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Job reference: 2023 enquiry 76

Address: **Stancliffe House Farm site**
Woodhead Road
Wortley
Sheffield
S35 7DA

Date: 7/12/2023

Extra notes: Demolition of existing rainbow hill boarding kennel block and construction of new C3 one off dwelling at Stancliffe House Farm site, at Woodhead Road, Wortley, Sheffield S35 7DA

Introduction

Our client Mr and Mrs Jaz Singh have recently acquired the Stancliffe House Farm site and seek Jade3 to advice on the demolition of the existing rainbow hill boarding kennel in an industrial shed building and is to be replaced with a new C3 dwelling. The adjacent buildings will remain and are unaffected by this proposal.

The overall site is circa 4.35 acres, consisting of the following buildings

- detached 5 bedroom family house
- detached one bedroom annexe
- incorporating commercial premises previously utilised as kennels but the business is no longer operational (which is to be the proposed site)
- private equestrian facilities including stables, tack room an manege
- all within an elevated position with panoramic views on the edge of a desirable village
- landscaped screen from Woodhead Road

However, for the purpose of the proposal, only the existing industrial style kennel site which is set in a spacious plot is to be demolished and make way for a large family detached dwelling. The existing kennel business has been closed down and it is no longer in operational and therefore there is no loss of employment. The kennel was located within an industrial building that lacks the modern facilities which also not suitable for conversion and it is better to be demolished.

A small equestrian facility is located at the front of the kennel whilst the rear garden has slight slope gradient upwards. Basically the kennel building is tucked away and not visible from Woodhead Road frontage. Basically the site benefits a wide panoramic views across the valleys.

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From Woodhead Road, the site enters into a private road and ends up in a cul-de-sac road and accessed into the respective buildings sprawled across the site. The surroundings ahead is Hall Wood Dike, Haywood Dike and Robin Hood Well woodlands across onto Penistone Road. Towards the rear are some neighbouring properties, ie Ready Freddy Dog Walking and Daycare building but they are located far away and not really affected by the proposal. The existing properties on the site significantly vary in design, architecture, layout, massing, styles and building materials. The properties varied in terms of their footprint size, material, architecture and roof types. The proposed site is set back and tucked into the ground at the end of the cul-de-sac and heavily screened by perimeter landscape and not over-looked by any neighbours.

The existing architecture of the former kennel building is basically a glorified industrial shed and not aesthetically pleasing and therefore is best to be demolished. The proposal for a detached new one off dwelling is to be located as a replacement property in its former kennel position which is to be sustainable coupled with modern state of the arts green energy facilities.

Proposal

Design brief as required from client as a guide to the initial design where they informed the final design

Ground Floor:

- Open Reception with Hallway, stairs leading upstairs
- Included in reception area - cloakroom, downstairs WC
- Large living room
- Feature stair and waterwall with space for a platform lift
- Snug
- Open plan kitchen, dining, sitting room
- Kitchen leading to utility room and a pantry
- Office
- Storage room/area for vacuum cleaner etc
- Cinema room or gymnasium
- No need garage as there is already space within the ground where cars can be parked

First Floor

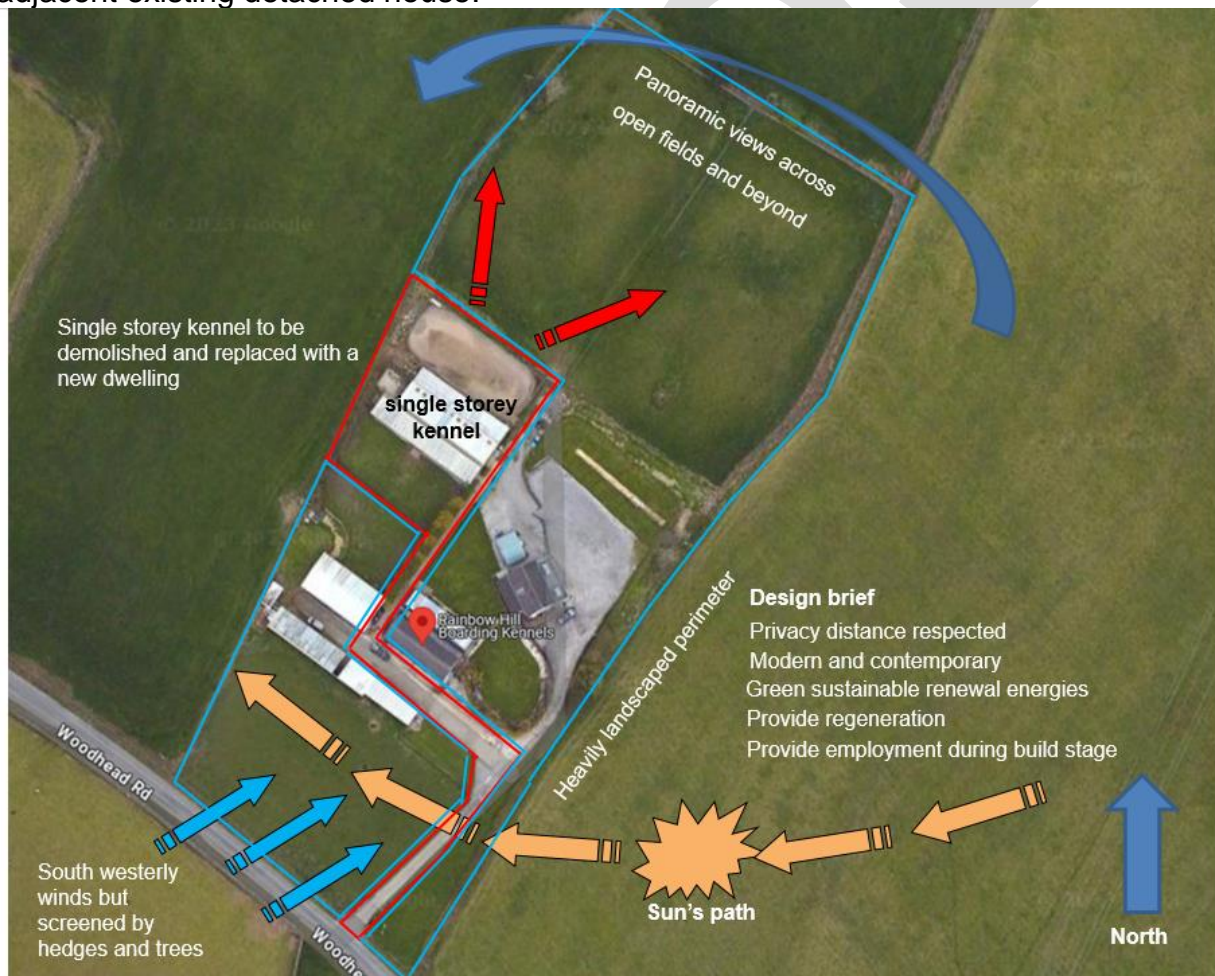
- Feature stair and waterwall with space for a platform lift
- Minimum 5 bedrooms, 3 with walk in wardrobes
- 3 en-suites with walk in shower, no bathtub
- 1 family bathroom to have shower separate and a bath tub
- Reading room/boy's study
- Small office room

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Site analysis

A site analysis has been carried out to set a new unique and bespoke design concept principles for the fresh grand vision for our clients dream HOME. This is to take advantage of the breathtaking vast open panoramic views of the land and beyond. At the same time to design within a massing and footprint of the former industrial shed kennel building. The vision is to create a flagship new build that the site deserves.

Sustainable green energies are also being considered, ie underground heat source pump, rainwater harvesting, photovoltaics solar and thermal panels and potentially using structural insulated panels (SIP) for building construction. In this way, the building form is to be factory assembled where it will have less site activities and disruptions or building materials wastage. There is also a need for this accommodation so that they are able to live closely and looking after their senior age parents as part of the Asian culture. Their senior age parents will be living in the adjacent existing detached house.

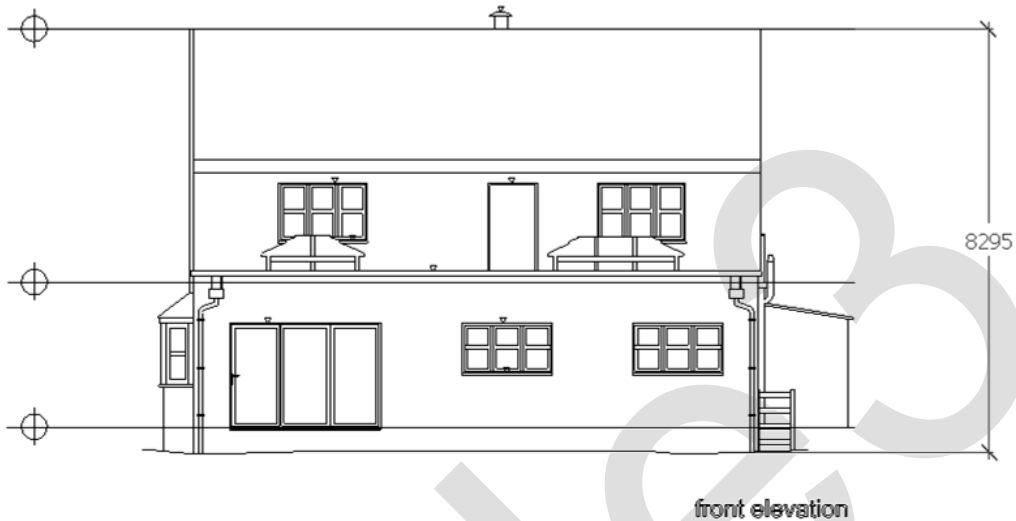


Location and site analysis

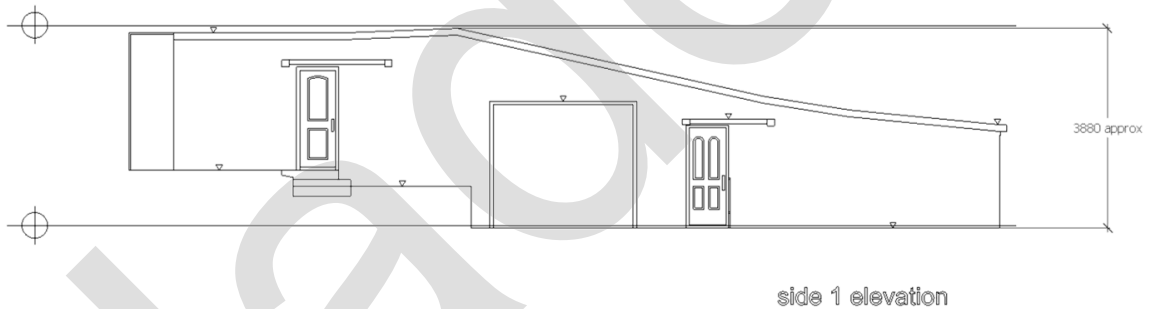
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Design

Various design options have since been prepared and an updated scheme was prepared taken on our client's aspirations and hence arrived at this final form ready for planning submission.



Existing house massing circa 8295



Existing kennel massing is circa 3880 high



Proposed detached dwelling is a 2 storey massing is circa 6225 to eaves and circa 9415 to roof ridge height. The massing is consistent as compared with the adjacent 2 storey house, circa 8295 high.

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The former kennel industrial building footprint is circa 415 sqm which effective is a large space. The footprint of the new dwelling is circa 285sqm which covers around only 68%. However, there is a first floor proposed over, circa an additional 295sqm for the dwelling and totalling circa 580sqm.

The massing of the existing former kennel is circa 3880 high. The proposed new detached dwelling is circa 6225 high to eaves level and circa 9415 high to roof ridge height. The adjacent existing house is circa 8295 high. Since the former kennel site slopes downwards, the proposal will not be visible from Woodhead Road as the site is also heavily landscaped. The massing of the proposed entrance view is not over-look by anyone across the valley and does not have any visual harm since it is considerably far away from its immediate neighbours opposite.

Based on the water theme, a small feature pond is created across the main façade with a feature footbridge link into the main entrance. Also to maximise the views, all active accommodation, ie the lounge, living rooms, bedrooms are all grouped together facing the front and maximising panoramic views across the valleys. To future proof the design, all door width is circa 1.0m wide to cater for ease of wheelchair users. The living spaces are mainly open planned but with multi-fold doors so that they have a choice and can be closed off creating smaller spaces to suit.

The proposal is based on a hybrid architecture that blends in sympathetically and echoed the traditional building materials matching with the surroundings but expressed in a modern and contemporary manner. Full height glazing is proposed to maximise the natural daylight and also panoramic views of the open surroundings.

The footprint derived is a simple rectangular shape where 2 blocks are linked centrally via a doubled height atria with a footbridge and opens out and maximise the views at the front and at the rear. The middle block is fully glazed so that full views through towards the rear can be achieved on entering the dwelling providing an airy and grandeur feel.

The first floor is to be accessed off a grand feature stair that links the first floor footbridge which connects the 2 blocks. Since the rear land slopes up, it is intended to create a tiered amphitheatre steps enclosing the rear patio space.

The National Planning Policy Framework:

The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

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i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;

The proposal will promote an economic role rather than allowing the existing kennel to fall into a state of further dilapidation and allowing the plot to be further overgrown should it continue to become vacant or lack of maintenance.

ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;

The proposal will create a new modern HOME for our clients and his large family which will integrate with local residents and bringing a hustle and bustle activities back into the local community and assist with a social role.

iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy. As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

The external fabric of the existing kennel is in a poor state which will require a facelift but since it is in a state of disrepair and lack of appropriate facilities, it would be more sustainable to demolish it and start afresh. Traditional building materials will be used on the plot which would be sustainable but locally sourced where possible and employing local skilled labours to build the proposal. By allowing a positive consent for the plot will definitely add to the environmental role.

National Policies and Guidance

National planning policy (NPPF) published February 2019,

- chapter 2-** achieving sustainable development
- Chapter 3 –** Plan making
- Chapter 4 –** decision making
- Chapter 9-** Promoting sustainable transport
- Chapter 11-** Making effective use of land
- Chapter 12 –** achieving well designed places
- Chapter 13 –** Protecting Green Belt land
- Chapter 15-** Conserving and enhancing the natural environment

NPPF Chapter 3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

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As you can see, there is an immediate need for this one off dwelling. Its location is ideal since it was previously an industrial building site with open woodland fields and beyond where the proposal does not affect anyone.

NPPF Chapter 4. Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

All noted.

NPPF Chapter9. Promoting sustainable transport

102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;*
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;*
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;*
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and*
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.*

The new detached dwelling does not have a garage since the site is adequately large enough to accommodate 4no cars or more along the existing driveway forecourt on site and suitable for this new detached dwelling.

103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

The land is brownfield and is located within a sustainable location where it is a 10-15 minutes driving distance to the local shops and school.

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NPPF Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

The existing host building industrial shed architecture is typical of the area and era for a farm and due to its inappropriateness for conversion, it is proposed to be demolished and make way for the new 2 storey one off HOME. The new design enhance the existing surrounding aesthetics and using traditional building materials and continued the same theme but expressed in a modern and contemporary manner with more glazing to enhance natural daylight. All this provision is considered to be good design.

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

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d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life⁴⁷. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

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131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

All noted.

Chapter 13. Protecting Green Belt land

138. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

As can be seen from the proposal, since only one of dwelling has been proposed, it respect the site and prevent the sprawl of built up area. Basically it respect all the above items from (a to e) and assist in rural regeneration and encourages the re-adaptation of existing brownfield site and re-adapt to new use class.

Proposals affecting the Green Belt

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and 43*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which*

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would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The proposal is not in a green belt area although in its vicinity, the former industrial shed footprint is large and already form a precedent for development. The proposal respect all of the above items (a to g) and complies with NPPF.

Chapter 15. Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

171. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁵³; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The

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conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads⁵⁴. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development⁵⁵ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

173. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

All noted. However the proposal does not affect visual impact to the area and hence assist to conserve and enhance the natural environment.

Excerpts of Barnsley Local Plan adopted 2019

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Based on the proposal, our client would welcome to proactively engage in any discussion to improve their one off new HOME proposal where possible, but the proposal have contributed towards the 3 roles of economic, social and environmental aspect.

Policy GD1 General Development

Proposals for development will be approved if:

There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;

The proposal sits within a large corner plot and is carefully designed to avoid any adverse effect on the living conditions and residential amenities of the immediate or opposite neighbours or future residents.

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They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;

The proposal is sympathetically designed and will not prejudice the current or future use of neighbouring land.

They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;

The one off dwelling does not adversely affect the wider area visually.

They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

The plot will be landscaped to suit and improves the attractiveness of the site.

Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated; Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;

The vehicular access is as existing and is unaffected off Woodhead Road into a cul de sac.

Any drains, culverts and other surface water bodies that may cross the site are considered; Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;

All noted

Any pylons are considered in the layout; and Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Not applicable.

Policy D1 High Quality Design and Place Making Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including: Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features; Views and vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

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The proposed design is considered to be of high quality and creates the distinctiveness and character of the locality. It enhanced the panoramic views of the rear field and harness the natural daylight with large glass sliders and juliet balconies.

Through its layout and design development should:

- *Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*
- *Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;*
- *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- *Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*
- *Provide clear and obvious connections to the surrounding street and pedestrian network;*
- *Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*
- *Promote safe, secure environments and access routes with priority for pedestrians and cyclists;*
- *Create clear distinctions between public and private spaces;*
- *Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- *Make the best use of high quality materials; Include a comprehensive and high quality scheme for hard and soft landscaping; and*
- *Provide high quality public realm.*

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

All noted.

Policy H1 The Number of New Homes to be Built

We will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033. A minimum five year supply of deliverable sites will be maintained.

Albeit only one large dwelling but still of a considerable size that will contribute towards the council 5 year delivery supply of housing plan.

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Policy H5 Residential Development on Large Non-allocated Sites

Proposals for residential development on sites above 0.4 hectares which are not shown as housing sites on the Policies Map will be supported where they: Are located on previously or part previously developed land; Are located within Urban Barnsley, Principal Towns and Villages; Are accessible by public transport; and Have good access to a range of shops and services.

The proposal is to be located on the former industrial shed site therefore meets with policy H5.

Policy H6 Housing Mix and Efficient Use of Land

Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs. A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages. Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons.

As stated later, the site is large and can achieve a higher density. The land is sufficiently large enough to cater for several new houses, however, our client is only proposing one large detached HOME for his own family and therefore is not considered to be over developed.

However, the setting is important and necessary to preserve the character and appearance and only proposing a large dwelling for our client's family use only. Since the land was formerly used as a boarding kennel (no longer operational), it is considered that is a previously developed land and is suitable for new housing. Therefore this proposal will meet with all the relevant criteria.

Policy T3 New Development and Sustainable Travel

New development will be expected to: Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists; Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document; Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate regard for cross boundary local authority impacts; and Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition. Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take

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action or make financial contributions in accordance with policy I1. If it is not possible or appropriate for the minimum amount of parking for cycles, motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.

Due to its rural location and setting, it would be difficult to reduce the need for using cars. However, our clients have electric cars and electric vehicle charging point (EVCP) is proposed on the driveway forecourt making it sustainable.

Policy LC1 Landscape Character

Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002 and any subsequent amendments). Development which would be harmful to the special qualities of the Peak District National Park will not be allowed.

All noted and that is why our client is proposing a new dwelling for their family HOME. Since the site already has a former kennel within the large industrial shed, it set precedence as a brownfield site that can be redeveloped in a sustainable manner. The site is also already heavily landscape on its perimeter, however, additional perimeter landscape is also proposed to assist to screen the proposal and creates a distinctive character to itself.

Policy CC1 Climate Change

We will seek to reduce the causes of and adapt to the future impacts of climate change by: Giving preference to development of previously developed land in sustainable locations; Promoting the reduction of greenhouse gas emissions through sustainable design and construction techniques; Locating and designing development to reduce the risk of flooding; Promoting the use of Sustainable Drainage Systems (SuDS); Promoting and supporting the delivery of renewable and low carbon energy; and Promoting investment in Green Infrastructure to promote and encourage biodiversity gain.

Climate Change

Climate change is also throwing the seasons out of sync, causing either drought or floods in certain areas. Climate change mitigation would be required in reducing greenhouse gas and carbon emissions into the atmosphere and designers have an important part to play to assist in achieving these reductions.

Climate change causes unpredictable and extreme weather patterns, which are having a devastating impact on some of the communities. Designers need to predict what adverse weather may be coming next and how to mitigate them in advance of happening.

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Here is a list of some smart examples but not all of how new developments can be designed and what could be done to help people adapt to climate change, reducing its impact on their lives and properties. None of these examples on its own is enough to mitigate climate change but several together would make a huge difference. But each one of these examples can help a development to be successfully delivered and thrive in spite of a changing climate. If these examples can set an exemplar for others to follow, then it will make a significant impact in reducing the climate change.

1. Design teams

When extreme weather means the worst happens to people and their properties and the support of professionals like the design team that comprised of architects, engineers, clients and developers can help reduce the climate change by smart design solutions on the outset for new developments.

2. Raising development sites

In areas where floods are getting higher, lasting longer and threatening more human lives and properties, the designers have already been working with local authorities and environmental agencies to raise development sites above the 1 in 100 year worst flood level to mitigate issues that has been experienced over last year in 2015. The proposal is not near any rivers so will not be affected by any potential flood.

3. Weather forecasts

With state of the arts computer technology, cellphone apps and weather forecasting systems, they ensure local communities can access these weather information easily so that they need to stay on top of their weather prediction work – radios, televisions, telephones, internets to access Metrological office information, and training on how to interpret short- and long-term weather forecasts and climate change reports.

4. Rainwater harvesting

When rainy seasons are unpredictable and uncertain, every drop of rainwater is precious. Harvesting grey rainwater to irrigate gardens is a sustainable way of reusing rainwater. The rooftop rainwater collections will go towards household sanitary needs which would be a good start in reducing water usage.

Our clients are keen to incorporate rain water harvesting. That is why a small pond is proposed as a feature across the entrance façade where excess rainwater can drain into it. This will be discussed in detail later at the construction stage and subject to our client's funds availability.

5. Surface Water Drainage

The designers ensure that the surface water drainage design takes into account the sustainable design approach such as swales or balancing ponds can be created to

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assist with rainfall but also as design features for a development. This development is small in comparison and as such swales or balancing ponds are not viable. However, a small water feature has been created at the main entrance where it will assist with rainwater run offs.

Permeable pavements are to be used for the long driveway and forecourt to serve the new proposal and the falls are towards the grassed verges and down the slope of the site into the small water feature. All surface water runoffs are to be contained within the small water feature where possible and the remaining rainwater to be connected into soakaways or into the mains drainage systems. However, the existing pebbled surfaces for the driveway in itself assist to drain the surface water. The existing driveway forecourt is to be retained for the car parking spaces and the proposals itself does not have any cars or garages.

The surface water is to be drained naturally in accordance with PPS 25 and to '**Guidance to Permeable surfacing of front gardens by communities and local government and to the environment agencies**'. Therefore a feature pond is proposed along the entrance with a footbridge access into the main entrance.

6. Natural flood barriers

Frontline protection against floods and storm surges would be useful with new developments near rivers and canals. This site is not near any rivers and therefore no flood barriers are needed.

7. Sustainable green architecture

Sustainable green architecture design approach have been encouraged to reduce the carbon footprint such as using Photovoltaics solar and thermal panels, underground heat source pumps, mini wind turbines, bio mass....etc. Although the governments have reduced the feed in tariffs for the solar panels, it is still proven to be a viable sustainable design approach during the long term.

The harnessing of natural sunshine using solar photovoltaics panels and thermal photovoltaics panels are good ways to achieving a sustainable design approach and the photovoltaics solar panels (can be retrofitted) has been proposed on the proposal. The orientation of any building is dependent on the site configuration but can also be an important part to take advantage of the solar gains where possible. Luckily the proposed site is with a southern orientation such that it maximise the roof areas being south facing aspect to take advantage of the morning and afternoon sun. Photovoltaics solar and thermal panels are to be incorporated into the proposal as shown.

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8. Mini wind turbines

The harnessing of wind using mini-wind turbines on roofs are another good way to achieving sustainable design approach. This is not proposed for the proposal at this stage but can be retro-fitted to suit at a later date if required.

9. Specification of materials and finishes

Specifying materials that can be sourced locally is another good way to achieving sustainable design approach to minimise transportation journeys and will be promoted by this application. It is anticipated to use structural insulated panels (SIP) so that they are off site factory assembled and sustainable.

10. Others

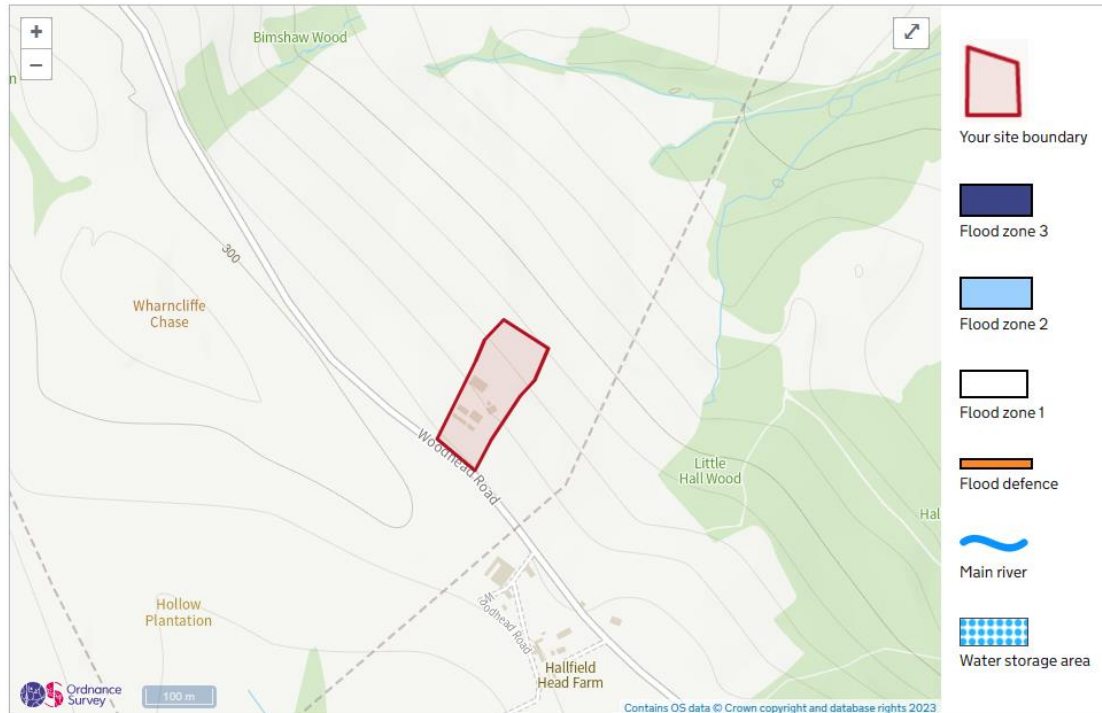
Underground heat source pumps, bio mass boilers are a few other alternative options that can assist in achieving a sustainable design approach. No doubt the initial capital costs maybe high but over a long term period it can be gained back but at least these sustainable design approach would assist in reducing the carbon emissions footprints into the atmosphere and assist in protecting our depleting planet.

Since this new HOME is set within the rural setting and not in an urban city setting therefore very little traffic will be present within the vicinity, so it will not have any impact on the air quality. Moreover the proposed dwelling is set down below Woodhead Road will also assist with air quality.

Policy CC3 Flood Risk

The extent and impact of flooding will be reduced by: Not permitting new development where it would be at an unacceptable risk of flooding from any sources of flooding, or would give rise to flooding elsewhere; Ensuring that in the Functional Floodplain (Flood Zone 3b), only water compatible development or essential infrastructure (subject to the flood risk exception test) will be allowed. In either case it must be demonstrated that there would not be a harmful effect on the ability of this land to store floodwater; Requiring developers with proposals in Flood Zones 2 and 3 to provide evidence of the sequential test and exception test where appropriate; Requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3; Expecting proposals over 1000 m² floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk; and Expecting all development proposals on brownfield sites to reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates requiring development proposals to use Sustainable Drainage Systems (SuDS) in accordance with policy CC4; and Using flood resilient design in areas of high flood risk.

The land has low probability of flooding.



The site is located on Flood zone 1 and has low probability of flooding and there is no record of the site being flooded in the past.

Policy CC2 Sustainable Design and Construction

Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable. All non-residential development will be expected, to achieve a minimum standard of BREEAM ‘Very Good’ (or any future national equivalent). This should be supported by preliminary assessments at planning application stage.

Photovoltaics solar panels are being proposed. The cellphone app will provide state of the arts facility where lights and heating can be turned on or off remotely. The perimeter walls cavity will be increased in width to ensure extra cavity insulation are provided to improve on thermal performance. It is also proposed to have underground heat source pump and also underfloor heating all of which will assist in sustainable design.

Policy CC4 Sustainable Drainage Systems (SuDS)

All major development (12) will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all

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types of SuDS are inappropriate. The Council will also promote the use of SuDS on minor development. To enable the Council to determine the suitability of a proposed SuDS scheme: Outline Planning applications must be supported by a conceptual drainage plan and SuDS design statement; and Detailed Planning applications must be supported by a detailed drainage plan and SuDS design statement, which should contain information on how the SuDS will operate, be managed and maintained for the lifetime of the development.

There is a feature pond proposed along the frontage where it can assist in discharging of rainwater.

Policy GB1 Protection of Green Belt

The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

The proposals is set adjacent to the green belt but within an existing former kennel footprint of the industrial shed. IN this way, since the neighbours are far away and will not be affected by this proposal.

Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt

Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt: Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces. Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building. Dividing an existing house to form smaller units of accommodation. All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.

The proposed one off dwelling is to be built on the former industrial shed site and therefore safeguarding and maintaining the adjacent Green Belt land. The setting and character of the Green Belt will not be visually harmed. In fact this one off dwelling can be seen to be much more attractive and fit for purpose than the former industrial shed building.

All the above items have been taken into account and informed the final design for this detached new HOME where it promotes good design principles.

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Site and area assessment

Physical, social and economic characteristics

Evaluation

Amount

The overall land is circa 17608sqm (equivalent to 4.35 acres)

The existing former kennel site area including the access driveway and forecourt is **circa 2086 sqm (0.51acres or 1.27 hectares)**

The existing ground floor area footprint of the former kennel is **circa 414sqm.**

The new footprint of the detached dwelling is **circa 285 sqm**

Therefore the footprint proposal only occupies circa 68% coverage and still leaves circa 32% as additional garden amenities over and above the existing external garden space for the family to enjoy, together with driveway, forecourt and pedestrian footpath plus additional first floor areas.

Therefore if the guidance for density is circa 30 dwellings per hectares, then since the site is circa 1.27 hectare will equate to circa 38no dwellings which literally can be achieved on the same size plot. However, properties along Woodhead Road are all located within big plots and our clients would not allow a sprawl of dwellings and only proposing a one off dwelling for their large family. The demolition of the existing former kennel industrial building and replacement with a new one off home would complete the vision for the area. Therefore the density is low as a result of the existing site area and the new footprint has been laid out efficiently and smaller than the original footprint, albeit a 2 storey massing. The orientation of the footprint also takes advantage of the southern aspect and harness the solar energy.

Appraisal:

The application relates to the demolition of the vacant former kennel industrial shed building to form a detached dwelling C3 use. The new building is a 2 storey massing. The majority of the buildings within the site are located on elevated grounds but are of similar massing. The proposed dwelling building is to be mainly build from traditional materials but expressed in a modern manner with white and dark grey render.

Main Issues to consider:

- Principle of the change of use
- Visual amenity
- Residential amenity
- Highway Safety

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Background and Principle of Development

The site is set against a backdrop where there is an urgent need for the Council to provide appropriate housing land. Paragraph 59 of the NPPF stresses the need for local planning authorities to significantly boost the supply of new housing. The adopted Core Strategy (CS) underscores this strong planning policy support for the delivery of new housing, emphasising that one of the key issues for the future development of the District is the need to house a growing population by delivering new residential units. In light of the housing land supply shortfall relative to the requirements of the NPPF, there is an urgent need to increase the supply of housing land in the District.

Furthermore, the NPPF also observes that housing applications should be considered in the context of the presumption in favour of sustainable development, and local planning authorities should encourage the effective use of land. A new dwelling would represent a sustainable approach to development close to existing infrastructure such as shops, other facilities and public transport.

The site is unallocated in the local plan and is within a wholly residential setting. The site is large and the respective plot can accommodate at least 38no dwellings, however, since the site seemed to be an exclusive area, many large plots only accommodate one dwelling. Therefore since only one new dwelling is proposed, then this site achieves the required housing density per hectare which is compliance with the requirements which seeks to ensure that land is used efficiently. The principle of residential development in this location is therefore considered to be acceptable subject to its local impact.

The proposal will provide a fresh use and a **HOME** for our client and meeting the local and national Government's housing targets, albeit only one dwelling. During the short term refurbishment phase, short term work for local builders would be needed and hence promoting local skills and employment. It will also assist with regeneration and avoid the land or former kennel building from falling into further state of disrepair due to not being in occupation. Moreover the former kennel building is not fit for purpose and hence its demolition to make way for this grand design which should be considered to be acceptable in principle and meets with Council's policies.

Visual Amenity and character and form of the area

The site is set within a spacious front and rear gardens with a small sandy area at the front for equestrian use. The perimeter of the site is landscaped and visually screened. The former kennel building which is effectively a single storey massing and is an industrial shed with metal cladding and not really in keeping visually within the area. Therefore the visual amenity, character and form of the former kennel building seemed at odds with the area.

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The new detached dwelling proposal is a 2 storey massing. The traditional building materials blends in the surrounding and since it is proposed with large glazing area will create more transparency and lose itself within the setting. Therefore improving the visual amenity, character and form of the area.

Residential amenities of Occupiers of Adjacent Land

The residential amenity of adjacent occupiers is to be respected as follows

- No overlooking of neighbouring properties,
- No overshadowing of neighbouring properties
- No oppression of neighbouring properties

The size, scale and 2 storey massing of the new proposal seemed to be consistent with any 2 storey properties within the area. As can be seen, the proposed layout respects the immediate neighbours in terms of size, scale, massing and height. The façades have a lot of full height glazing and will assist to blend into the surrounding.



Example of a grand central stair access

The proposal is strategically designed all active accommodation such as bedrooms, lounge, living room faces the front boundary with full height glazed windows taking

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advantage of the panoramic views. Moreover the ground floor is heavily landscaped on the perimeter boundaries and its siting is lowered down the slope therefore is already visually screened from Woodhead Road. Additional natural daylight has been achieved by introducing a lot of full height glazing and the main entrance through atria creates a grand and welcoming entrance and feature stair. A platform lift is also proposed to future proof their home to cater for wheelchair access onto the first floor. The double height atria also has a waterwall feature.

The combination of orientation of the site, the size, scale, and siting of the new proposal and separation distance achieved away from the immediate neighbours is considered not to cause any significant adverse effects of overlooking, overshadowing or oppression.





Example of internal platform lift

The proposal would not cause significant detrimental visual impact on the residential amenities of either existing or future occupants and therefore accord in accordance with local policies and the Householder SPD and the NPPF. There are no residential amenity concerns with the proposed dwelling. Other residential properties are already located far away from the site and are not affected by the proposal and will not result in any concerns in terms of noise disturbance or visual amenities and meets with Council's policies.

Highway Safety

Since the site is large, our client do not need a garage. The development plot is capable of achieving 4no or more car parking spaces comfortably accommodated within and along the existing site driveway and forecourt. The existing detached house has its own driveway and forecourt and can accommodate its own car parking spaces. Therefore the development will not result in any significant increase in car parking requirement as compared to the previous kennel use. Therefore there is no highways impact.

The new proposal uses the same vehicular access point from Woodhead Road and provides sufficient off street car parking within their own site demise. As mentioned,

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a turning facility has also been incorporated into the forecourt where it will allow vehicles exiting site in a forward driving gear onto Woodhead Road. It is considered that the new detached dwelling would be acceptable in terms of highway safety and accords with local policy and the householder SPD and the NPPF.

Community Safety Implications:

There are no foreseen community safety implications so the proposal meets with Council's policies.

To do nothing, the former kennel industrial building will remain vacant and will fall into further dilapidated state. To provide a fresh use will also assist with sustainable use of an existing brownfield land and providing a fresh dwelling use by readapting the land to meet the needs of ever changing trends.

Secured by design

Doors and windows.

All ground floor and accessible doors and windows should have attack resistant glazing installed to BS EN 356 P1A so that in the event of any damage the glass will remain intact. Easily accessible main entrance doors and windows are to be proposed to meet the physical security requirements of '**Secured by Design**', in that a security specification such as PAS 24:2012 should be incorporated.

Any new doors or windows should be to Building Regulations (Approved Document Q) standards below;

Door sets:

- BS PAS 24-2016
- STS 201 Issue 7:2015.
- LPS1175 Issue 7.2:2014 Security Rating 2+
- LPS 1175 Issue 8:2018 security rating 2+
- STS 202 Issue 6:2015 Burglary Rating 2.
- LPS 2081 Issue1:1:2016 Security Rating B.
- Bespoke wooden doors are to be a solid or laminated timber with a minimum density of 600kg/m³ and to 44mm thickness. Any panels within the door set are to be at least 15mm thickness and securely held in place. Beading is to be mechanically fixed and glued in place. The door to include a 5 lever mortice lock to standards BS 3621/8621 with a night latch or rim lock which are tested to the same standards.

Some of the above door sets can include a minimum standard euro cylinder lock to BS EN 1303 standards which is 1 Star Rated and offers no resistance to crimes relating to lock snapping which is still a common method of burglary across West Yorkshire District. Any doors which will include a euro cylinder lock is to be 3 Star Rated to standards; TS007, STS 217 or Sold Secure Diamond Standards which offer

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more resistance to this type of attack and will reduce the risk of burglary and gaining access.

Windows:

- BS PAS 24-2016
- LPS1175 Issue 7:2010 Security Rating 2
- STS 204 Issue 3:2012
- LPS 2081 Issue 1:1:2016 Security Rating B
- Ideally laminated glazing is to be installed within ground floor and accessible windows which is certificated to BS EN 356 P1A rating, so that if there were any damage or attempts of entry glass would remain intact.

Construction plan

The development will be provided with construction plan to comply with planning requirements later during the construction stage (if required) as follows

- a) Hours of construction work, including the works of demolition
- b) Hours of delivery of materials
- c) Location of site management offices
- d) Location of materials storage compound including loading/unloading areas
- e) Car parking areas for construction workers
- f) Wheel cleaning facility or other comparable measures to prevent site vehicles bringing mud, debris or dirt on to the Woodhead Road highway
- g) Temporary warning and direction signing on the approaches to the site

The construction plan shall be agreed in principles with the planners before it is implemented and shall be kept in place, operated and adhered to at all times until the development is completed

- h) strategic demolition of the former kennel industrial building

Sustainable design approach

Photovoltaic solar and thermal panels are to be provided on the south facing aspects on the pitched roof. It helps to harness solar and thermal energy for electricity and space heating so that it assists with reducing the daily running costs of this grand new home. It is also a more sustainable method of preserving and using natural resources where possible and is to be sourced locally where possible. Underground heat source pumps will be considered where it will assist with heating in a sustainable manner.

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Example of feature fireplace provide a visual separation to the lounge and dining area



Example of feature fireplace provide a visual separation to the lounge and kitchen area

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The Kalfire W105-47T is probably the preferred option

Log Burner is to be installed within the feature fireplace, eliminating the use of burning of fossil fuel. Electric based underfloor heating will be the main source of heating the property, provided by PV solar panels.

MVHR system is proposed to be installed, the advantages are listed below:
Continuous supply of fresh air to provide good indoor air quality.

- **Energy Efficient:**
An MVHR system recovers and reuses up to 95% of the waste heat within the property and has a direct impact on the Dwelling Emission Rate required for the Standard Assessment Procedure (SAP) energy assessment, which will ultimately reduce the carbon footprint.
- **Controls Condensation:**
An MVHR system will control moisture and condensation in the property and not only put a stop to condensation on windows but also the development of damp and mould growth to ultimately improve indoor air quality.
- **Tackles unpleasant odours**
An MVHR system will assist to tackle unpleasant odours from the cooking smell.
- **Removes harmful pollutants within home**
An MVHR system also removes harmful pollutants
- **Year-round operation** –
An MVHR system provides cooling in summer and heating in the winter.

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- **Automated Smart Home:**

Managing all **home** devices from one place. The convenience factor here is enormous. Maximizing **home** security. Remote control of **home** functions via a mobile phone app.

- **Increased energy efficiency.**

Lights can turn on or off automatically when no one is in a room, and the thermostat can be set to let the indoor temperature drop during the day before returning it to a more comfortable level just before residents arrive home in the evening.

- **Safety.**

Making homes safer and more secure to live in (automated lighting can thwart would be opportunist burglars), automated door locks (which can be controlled from smart app devices)

- **Increases Awareness Through Security Cameras :**

Making it a safe and secure living environment

- **Contributes to economy:**

By installing home automation system, it is aim to use energy efficiently. This helps in contributing to the economy by utilizing only those resources that are needed and assist to reduce running cost.

The installation of these smart devices has numerous services/benefits such as:

- Alarm systems
- Equipment control
- Remote lighting control
- Carbon monoxide monitoring
- Security systems control
- Surveillance camera control
- Activated voice control
- Personal assistant integration
- Live video surveillance
- Real-time message alerts

The home automation offers endless possibilities to take charge of one's home so the occupants also feel safe. Therefore our client is keen in providing all these additional state of the arts smart gadgets.

High specification glass

Specifying high specification glass for windows and doors would assist in retaining thermal insulation within a property. The glazing is to be at least 6-8mm thick Pilkingtons 'K' glass with inert argon gas filled cavity and grey/green tinted glass to

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be specified. Any sustainable design solutions will be adapted and develop in detailed at the construction stage.

Electric Vehicle Charging Points

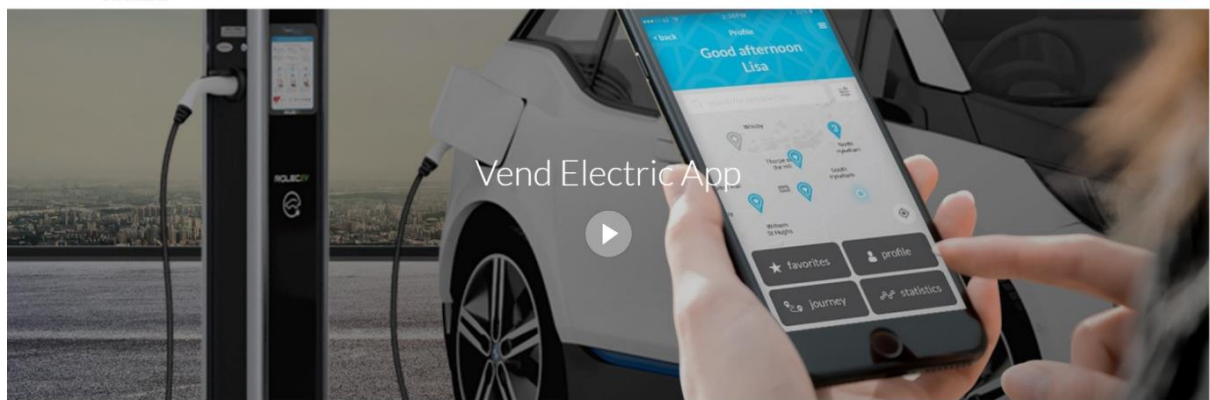
A dedicated electric vehicle charging point facility will be provided outside the outbuildings along the driveway forecourt for charging their electric or hybrid vehicles and other ultra-low emission vehicles to meet the following minimum standard for numbers and power output:-

- A standard electric vehicle charging point which is capable of providing a continuous supply of at least 16A (3.5kW). **A 32A (7kW) is however more likely to be future proof and is being proposed to promote green sustainable energy**
- Cable and circuitry ratings shall be of adequate size to ensure minimum supplies
- Standard charging points for single residential property that meet the requirements specified in the latest version of "*Minimum technical specification - Electric Vehicle Home charge Scheme (EVHS)*" by the Office for Low Emission Vehicles. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets.
- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.
- The installation must comply with all applicable electrical requirements in force at the time of installation.
- It is also clients intension to provide some electric bicycles or e scooters to promote a sustainable mode of transportation and healthy wellbeing

The electric vehicle charging point is provided in the interest of promoting sustainable transport and to accord Chapter 4 and Chapter 11 of the National Planning Policy Framework.

The EVCP specification is as follows.





vendelectric is proud to have **ROLEC** as their charging equipment partner.

- ROLEC EV Produce Europe's largest range of electric vehicle charging stations and equipment.
- ROLEC GLOBAL MARINA SERVICES - are world leaders in the design and installation of marina services.
- ROLEC LEISURE SERVICES - World-leading hook-up and electrical distribution solutions for the caravan and camping industries.

Rolec Services is one of the world's leading specialists in outdoor electrical equipment. Offering design, manufacture and installation of an extensive range of products - including electrical connection, charging, hook-up and distribution equipment.

Established in 1990 Rolec presently employ over 135 personnel in a bespoke, purpose-built office, showroom, warehouse and factory complex. Now over 30 years old, Rolec's wide range of products is the most extensive of its kind and continues to grow via its distribution network of representatives in over 40 countries across the globe.

Rolec have chosen Teckpro and vendelectric as their preferred partner for their EV charging and back office solutions management.

See website link <https://vendelectric.com/>

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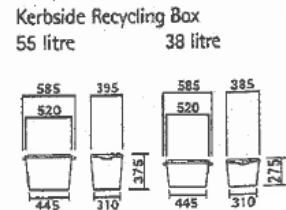
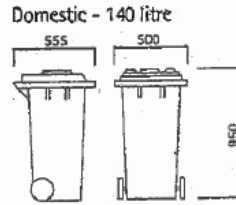
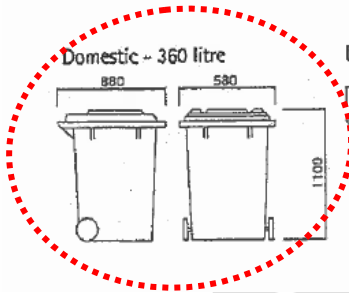
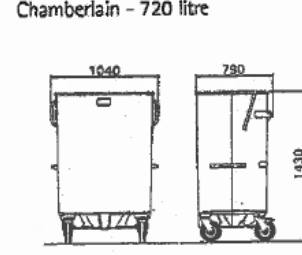
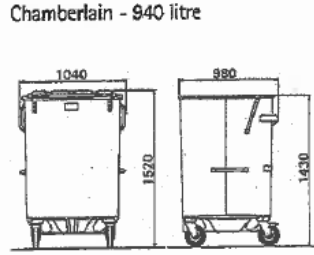
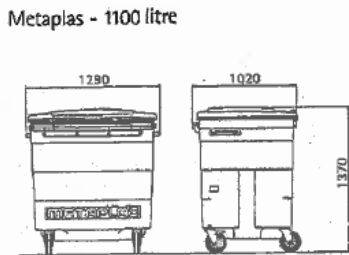
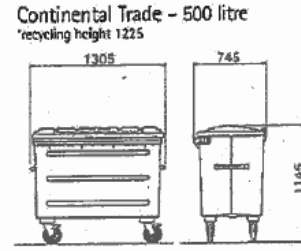
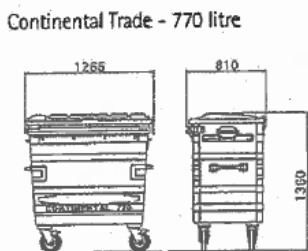
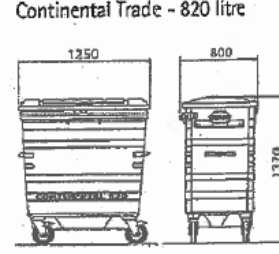
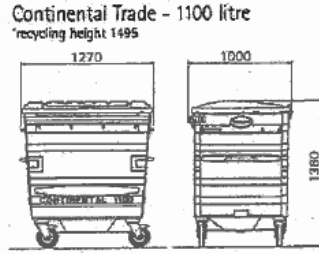
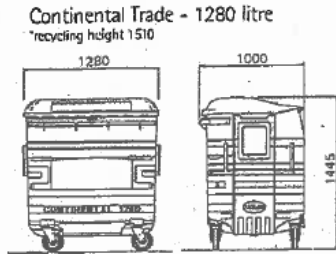


The site plan is proposed with 1no electric vehicle charging point (EVCP) for their new detached home along the driveway forecourt. Our client wants to promote a green sustainable means of transportation and has electric vehicles.

Refuse and recycle waste bins

The rear of the kitchen also accommodates adequate space for 1no 360litres size refuse waste bin and 1no 360litres recycle waste bin (and possibly another 360 litres garden waste bin) and to be visually screen with timber enclosure at the rear patio. Our client will wheel out the respective bins once a week collection where needed and should demand is exceeded, then twice a week collection services to suit.

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Access statement

This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

Access

The existing vehicular is to be used for access and egress onto the long driveway and forecourt which is capable of parking 4no cars or more. Then walking down the path and into their new detached home with access either from the rear or from the main front entrance.

Once within the ground floor, access is via a step and level throughout. The whole of ground floor is level and one step down back out onto the rear garden. On entering the new dwelling from the front is via a feature footbridge into a grand double height atria foyer.

The internal feature stair is located centrally and splits onto the left or right hand side which provides access onto the first floor footbridge over. Level access is across the whole of the first floor. The stair access is designed to meet all the requirements under Approved Document Part M and Disability Discrimination Act requirements.

A platform lift provision space has been proposed to future proof the new proposal. All doors width is to be circa 1.0m wide for ease of wheelchair users.

Summary

Most importantly the new proposal provides and completes as a '**new HOME**' that our clients have been dreaming for many years. The new proposal is sensitively and holistically designed that respect the neighbours and no visual impact from the open vistas. The proposal meets with the aspirations of all parties including the local council. The proposal will provide regeneration, providing a fresh residential use meeting government's housing shortage and also promotes short term employment for local labours during the build process and assist to boost the local economy of builder's merchant.

The new proposal will make a positive contribution to the locality, otherwise remains a vacant industrial building which will continue to deteriorate and will fall further into an eyesore and disrepair. The proposal respects the visual amenity and character and setting of the surrounding area and accord with local policy, the householder SPD and the NPPF.

We trust that the new proposal have taken into account any potential concerns and satisfy the reasons for approval as it accords with the local and national policies. Therefore we respectfully seek the planner's support for a positive planning decision

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on this one off grand design which Barnsley Council planners and our clients will definitely be proud of its association.

Yours faithfully



Michael Chow BA Arch, Dip Arch, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner
for and on behalf of Jade3 Architecture Limited



Front aerial view