

DESIGN & ACCESS STATEMENT

Proposed Construction of Agricultural Workers Dwelling, At Land off Baggerwood Hill, Hood Green, Barnsley.

Applicants: E & D Danforth.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Simon M Elliott - Dip URP of SEA Planning Limited.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the proposed dwelling and its relationship with the buildings on this site, together with the character of the wider area. In particular the layout of the site and the position of the dwelling have been influenced by the need for it to be located close to the buildings and also the access into the site and also the strata underlying parts of this site owing to its history as a coal mine. The design of the proposed dwelling have been influenced by the applicants needs and also a desire to create a property on the site that would complement the general vernacular architecture of the area, but with modern additions.

2. Design Considerations.

- 2.1 It is proposed that the dwelling would be constructed of coursed natural stone, with stone heads and sills, as shown and artificial stone tiles. As the front elevation is proposed to face due south it is possible that solar panels may be added to the front-facing roof slope unless the Local Planning Authority (LPA) specify otherwise. Canopies have been added over the front and rear entrance doors of the building, both to break up the simple lines of the building and to provide shelter when one enters and leaves the dwelling. Both of the canopies have different designs and examples of both types of roofs over the canopies can be seen on other houses in the area.
- 2.2 The applicant has looked at a number of options for the siting of the new house but it has been decided that the location now proposed represents the best in terms of its impact on the surrounding area and its relationship with the livestock buildings on the site and the access into the site. The building would be set against a backdrop of mature and semi-mature trees on part of the old pit yard and would not, therefore stand out as an isolated building in the countryside. This project has involved pre-application discussions with the LPA's planning officers and no significant objections have been raised to the dwellings siting, subject to all other material considerations being in accordance with UDP Policies.
- 2.3 The design of this dwelling has been chosen because it is considered that a traditional dwelling, rather than say a bungalow, which would have a much bigger footprint, would be more appropriate to this location. The elevations of the building have all been designed with rather simple facades to reduce its visual impact from the road. The size of the dwelling has been reduced and the number of bedrooms has been reduced from 6 down to 3. The pitch of the roof has also been reduced, to lessen the impact of the development on the Green Belt, even though a number of the older dwellings in Hood Green have extremely steep roof pitches. The overall development is, therefore, considered to represent an appropriate form of development within this locality.

3. Access Considerations.

- 3.1 In terms of the characteristics of the access that will serve the proposed development it would not be affected in any way as a result of the proposed development. The existing access drive accommodates the applicants existing vehicle movements and is a long established access serving this site and the adjacent land. It is not considered that this development would result in a significant increase in the amount of traffic using the access and this will not, therefore increase the likelihood of any conflict between vehicles using the access and Baggerwood Hill.
- 3.2 There is currently ample parking and a turning space is also available for visitors and future residents to enter and leave this site in a forward gear and this development will not have a detrimental effect on that situation. Discussions have not taken place with the Council's highways officers but owing to the history of this site and the levels of traffic and the type of vehicles that have used the access over the years it is presumed that no objections will be raised to the proposed development as detailed in this application from a highway safety point of view.
- 3.3 Highways officers have asked previously for a bin storage area to be provided close to the boundary of the site with the highway, together with a car parking area and turning space within the site for cars and also to accommodate a fire appliance. These details have now been included and are shown on the submitted plans. I can also confirm that the access drive is in excess of 3.5 metres wide, with passing places and is well in excess of 3.7 metres wide where personnel would have to work alongside a fire appliance.