

## **1.00 BACKGROUND**

- 1.01 The application site occupies part of the curtilage of Netherfield Farm a former agricultural holding dating from the 18th C. A range of farm buildings occupy the site, which are redundant and have fallen into disrepair. The farmhouse remains in its original form and will be retained as a separate dwelling.
- 1.02 An outline application reference 2013/0954 was approved subject to the discharge of conditions on 05/11/2013.

## **2.00 ACCESS STATEMENT**

- 2.01 The application site is within walking distance of Penistone town centre where a full range of services and transport links are available.
- 2.02 The existing access from Huddersfield will be retained and upgraded as required by the outline approval.
- 2.03 Each dwelling will be provided with a double garage and two parking spaces
- 2.04 The proposed dwellings will be designed to comply with Approved Document Part M "Access and Facilities for Disabled People".

## **3.00 DESIGN STATEMENT**

- 3.01 Context:  
The application site is situated on the northern edge of Penistone where development merges with the surrounding countryside. The site is set below the Huddersfield and is predominantly level. Pasture land extends to the River Don which forms the south west boundary of the site. Mature trees follow the line of the original field boundary.
- 3.02 Amount;  
This is a reserved matters application pursuant to outline application reference 2013/0954

3.03 Layout;

The proposed layout is consistent with drawings appended to the outline application and has evolved from the following site constraints and design drivers;

- The location and configuration of the site access
- Separation distance criteria between the proposed dwellings and adjacent existing properties.
- Outlook and orientation

3.04 Scale;

Two storey scale was defined by the approved outline application. Two storey profiles have been retained for the dwellings which relate in scale to the retained farmhouse. Eaves height and pitch have been manipulated to create some room in roof accommodation.

3.05 Appearance;

The architectural expression has been derived from local vernacular tradition which employed local materials and handicraft techniques. Natural materials and muted colours will ensure that the building integrates into the landscape and integrate with the retained building to create a coherent group with its own sense of place.

3.06 Landscape;

The site will be divided into three sections with different functions and landscape character. The entrance court will be defined by traditional drystone walls and surfaced in permeable blocks. The gardens will be an informal arrangement of paving, lawns and indigenous shrub planting. The paddocks will remain as pasture with existing boundaries retained replanted and actively managed,

#### 4.0 CLIMATE CHANGE STATEMENT

4.01 The building fabric will be optimised to reduce heat loss and to maximise airtightness, before low energy technology is added. This will ensure that a Code for Sustainable Homes level 3 standard is achieved as required by the outline approval.

4.02 Low energy light fittings and AA rated white goods will be used throughout the dwelling.

4.03 Materials will be sourced locally and will include a proportion of recycled content.

4.04 Sanitary appliances will be selected to minimise water usage and rainwater harvesting will be introduced to further reduce consumption.

4.05 Permeable surfaces and on site soakaways will eliminate the discharge of surface water into the sewer system

#### 5.00 SITE PHOTOGRAPHS



View to The South West



View to the North



View to the South



View to the West



View to the East