acumen designers & architects

JC/SW/2228

P+T DM
no cheque
MC

20th January 2012



Barnsley MBC
Planning Services
PO Box 604
Barnsley
S70 9FE

Dear Sirs

PROPOSED DWELLING ADJACENT ROSE COTTAGE, HIGH HOYLAND

Further to the grant of planning consent 2011/0766 we write to enclose an application for an amended house type on a free return basis.

Our clients have provided us with the enclosed letter dated 20th January 2012 endorsing the change of agent to ourselves.

We look forward to receiving your acknowledgment in due course and hope you will look favourably on the application as it offers a much higher quality design than currently approved.

If you have any queried please do not hesitate to contact the undersigned.

For and on behalf of Acumen Designers & Architects Ltd.

Yours sincerely

[redacted]

Enc – Planning Application
Client letter

Cc – Mr & Mrs Richards – no enclosures

Acumen Designers & Architects Ltd
Headrow House // Old Leeds Road // Huddersfield // HD1 1SG
T: 01484 546000 F: 01484 542205 E: info@acumenarchitects.co.uk W: www.acumenarchitects.co.uk
Co. Reg. No. 4444841 VAT Reg. No. 789 7543 52

20th January 2012

Barnsley MBC
Planning Services
PO Box 604
Barnsley
S70 9FE

Dear Sirs

ROSE COTTAGE, HIGH HOYLAND

We write to confirm that Acumen Designers & Architects Limited are appointed as our agents for a re application on free return basis for an amended house type following the grant of planning consent number 2011/0766

Yours sincerely

[redacted]

Mr & Mrs Richards

DESIGN & ACCESS STATEMENT

PREPARED BY

ACUMEN DESIGNERS & ARCHITECTS LTD

PROPOSED DWELLING AND DETACHED GARAGE

(MODIFIED HOUSE TYPE)

WITHIN THE CURTILAGE OF

ROSE COTTAGE UPPERFIELD LANE,

HIGH HOYLAND, BARNSLEY

Job Ref 2228

February 2012

INTRODUCTION

1 0 This Design and Access Statement is submitted in support of the full planning application for an amended house type for a single detached dwelling with integral garage to be sited adjacent to and within the curtilage of Rose Cottage Upperfield Lane High Hoyland The site lies 5 miles to the north west of Barnsley town centre and benefits from having a previous planning consent No 2011/0766 for 1 detached dwelling and 2 double garages This application is submitted to amend the house type integrating the double garage into the design addressing the visibility issues at the site entrances and overall providing a much higher quality design than currently approved

1 1 The basic positioning of the dwelling is roughly as previously approved having been moved to allow for the necessary visibility from the two entrances onto Upperfield Lane The dwelling design has been modified from the 2011 approval allowing for a modern interior layout whilst retaining a traditional exterior treatment and similar overall form and mass to that previously approved

APPRAISING THE CONTEXT & LAYOUT

1 2 The proposed property aims to provide a traditional high quality residential development complimentary to the local fabric of the neighboring properties as well as being sympathetic to its contextual surroundings

1 3 The proposed development lies to the north west of in terms of location

1 4 The topography of the site lends itself to the proposed development in terms of massing and positioning The proposed development is justified in terms of how the design will relate to the site from both physical and social aspects Careful consideration has been given to the approved massing so as to be respectful of both neighboring properties and the surrounding vegetation

THE EXISTING SITUATION

1 5 Rose Cottage is a stone built two storey detached dwelling which stands in a plot of land having a total area of 2 260m^2 The House is not listed and is not nor any of its curtilage within the High Hoyland Conservation area

1 6 Within the garden of Rose Cottage and approximately 18 metres from it is a group of two stone buildings comprising a garage/store with a footprint of approximately 42m^2 and a garden room approximately 8 5m^2 To the south of the garage/store is a surfaced parking/vehicle turning area The footprint of the two buildings was previously much larger as can be seen on historical maps dating back as early as 1895 At the turn of the 20th century the outbuildings appeared to be two storey and used as 1 or 2 dwellings There is visual evidence of an internal staircase in the garage/store building

1 7 It is proposed to demolish the two outbuildings and construct a two storey dwelling with parking and integral garage serviced via an improved existing access from Upperfield Lane Rose Cottage will be provided with a new detached double garage and parking/turning area with a new access from Upperfield Lane The whole plot of land will be divided into two such that Rose Cottage and the new dwelling will be separate each with its own gardens and access

1 8 The proposed dwelling and garage to Rose Cottage will be within the boundaries of the village of High Hoyland within an Area of Borough Landscape Value and on the edge of but not within the green belt

DESIGN PRINCIPLES – *Appearance, Amount & Scale*

1 9 High Hoyland has an eclectic mix of dwellings ranging from traditional to modern The proposed dwelling and detached garage will use traditional materials coupled with traditional architectural styles The walls will be coursed natural (dyed) stone with ashlar cills heads mullions jambs corbels and kneelers The roofs will be Greys Artstone stone slates Windows and doors will be double glazed with stained hardwood frames The form mass and use of materials will compliment and fit in with the existing visual

characteristics of the area whilst simultaneously complementing the existing street scene

1 10 The scale of the proposed dwelling is considered appropriate in this location by virtue of the existing outbuildings which it will replace the previous history of these outbuildings as a larger house and the scale of other existing dwellings in the vicinity

1 11 The overall mass and position is very similar to that of the previous approval having been moved slightly to allow for 2 4m x 45m visibility splays and 2m x 2m intervisibility splays at both entrances The requirement for improved sight lines will mean the existing 2m high boundary wall will need to be rebuilt

1 12 The proposed dwelling is appropriate in relation to the surrounding site as it is not deemed to be overbearing in terms of mass in relation to Rose Cottage and the previously approved house whilst simultaneously providing a substantial amount of private green space for the property The dimensions of the proposed property can be seen in drawing 2228-02 showing how it relates to human scale

1 13 The design has been carefully considered as not to detract from neighboring properties and comply within the council s space standards helping to create a more positive and social residential development Its scale is further aided by the existing mature vegetation that will remain around the perimeter of the site

1 14 There are to be windows in the west wall overlooking the garden to Rose Cottage at first floor the windows are onto a corridor and are obscure glazed and at ground floor the windows are secondary onto the dining hall and are obscured by a 1 8m high hit and miss boarded fence and the double garage block The main habitable room windows are facing south and east making the most of the views onto the greenbelt land beyond

1 15 The ground floor layout of the dwelling complies with building regulations part M allowing for fully functional living for a disabled person with access for additional parking spaces to the front of the dwelling whilst accommodating two integral garages for secure parking

LANDSCAPING

1 16 In respect of the boundary walls and fences natural dry stone walling will be provided along Upperfield Lane Hit & miss timber fencing is proposed as the new boundary between Rose Cottage and the new dwelling

1 17 In respect of the boundary walls and fences natural dry stone walling will be provided up to the extent of the domestic curtilage whilst timber rail fencing will be proposed up to and across the site boundaries There will be an abundance of soft landscaping within the site Planting of additional vegetation around the site boundaries will be incorporated to replace any lost due to the development Hard landscaped areas will include the driveways – Driveways will be finished in permeable asphalt and any drainage channels/gulleys will discharge to soakaways or other suitable sustainable drainage system

ACCESS

1 18 The proposed dwelling will utilise the existing entrance onto Upperfield Road as previously approved having been reconfigured to improve visibility as conditions 6 and 8 of the previous decision notice This can be seen on drawing no 2228 03 The dwelling has a private driveway with double garage

1 19 Rose cottage will have a new access formed onto Upperfield Road in the position previously approved again having been reconfigured to improve visibility as conditions 6 and 8 of the previous decision notice This can be seen on drawing no 2228 03 The new access will serve a new private drive (finished in permeable asphalt) and new double garage

1 20 Pedestrian access in to the dwellings will be accessed directly off Upperfield Road via the separate private drives Private vehicles will be able to access each property and turn around efficiently within the site

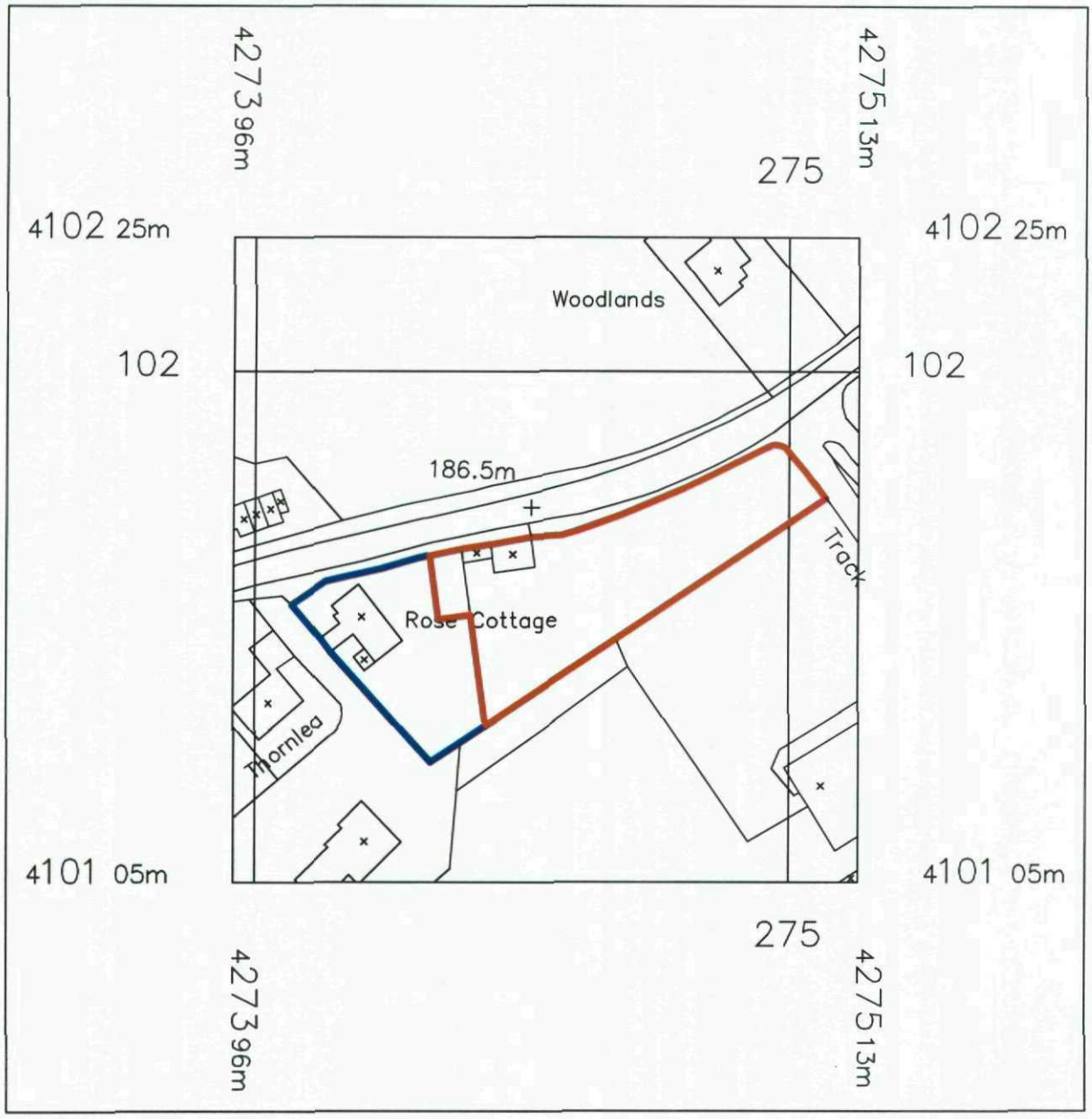
UDP POLICIES

1 21 The UDP Policies relevant to the proposal are

- H8D – Infill Development
- H8F – Private Garages/Access
- BE6 – Design Standards
- GS9 – Development Conspicuous from the Green Belt
- GS13 – Areas of Borough Landscape Value
- Supplementary Planning Guidance 3

1 22 The policies relevant above have been reviewed and the site and proposals fulfill all of the requirements The proposals will make a valuable contribution to the appearance add to the visual amenity and retain the overall character of the area

Ordnance Survey®
OS Sitemap®



© Crown Copyright 2011
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey.

SCALE 1:1250