost unchanged.
Existing openings will be used to form doors/windows/glazed screens etc.
New/repositioned openings will be kept to a minimum.
- 3.14 The materials used in the construction of the development will be high quality including natural stone, artificial stone slates, aluminium doors/windows/screens and rwp goods etc.
- 3.15 By virtue of the barn been existing, the only new proposed building is the new double garage. The proposed scheme will have little or no impact on the surrounding area.

4.0 ACCESS STATEMENT

Introduction

- 4.1 This statement will briefly outline the approach that has been used in relation to access.
- 4.2 The proposal will comply with the building regulations with regards to internal design of the building which will incorporate access by users (Part M of the Building Regulations).

Accessibility of the Site

- 4.3 The existing vehicular access into the site from South Lane will be used for the new development, this access will be improved as previously described.
- 4.4 The new shared courtyard area will provided sufficient space for safe manoeuvring of vehicles in to and out of the site in a forward direction.

Parking

- 4.5 There will be 2 parking spaces created within the new proposed double garage And two additional spaces provided in front of the new garage, although the proposed shared courtyard can provide ample parking for visitors and residents.