

DESIGN AND ACCESS STATEMENT

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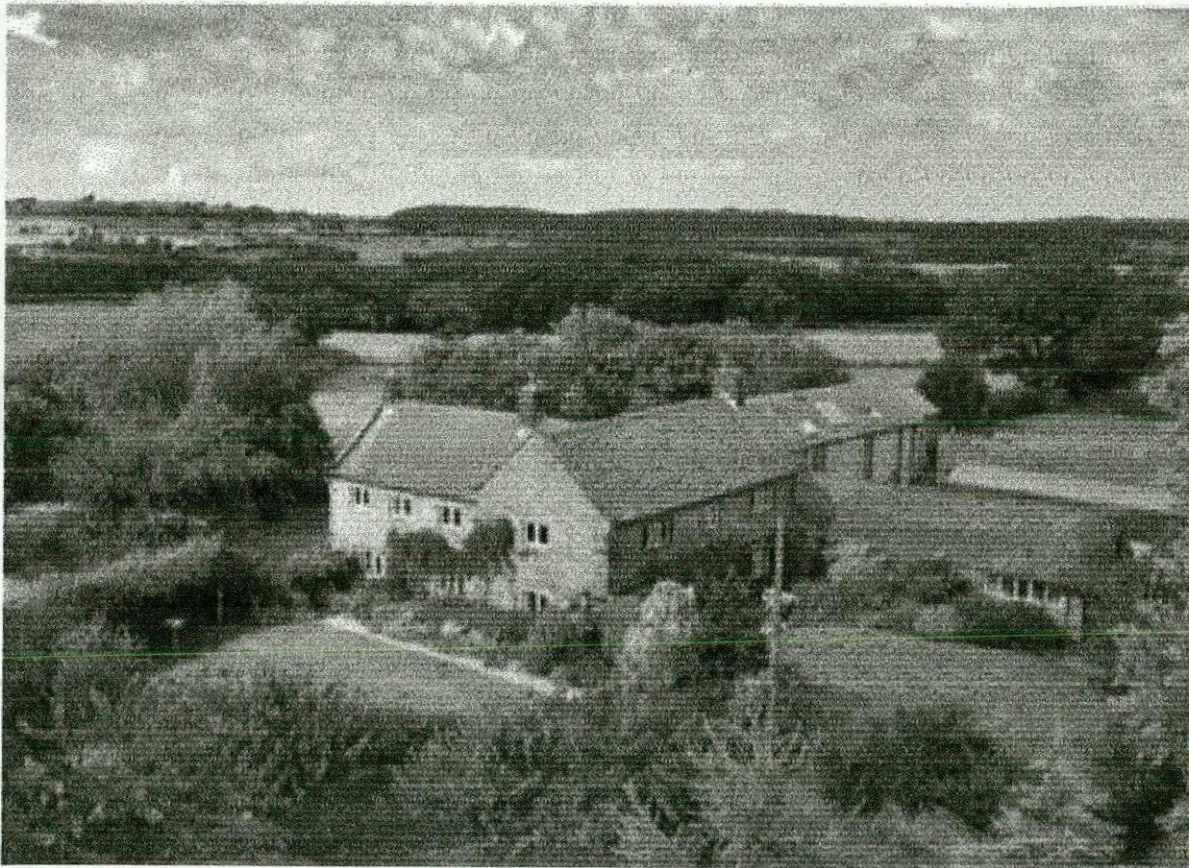
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The Farmhouse at Broad Oak Lane



1 Introduction

- 1.1 This document has been prepared in support of a householder planning application relating to Far Broad Oak Farmhouse at Gunthwaite, S36 7GE

- 1.2. The planning application is for the erection of a single storey summer house with a footprint of not more than 8 sq metres in the grounds of the property.

2 Site Location and Context

- 2.1. The house at Broad Oak Lane is a traditional farmhouse, which possesses a grade II listing on several elements of the building. The document '*Heritage Statement*' provides further details on the listing.
- 2.2. The site is situated on Broad Oak Lane in Gunthwaite, Penistone S36 7GE which is just over 4 km to the east of the market town of Penistone and around 2 km to the south east of Upper Denby. The area is sparsely populated with only 3 other properties on the lane.
- 2.3. The area is predominantly occupied by agricultural and residential buildings. The property is not in a conservation area according to the 'conservation area' check on the Barnsley Council web site.

3. The Current Site

- 3.1. The farmhouse is in a countryside setting and is surrounded by its own large and flat landscaped gardens containing mature trees of several species; hedges; bushes; lawns and dry stone walling. It is adjacent to several outbuildings belonging to a neighbouring property. Views of the property from the highway are restricted by mature trees and hedges.

4. The Design Principles

The proposal is for a summerhouse to be sited some 3 meters away from the south eastern corner of the property [see document B - Proposed Plans].

The design of the proposed summerhouse will enhance the setting of the current dwelling and compliment its historic exterior. It is felt to be not at all disproportionate to the dimensions of the listed building.

The summerhouse would be well screened by a stone wall to the south and hornbeam hedge to the west side. For the neighbouring property it would not impede views nor introduce any overlooking issues.

In terms of design, one of the commercially available products will be used with a well defined specification as follows:

- Area [footprint] to be less than 8 sq metres

- Single story, overall height less than 2.7 metres
- Greater than 10 metres from any boundary
- Canadian Red Western cedar cladding
- Pressure treated cedar shingle roof
- Painted MDF internal lining
- Tongue & groove timber roof and floor
- Solid brass ironmongery
- Plain, single glazed windows and doors
- paint system in heritage colour

Design details are shown in Document C - Design.

5. Access

- 5.1. The summerhouse will be at ground level and accessible directly from a lawned area to all users.
- 5.2. There is no impact on vehicular access to the property.