

2 HILLTOP, CAWTHORNE

Design and Access Statement

prepared by

AXIS Architecture

July 2017 Issue 1

Contents

Contents	1
1. Introduction.....	2
1.1 Type of application and address.....	2
1.2 Information submitted as part of the planning application	2
2. Assessment and Evaluation.....	3
2.1 Assessment.....	3
2.2 Involvement	Error! Bookmark not defined.
2.3 Evaluation.....	Error! Bookmark not defined.
3. Design.....	4
3.1 Deign Concept	4
4. Access	6
4.1 Policy Approach	6
4.2 Consultation	6
4.3 Achieving Access	6
5. Sustainability Statement.....	8
5.1 Economy	8
5.2 Neighbourhood and community.....	8
5.3 Environment and resources.....	8
5.4 Movement and inclusion	8
5.5 Design and construction	8
6. Summary.....	10

1. Introduction

1.1 Type of application and address

This Design and Access Statement has been prepared on behalf of Mr + Mrs Mclean to accompany their planning application for the demolition of the existing house at 2 Hilltop, Cawthorne and re-building of a replacement dwelling with ancillary accommodation including the relocation of the site entrance, in accordance with the requirements set out in Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government.

The application site is: *2 Hilltop
Cawthorne
Barnsley
South Yorkshire
S75 4HG*

1.2 Information submitted as part of the planning application:

Application Forms via Planning Portal

Drawings

- Location Plan
- GA plans, elevations and sections
- 'Sketch-Up' 3D model images

Reports

- Design and Access Statement (including a Conservation Area / Heritage Assessment and Sustainability Statement)
- Detailed Tree Survey

Fee

A fee of £385.00 has been calculated via the Planning Portal

2. Assessment and Evaluation

2.1 Assessment / Conservation Area + Heritage Appraisal

The site is located at 2 Hilltop, Cawthorne, close to the historic core of the village and on the northern edge of the Cawthorne Conservation Area, which has a relatively mixed character, albeit with a strong vernacular and traditional appearance.

The varied forms, materials and details in this part of the Conservation Area tend to be traditional and simple / restrained in their execution.

The location is considered to be highly sensitive, being close to the historic core of the village and arguably of some prominence being on a corner / junction. The site has a dry stone walling boundary treatment, at the back edge of footpath to the road frontage with several trees and shrubs providing screening.

The site topography slopes steeply to the west, towards the football ground and fields around Cliff Hill, with Cannon Hall Museum and Country Park further in the distance. The site includes mature trees and dense shrubbery set within the grounds.

The existing house whilst restrained in scale, set down from the road and built from sympathetic materials, predominantly stone with stone slates and timber windows, is not listed or considered to be of outstanding quality.

The house has been extensively altered over the years with various additions and outbuildings including a conservatory and separate garage block. The oldest part of house can be identified from maps dating back to 1850 and includes stone roof slates, quoins and detailing, all of which will be salvaged for re-use in rebuilding the replacement dwelling.

3. Design

3.1 Design Concept

The design proposal submitted, follows a site visit and pre-application discussions with both the Council's Planning and Conservation Officers as well as consultation with Cawthorne Parish Council.

The overriding objective is to deliver a sensitive design that enhances the quality and character of the village and Conservation Area, achieved by the following:

- re-building the house further towards the northern boundary and tightening up of the footprint, with outbuildings linked to create one 'L' shaped plan, to create a small courtyard whilst at the same time improving the open-ness from the existing terraced properties opposite
- responding to an existing restrictive covenant dealing with ridge heights by working with the site levels and setting down the building / outbuildings including a hipped roof form to the garage block to maintain and enhance distant views
- a design that responds to the local vernacular with traditional pitched roof / gabled forms with chimney stacks and an oak framed entrance porch
- the use of complimentary natural materials, with simple detailing, including the re-use of salvaged / reclaimed Delph Sandstone and stone roof slates, together with oak framing and timber windows to blend in with existing buildings within the historic core

In developing the design, consideration has been given to the re-siting of the existing vehicular access, which currently being close to the corner junction / existing bus stop is felt to be detrimental to highway safety. The repositioned driveway is to be formed with stone gateposts with the dry-stone walling re-used to infill the current opening.

A further advantage in re-siting the access, is working with the levels / topography to allow the tightening up and rationalisation of the hardstanding areas, which are intended to be finished in a combination of stone setts and gravel.

Windows to the main frontage / road elevation are to kept modest in scale, with stone surrounds and with a vertical emphasis. The oak framed entrance porch is intended to highlight the craft of use of traditional materials and detailing albeit in a more contemporary approach.

The main garden elevation takes advantage of the steeply sloping topography with the addition of a semi-basement garden room under part of the main footprint of the house cut into the hillside.

The same palette of materials and simple detailing is kept throughout the design.

There are extensive trees and shrubs within the grounds, much of which is overgrown and in need of management but will be retained and enhanced as part of the proposals. A detailed tree survey has been produced as part of the application and it is understood that a Planning Condition would be added to any consent given, to cover the landscaping works.

4. Access

4.1 Policy Approach

The philosophy behind the design of this proposal is to create a family home that is accessible and provides an inclusive / adaptable environment.

Sources and Guidance

Advice has been sought from a number of sources:

Main design references used include:

- Barnsley Council's Disability Design Standards/ Supplementary Planning Guidance
- Lifetime Homes Standards
- Building Regulations Approved Document Part M
- British Standards BS8300, Access for Disabled People

4.2 Consultation

It is envisaged that further consultation with the Council Access Officer will take place during the course of the planning process.

4.3 Achieving Access

The site clearly has its challenges given the steeply sloping topography, notwithstanding this inclusive access will be targeted as far as possible throughout the design.

This will be achieved through adherence to the standards and recommendations set out in the Lifetime Homes Standards, with the house designed and constructed with reference to all present legislation governing the design of housing.

The approach from Hilltop is relatively level although the driveway will need to be adapted to suit. The main entrance will have level access for wheelchair users being dropped off at the house and a wheelchair accessible lift is being installed to serve all levels of the house including the split level between the entrance and kitchen / dining areas. Elsewhere generous ambulant disabled stairs are included in the design.

Thought has been given to the future adaptation of the house to cater for changing needs to include accessible wetrooms and all sockets and controls will be accessible.

Externally, materials will be chosen to enable inclusive access.

5. Sustainability Statement

5.1 Re-use of Existing Land and Materials

The proposal acknowledges the sensitive character of the site, the traditional simplicity of the village and the Conservation Area status of its location. This is enhanced by the quality of the design and re-use of materials.

5.2 Neighbourhood and community

The design is for a family house, for a client committed to being actively involved in village life and the community at large, including helping to conserve and enhance the heritage of Cawthorne.

5.3 Environment and resources

It is intended that the house will be highly sustainable in terms of energy usage with a fabric first approach and low carbon technologies using ground source heat pumps.

Roofwater will be collected with below ground storage tanks to limit surface water run-off and to assist with irrigation of the landscaped gardens.

5.4 Movement and inclusion

The house is being designed to Lifetime Homes Standards, being adaptable and fully inclusive for disabled persons.

5.5 Design and construction

The construction of the proposed house will utilise modern methods of construction to create a highly insulated building which will out-perform Building Regulations standards. Construction will include:

- High standards will be implemented for the insulated envelope of the building
- Ground source heat pumps providing an energy efficient heating system and integrated use of renewables

- Low energy lighting, including LED technology, will be used throughout the building
- Windows and doors will out-perform the standards of Part L of the Building Regulations
- Layout of the building to make best possible use of passive solar gain, natural light and ventilation to create a more energy efficient structure

6. Summary

This Design and Access Statement has been prepared on behalf of Mr and Mrs Mclean to accompany their planning application for the demolition of the existing house at 2 Hilltop Cawthorne and re-building of a replacement dwelling complete with ancillary accommodation in accordance with the requirements set out in Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government.

In the statement the following has been demonstrated:

- The sensitive context of the site and its Conservation Area status has been considered
- Professional involvement has been used to inform the development proposals
- The assessment of the site and feedback from the engagement exercises with the Council's Planning and Conservation Officers, as well as Cawthorne Parish Council, have been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

If, during the Council's consideration of the planning application and this accompanying Design & Access Statement, any further elaboration of the details contained within the application or this Statement are necessary, please contact Steve Burlaga / Andy Gee at the address below.

AXIS Architecture
2-6 North Church St
Sheffield
S1 2DH

t: 0114 2490944
f: 0114 2490966