JRB DESIGNS Ltd.
1 Saville Street,
Cudworth,
Barnsley,
South Yorkshire,
S72 8LT.

Registration No. 3372719
TEL. 01226 383542
MOB. 07970541192
e-mail john@jrbdesigns.co.uk

Design & access statement for proposed conversion of a former quarry outbuilding to a holiday let at The Old Saw Mill Forge Lane Wortley.

1.0 Physical context

1.1 Surrounding:

The site is located on of Forge Lane Wortley adjacent to the river Don. The neighbourhood generally consists of large residential properties mainly being of detached houses.

Schools, recreational facilities & other local services are all within reasonable distance of the property. The property is not located in a conservation area but is in the green belt.

1.2 Site:

The proposal is for the conversion of former quarry building at The Old Saw Mill Forge Lane Wortley. The site lies in a the green belt. There will be parking for 2 cars within the site to the side of the building.

The site lies in a wooded area adjacent to the river Don. The site is flat with no gradients. It is approached via a private drive shared with The Old Saw Mill which is now residential. There is also Rose Cottage to the side of The Old Sawmill which is also used as a holiday let. The site does not lie in a conservation area & is not a listed building.

Older buildings like this are usually ideal places for bats & owls to make home however in this case as the roof has been stripped off.

Fishing rights to the entire site have also now been obtained making the proposition of particular interest to anglers.

2.0 Social Context:

Conversion of a former quarry outbuilding to a new holiday let. There is no potential overlooking or overshadowing issue from the site. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in potential income from the occupants with their spending capabilities benefiting the local economy as well as construction work during the development.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as PPG12, PPG1 & H8D contained within the Barnsley UDP & government guidance including guidance note 3: housing.

5.0 Involvement of community members:

The scheme has no implications for general community; however the adjoining owner has been consulted.

6.0 Evaluation:

The adjoining owner has no concerns about the proposed development.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings an existing
Empty building into residential use therefore maximising the properties potential for occupancy, whilst being sympathetic to the surrounding area. The site is allocated in the UDP, & is not in a conservation area.

7.2 Layout:
The layout of house has been to orientate the windows to comply with the overlooking issues in SPG3. It will comply “Secure by Design” principles. The mail box will be to the rear entrance & utilities located to the side of the property. The site is flat with no gradients.

7.3 Scale:

The proposed development is within the envelope of the existing building.

7.4 Landscaping:
No new landscaping will be provided.

7.5 Appearance:
The new Fenestration has been designed to be sympathetic with the rest of the building. The building is to be constructed using materials that are sympathetic to the surrounding developments. External security lighting is proposed.

7.6 Access:
It is possible to achieve a disabled access to the property. Vehicular access is catered for by the existing gate from Forge Lane.