DESIGN AND ACCESS STATEMENT

PROPOSED CONVERSION OF EXISTING STONE BARNS INTO 13 DWELLINGS, DEMOLITION OF EXISTING MODERN FARMHOUSE, DEMOLITION OF VARIOUS CLAD FARM BUILDINGS AND ERECTION OF THREE NEW DWELLINGS , ERECTION OF 8 GARAGES AND ASSOCIATATED SITE WORKS

HALL FARM, CHURCH LANE, HIGH HOYLAND BARNSLEY

ACCESS

There are two existing accesses to the farm complex both from Church Lane. the northerly access serves the farm buildings and field only and the southerly access serves not only the farm buildings but also the existing farmhouse and Hall cottages.

It is proposed to utilise both these accesses in the redevelopment of the site the Northern access from Church Lane would become the primary access to the site and the southerly access from Church Lane would serve the two new houses numbers one and two sited where the existing farmhouse is now and also units in 11, 12 and 13. Pedestrian access to the site would also be from these two access points

A planning appeal against a refusal of planning application for a larger scheme was made in 2001 the appeal reference being APP/R4408/A/01/1073958 in refusing the appeal Mr Povey the inspector stated in paragraph 7 :- I deal first with the issue of the internal access road which is intended to serve all of the

proposed dwellings including the converted barns . I acknowledge that this road, as proposed, might not meet the standards of the Council regarding manoeuvring space for large vehicles, as the council have pointed out. However, it seems to me that some detailed adjustment to the design of the access road and turning areas could result in this element of the scheme complying with the relevant standards and development plan policy. Since such minor changes can in my opinion be ensured by the use of an appropriate condition I do not find this aspect of the whole proposal to be basically inappropriate '' detailed adjustments have been made to the design by the inclusion of a satisfactory vehicle turning area at the head of the access road, the incorporation of two passing places and the remodelling of the access from Church Lane . this access provides adequate sightlines to Church Lane

The proposal provides a total of 31 car parking spaces for residents and visitors, eight of these being in new garages to be constructed to the south of the site adjoining unit six. Provision of cycle stands is also included in the scheme as indicated on the site layout plan

The southernmost access from Church Lane which as before stated will serve units in 11,12 and 13 together with the two newly constructed dwellings in place of the existing farmhouse and also all cottages provides adequate access in terms of dimensions and also sightlines

DESIGN

Surroundings

The site is within the village envelope of high Hoyland

To the north east of the site is The Hall which is a listed building and Hall Cottages followed by Church Lane, on the opposite side of Church Lane are Croft Cottages

To the south east of the site there are dwellings numbers three and four Church Lane buildings

To the south west of the site there is open farmland

To the north west of the site there is open farmland and a stack yard which is used for storage of farm produce mainly large round bales of hay and straw along with surplus farm machinery

Site

The site has not been flooded within living memory and according to records of the environment agency the site is not located inside a flood risk zone

The site is a farmhouse, yard and buildings known as Hall farm. The site is reasonably level although there is a upward slope from the South East to the North West. The original stone farm buildings have been extended over the years by the addition of various lean to timber structures with cladding to the roof and sides

The site is generally in and unkempt untidy condition with derelict farm machinery and other farm materials scattered untidily around the area together with dilapidated cladded buildings

It is proposed to demolish all the additions of cladded buildings and retain solely the stone buildings for conversion. A structural survey has been carried out of the stone buildings by Tim Stower and Partners Ltd consulting structural and civil engineers which confirmed in its conclusion that the proposed development is feasible from a structural viewpoint. A copy of this report is included in the application documents

There is a modern farmhouse on the site in it proposed to demolish this, the demolition of which will enhance the setting of the listed building

The site is situated in a conservation area and is within an area of Borough Landscape Value

Policy WR4 designates High Hoyland as an ‘ infill village’ within which new housing development will be restricted to infilling, redevelopment and rounding off

Demolition

It is proposed to demolish the modern farmhouse building and replace this with two dwellings of a more sympathetic design to the surrounding buildings and the listed building as suggested by Robert Merryweather. It is also proposed to demolish all the unsightly and dilapidated timber framed cladded structures that have been erected around the original stone buildings and barns

Social Context.

The social context of the area will be greatly enhanced and the visual amenity improved by the residential use of the site.

There is no potential for overlooking or overshadowing from the site. The design ensures compliance with all policies in respect of the buildings within the site and the surrounding buildings

There will be no impact on any local services by the use of the site for residential purposes, and the surrounding dwellings will benefit from a greatly reduced traffic movement along Church Lane and also from the inherent problems associated with farming activities by way of noise, odours and general farming and equine activities

Economic Context.

The general farming activities of the site are associated with other farming enterprises run by the applicant at Dry Hill Farm Dry Hill Lane, Denby Dale where the main dairy herd is housed and the commercial dairy is situated. Hall Farm centres on growing forage crops and hay and silage for the overall farming enterprise. The total enterprise including the commercial dairy employs some 50 people on a part and full time bases the actual farming enterprise employs 3 full time employees. The granting of planning approval would not alter these figures and addition would provide employment for an average of some 12 builders over a period of 18 months construction time. It would also assist the local economy with the purchase of all the building materials required to carry out the works

Design Principals

The design principles are as follows :-

Section 66 of the planning listed building and conservation areas act 1990 requires a special regard shall be had to the desirability of preserving a listed building settings. Section 72 of the same act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas

The unitary development plan for the area was adopted in 2000. Policy BE1 provides that in conservation areas development will only be approved if it enhances or preserves the area's character and appearance and policy GS9

seeks to prevent the visual amenity of the greenbelt from being harmed by development which is within or conspicuous from the greenbelt

Policy GS 13 provides there should be no loss of viable landscape features, with new development being sympathetic to the area and wherever possible the overall character and appearance of the area being conserved and enhanced

Policy WR 4 designates High Hoyland as an infield village, within which new housing development will be restricted to infilling, redevelopment and round off policy WR7 provides that within infield village's proposals for development should be appropriate to the existing form and character of the village

Policy T2A stipulates that roads, footways, private drives, points of access and vehicle manoeuvring areas should be constructed in accordance with the Council standards, or should be constructed to be usable in a safe and convenient manner

As the site is within a conservation area and within the setting of a listed building, Planning Policy Statement 5 is applicable to the development with the existing stone buildings being identified as heritage assets

The design principle requires these targets to be met

The design principles require Access and Egress from the site to provide safe arrangements for vehicles and pedestrians and adequate car parking and bicycle storage to be provided on the site together with disabled parking.

The design principles further require pleasant landscaping, sympathetically designed to be provided to soften and enhance the development in the contex of a residential garden

Design Solutions

The scheme has been designed to utilise for residential purposes only the existing stone barns with the stone slated roofs. The remaining added unsightly buildings will be demolished. The conversions have been sympathetically designed to reflect the local vernacular architecture of the village and to preserve and enhance the character and appearance of the conservation area in general and also to preserve the setting of the adjoining listed building. It is proposed that new openings that are created in the barns

shall have stone heads and sills and side jams where appropriate and the timber windows double glazed for energy efficiency

Above plots 10, 11 and 12 where the stone slates have been removed and replaced with asbestos sheeting this sheeting will be removed and the stone slates re placed to the roof.

Returning to appeal the reference APP/R4408/A/01/1073958 the inspector stated in paragraph 8 that 'he took the view that the residential conversion scheme for the largest barn is a reasonably sensitive design and together with the reuse of the smaller stone barns the scheme proposes appropriate new uses which would allow the old buildings to be preserved, although the council have objected to the number of new ground floor openings on the north west side of the large barn I consider that these would not be so intrusive as to harm seriously the overall character and appearance of this old barn in terms of views from the surrounding area. In any case I note that it is proposed to screen this side of the barn with tree planting. It seems to me that the conversion and reuse of these barns will preserve the character and appearance of the conservation area and that the proposed removal of the unprepossessing modern agricultural buildings to let north west side would serve to enhance the area's character and appearance ' it is contended that these comments should apply to the submitted scheme and the proposals are very much in keeping with the previous application

The design proposals envisage the use of the existing access to the north of Church Lane as the principal access to the development with modifications to the access arrangement and also the provision of passing bays, it is also proposed that this access road should not be hard serviced but finished with gravel, limestone or similar chippings in order to preserve the rural character of the road. it is proposed that in the general forecourt area dwellings should be constructed to a mews type arrangement with block paving of various designs and colours delineating the roadway and turning areas from parking and visitor parking areas, cycle stands would also be provided in this area and a footpath to link the two courtyards together.

A meeting was held on site in 2008 with Robert Merryweather of the planning department to discuss the proposals and the provisional layout drawing was discussed in detail with himself and Matthew Smith who also attended the meeting. subsequent to this Mr Merryweather wrote on the 28th of March 2008 to ourselves expressing his agreement to the scheme in the principle of converting the disused barns to dwellings, the principal of the access arrangements and also the principal of the new opensided oak garages. The reference to his letter being BO1/0644/PR. A copy of this letter is included within the documentation of the application

The scheme which shows the demolition of the existing farmhouse which is modern in appearance and out of character with surrounding buildings Mr Merryweather was particularly keen to see this building demolished and replaced by a more sympathetic arrangement this has been achieved by the demolition of the farmhouse and its replacement by two small stone built dwellings with stone slated roofs, windows and doorways with stone heads and sills and timber painted frames with the windows double glazed to ensure energy efficiency.

In order to restrict the amenity land area associated with the units in the large barn to the north west of the site it is proposed that the residential cartilage associated with these seven dwellings should be limited in its extent although be sufficient to provide amenity space for the dwellings, the remaining part of the land ,up to and butting the access road, whilst remaining in the ownership of the dwellings it is proposed would be orchard and wild flower meadow land.

It is recognized that the buildings are a Heritage Asset in respect of the recently newly published document planning policy statement 5

With regard to policy HE5 the present significance of the heritage assets affected and their contribution to the setting of that significance is, to a large extent masked and screened by the unprepossessing delapidated agricultural buildings which surround them on their north west elevations, the demolition of unprepossessing building will increase the contribution of these heritage assets to the setting of the conservation area and the listed building adjacent to the site. There are no archaeological interests associated with the site. The proposed use of the heritage assets will preserve the structures by bringing them back into meaningful use in a sympathetic design of general conservation buildings and will preserve them for the future whereas at the present time they are falling into decay. They will also satisfy HE7.2 in the conservation of the assets

HE7.4 states that the local planning authority should take into account the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in play shaping and the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.1 this proposal will sustain and enhance the significance of these heritage assets and will contribute positively to the conservation area by exposing the heritage assets from the surrounding unprepossessing modern agricultural buildings

With regard to HE9.2 and HE9.4 the proposal will not have any harmful impact on the significance of the designated heritage assets and will, in fact, improve them

HE10.1 states that :- ‘ when considering applications for development that affect the setting of a heritage asset, local planning authorities should treated favourably applications that preserve those elements of the setting that make a positive contribution to better reveal the significance of the asset’ it is contended that the proposal will preserve the heritage assets and will better reveal the significance of the assets by making them more visible due to the removal of the unprepossessing modern agricultural buildings surrounding them and also by the general tidying up what is now a cluttered and unsightly area

The energy efficiency and conservation will be achieved by the use of solar energy and heat recycling and also the maximum and efficient use of natural daylight, a sustainable drainage system will be incorporated into the site

Renewable energy generation technology will be provided to provide at least 10% of the predicted energy requirements of the dwellings. Supporting information as to how this objective will be achieved will be provided at the approval of reserved matters stage it could be provided be either solar panels or heat pumps

Scale

The scale of the proposal in numbers is for a total of 13 dwellings three of which are new built dwellings the rest being conversion of existing heritage asset stone barns. In visible terms the scale of the site will not be altered as it is not proposed to alter the buildings or raise them in height

Security

Security will be provided to each dwelling by an alarm system, security lighting and security windows and doors

Planning Policies

Consideration has been given to planning policies and it is considered that the proposals conform to all relevant policies

Justification

The design proposals are justified by policies in Unitary Development Plan for land use and statements made in this document, relative to the need to redevelop the existing site, also by statements made by the inspector in his appeal document in considering appeal reference APP/R4408/A/01/1073958 and also by the letter dated the 28th of March 2008 from Bob Merryweather

Sustainability

There are no bus services to High Hoyland. There are no shops in High Hoyland. The nearest shops are in the village of Scissett

There is a public house in High Hoyland called the Cherry Tree which serves food

Importance of Listed Buildings

There are no listed buildings on the site although the adjoining dwelling known as The Hall is a listed building and a Heritage Asset

Signed Agent .....

MALLALIEU ARCHITECTS LIMITED November 2011











