

DESIGN STATEMENT

PROPOSAL TO CONSTRUCT 8no DWELLINGS

LOWFIELD FARM, LOWFIELD FARM CLOSE, BOLTON UPON DEARNE

FOR

DYLAN WHITE & ASSOCIATES

This design statement forms part of a planning application for the development of land formerly Lowfield Farm, Bolton Upon Dearne Rotherham S63 8GY

Gordon Stephenson Chartered Architect RIBA is submitting the application on behalf of a team of 4 associates led by Dylan White who have collectively acquired the area of land previously occupied by the Lowfield Farm buildings and cottages

An outline planning application was submitted in March 2018 indicating the proposed apportionment of the site plots between the applicants. This application referenced 2018/0227/INVALID was returned to the applicants as being unable to be processed because

- . Please provide Flood Risk Assessment as in Flood Zone 2**
- . Please submit Ecology Survey to include a bat survey as proposal includes demolition of farm buildings**
- . Please provide ground investigation survey as potential for contaminants from a previous use**
- . Please fully answer question 5 need to state how surface water is dealt with**

This present application is for full planning consent for 8 no. dwellings and carries with it

- . Topographical Survey**
- . Ecological Survey**
- . Phase 1 Contamination Survey**
- . Flood Risk Assessment**
- . Percolation Test report**

Drawings associated with the application comprise

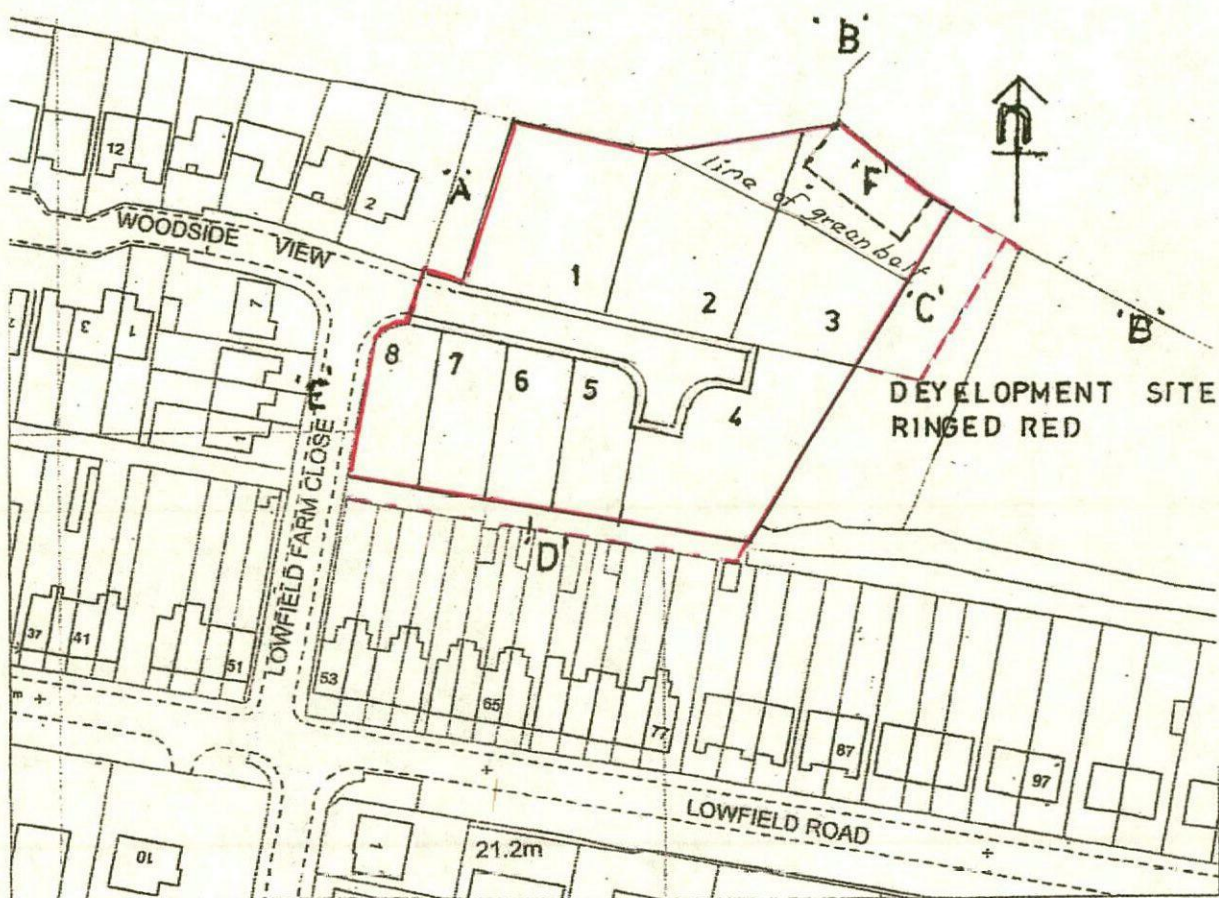
Ref. Drwg No.	Description	Scale
820/SL	Site Layout	1 : 250
820/LP	Landscaping, Boundaries, Surfaces	1 : 250
820/1G	Detached Garages Plots 4,5, 6, 7 & 8	1 : 100 & 1 : 50
821/1	4 Bedroom Detached House with integral garage	
	Plot 1 General arrangement details	1 : 100
821/2	4 Bedroom Detached House with integral garage	
	Plot 2 General arrangement details	1 : 100
821/3	4 Bedroom detached House with integral garage	
	Plot 3 General arrangement details	1 : 100
821/4	5 Bedroom Detached House	
	Plot 4 General arrangement details	1 : 100
821/5	4 Bedroom Detached houses	
	Plots 5, 6, 7 & 8 General arrangement details	1 : 100

At the time of acquisition the Farm adjacent to residential development on its south and west sides comprised mainly lightly steel framed & sheeted buildings with a terrace of 3 disused cottages in brick in a parlous state.

The barns were demolished it being obvious no bat habitat was present, however, it was necessary to apply for a demolition order for the cottages, an application was submitted but circumstances relating to children trespassing and playing in dangerous structures demanded that the work of demolition be carried out immediately

Upon acquisition of the site it was necessary that the farmer could retain access to the fields to the north of the site, a 6m wide strip of land to the west of the site was retained for this purpose with its access taken from the road proposed for the development of the site. The applicants assume the responsibility of ensuring this access route is surfaced to avoid mud deposits on public roads lies with the user

The site itself is roughly trapezoidal with its longer axis running east to west, on its northern and eastern boundaries it fronts on to open farmland offering fine landscape views, on the western side an existing unmade track within the application site boundary leads to garaging, sheds belonging to properties in Lowfield Road. The present application provides a 4metre wide tarmac surfaced road to provide and maintain access to these, whilst also allowing access to garaging, parking and rear access to plots 5, 6, 7 & 8 of the development proposals. A crossover to Lowfield Farm Close is to be constructed to Barnsley highways specification. The western boundary fronts on to Lowfield Farm Close



SITE PLAN SHOWING PROPOSED PLOT LAYOUT

- MARKED 'A'** **6M FARMING ACCESS/ EGRESS TO FIELDS**
- MARKED 'B'** **OPEN LANDSCAPE VIEWS TO NORTH & EAST**
- MARKED 'C'** **LAND INCLUDED WITHIN THE APPLICATION AWAITING PURCHASE
APPROPRIATE NOTIFICATION TO OWNER ISSUED**
- MARKED 'D'** **DEDICATED HARD SURFACED ACCESS ROUTE TO GARAGES, SHEDS AT THE REAR
OF LOWFIELD ROAD, ALSO ACCESS ROAD TO GARAGES/ REAR ACCESS OF PLOTS
5, 6, 7 & 8 OF THE DEVELOPMENT PROPOSALS**
- MARKED 'E'** **LOWFIELD FARM CLOSE SITE ACCESS FROM JUNCTION OF LOWFIELD FARM
CLOSE & WOODSIDE VIEW**
- MARKED 'F'** **BARN TEMPORILY RETAINED BY FARMER SCHEDULED FOR DEMOLITION**

The houses planned on the site which is the subject to this application have been designed to briefs provided by each of 4 associates. In apportioning the site into respective units it was determined that each associate would have plots that took advantage of the open nature of the views to the adjacent farmland towards the north and east of the site. The remaining land being divided into 4 equal sized plots one of which each associate would acquire as follows

Mr & Mrs M Peverley Plots 1 & 8

Mr J Stones Plots 2 & 7

Mr & Mrs D White Plots 3 & 6

Mr & Mrs D Green Plots 4 & 5

A private cul de sac access road was proposed along an east to west axis terminating in a turning head to appropriate dimensions for servicing vehicles. The area to the south of the cul de sac being the siting of Plots 5, 6, 7 & 8. A common design was agreed for these latter described plots drawing 821/5 refers.

SITE CONSTRAINTS

Plot areas and plot boundaries fixed

Access point fixed by existing tarmac road provision for the farm access at the junction of Lowfield Farm Close & Woodside View

A 6m wide access strip between No. 2 Woodside View and the development site is necessary for farming access

The site is sloping falling away approx.. 2.5m on its east to west axis

The site is designated Zone 2 for flood risk and all properties have the finished floor levels raised 600mm

Part of the site is designated as green belt, this particularly affects plots 2 & 3 although in the case of plot 2 not severely, however plot 3 is badly affected and its rear terrace extends to the green belt line, a further acquisition of land to the east now in the acquisition process which I am informed has outline planning permission is intended to provide garden area. There is a barn and extensive concrete hardstandings on plot 3 outside this green belt line. it is suggested the planning authority could take the view that the land may qualify as brownfield and allow the garden area to plot 3 to extend to the site boundary as ringed red

DESIGN

USE

There is a strong need to develop brownfield land for residential purposes and this particular site with its irregular and aging general infrastructure is appropriate for residential purpose. Changing farming practices circumvent its agricultural need. The site is in good proximity to local services and within easy walking distance of Primary school and railway station. A good public footpath network provides good pedestrian access

AMOUNT

The site is identified as a site appropriate for new development in a mature district. 8 dwellings, all houses are planned on the site in total 7 No. 4 bedroom types and 1 No. 5 bedroom, each proposed dwelling makes generous provision for garaging and off street parking, at least 2 parking spaces being provided in each case. All dwellings for the applicants personal use have excellent space standards whilst the associated dwellings plots 5, 6, 7 & 8 have good space standards All have adequate rear and/or side gardens

The 4m wide proposed hard surfaced road giving access to the long rear gardens of the terraced house properties of Lowfield Road improve the district immensely, the likelihood being an encouragement to use the road for garaging and off street parking, parking bays to plots 5, 6, 7& 8 would if vacant provide passing points if necessary

SCALE

The scale of the development proposals has been carefully considered, the classification of the site as Flood Risk Zone 2 discourages bungalows being built on the site, in the unlikely event of flood inhabitants must be able to seek refuge on an upper level of the same building

As part of the Flood Risk Assessment that was completed for the site a minimum finished ground floor level is established as being 600mm above the median ground level, Steps where necessary are to be max. 150mm rise and 300mm tread, Level access for disabled persons use is provided with ramps

LANDSCAPING

Particular attention is paid to the landscaping proposals , see drawing 820/LP. Generally trees specified are columnar in habit and accepted garden type trees. Forest type trees are excluded. The practicality of restricting young children and pets to their own space and providing the desired privacy defines the need for fencings. In this case 1.8m closeboard finished natural is specified where privacy is paramount and 1.1 semi-closeboard finished natural where open views are preferred. Some hedges of a flowering nature are proposed in selected areas. This is particularly so in the case of plot 8 where the side elevation fronts Lowfield Farm Close, in this case careful attention is paid to enhance the street scene with a facing brick wall, hedging, shrubberies and pavings. Provision is made for accommodating waste disposal bins with slatted closeboard housings and slatted timber gates located in inconspicuous positions

The road and footway block pavings are reciprocated by similar in site pavings providing parking for both occupiers and visitors, colour co-ordination and specific detail of these will present an overall unified picture

APPEARANCE

Careful thought has been given to the design of the houses on this site. The briefs for the individual plots were very varied and being very varied and seen as a development on the fringe of the green belt, some element of co-ordination seemed appropriate. It was resolved that this may in the circumstances of differing briefs be best achieved by matching in roof product colours and by the use of grey or black colour for powderised aluminium windows and doors. Fascias soffits & barge boards where applicable are Eternit weatherboard in slate grey or black and rainwater goods are seamless aluminium powderised grey or black. The development is further co-ordinated by fortunately each associate including in their brief a requirement for an expansive use of glass double or triple glazed as SAP calculations /eco. factors determine.

Wall finishes are mainly facing brick although there is some variation in the respective briefs primarily plot2 where the applicant asked for an integrally coloured white render finish on insulating block and plot 3 where at upper levels a cedar board vertical clad is specified

Plots 5, 6, 7 & 8 houses have common features with others in the development proposals and the design in presenting an open arrangement at hall/landing and in the use of similar materials gives some element of coordination

ACCESS

Within each plot cut and fill to constant level, establish finished ground levels adjacent to the development. For the purposes of flood risk set finished ground floor level in each case 600mm above finished ground level. Form all steps and ramps , steps to be no less than 150mm rise and 300mm tread. Level access is provided for the eventuality of disabled use

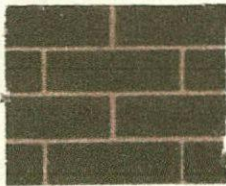
Within dwellings there is compliance with Part M of building regulations with accessibility to ground floor cloaks and WC. Designs allow options for stairlifts or through floor platform lift

Options exist for the installation of a ground floor shower/ wet room in the event of this requirement being necessary

MATERIALS

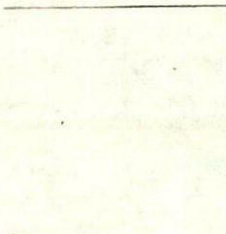
Walls

PLOT 1



A0268A | Multi Grey Rusti

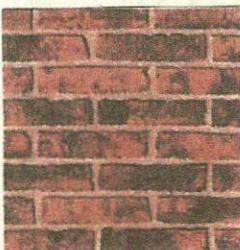
PLOT 2



PLOT 3



PLOT 4

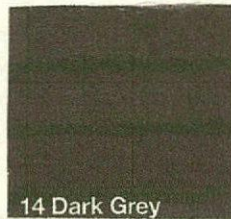


PLOTS 5, 6, 7 & 8

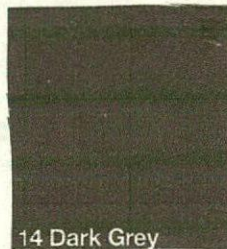


Ibstock Woodthorpe Blend

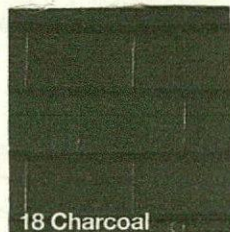
Roof



14 Dark Grey



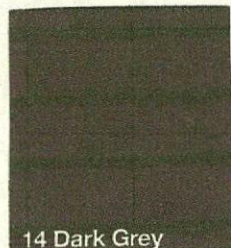
14 Dark Grey



18 Charcoal



68 Antique Slate



14 Dark Grey

Windows

aluminium dark grey

aluminium dark grey

aluminium black

aluminium grey

aluminium grey