

**26639 – PROPOSED NEW DWELLINGHOUSE
7, CLIFFE HILL, CAWTHORNE, BARNSELY**

Design and Access Statement

26639(06)01

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1. Introduction

1.1

This document is submitted to support a Planning Application for the construction a sustainable family house, to replace an existing property.

1.2

This document incorporates

- Design and Access Statement
- Sustainability Statement
- Plans, elevations and site plans

2. Scheme Overview

2.1

The proposal is for the re-development of a private plot for a single family dwellinghouse, with integral garage, driveway and associated garden areas.

- Construction of two/three storey 4 bedroom detached stone-built house with a slate pitched roof, including an integral garage
- Creation of new driveway to serve the property from its existing gate access from Cliffe Hill
- Soft and hard landscaping to create garden areas and terraces to the front of the house.

2.2

A planning consent (reference 2010/0659) exists for the development of 2no detached 4 bedroom dwellinghouses with separate detached garage block, and was secured under the tenure of the previous site owner.

It is intended that the demolition of the existing property, which is a 1970s bungalow, will be carried out under a prior notification of demolition application.

3. Context / Location

3.1

The site is located in the village of Cawthorne. Cliffe Hill is a narrow lane branching off Hill Top, to the North of the village.

Cawthorne is located within the Metropolitan Borough of Barnsley, approximately 4 miles West of Barnsley centre.

The site is presently occupied with a single detached property. The site falls outside of the Green Belt zone surrounding Cawthorne, and sits just outside the Cawthorne Conservation Area.

There are no known issues of noise pollution, air pollution, rights of way or Highways restrictions.



3.2

The proposals are for the construction of a replacement single dwellinghouse on a site of approximately 0.3 Ha, with access from Cliffe Hill on the South-east corner of the site. Planning permission for the development of 2no new dwellinghouses and the demolition of the existing property on the site was granted in July 2010.

Along the east boundary, Cliffe Hill terminates and a public bridleway continues around the North side of the site, descending steeply. Beyond the pathway to the North, and to the West side of the site is open countryside. Across Cliffe Hill to the East of the site, and along Hill Top to the South of the site are neighbouring properties, generally detached and of varying sizes and character.

A neighbouring replacement two-storey dwellinghouse is presently being constructed at no 6 Cliffe Hill to the East of the application site.

3.3

Hill Top / Church Street is one of the main thoroughfares passing through Cawthorne and properties each side of the road contribute much to the rural and historical character of the village.

The site is very well concealed from the main road because of the positioning of neighbouring properties and the fact that Cliffe Hill is a narrow lane, together with the presence of a significant number of mature trees along the site's East and South boundaries, and its topography such that the land falls away quite steeply from East to West across the site.



In the village centre, along Hill Top and Church Street there are a mixture of old cottages and larger detached houses, commonly traditional and rural in character and generally two storeys with pitched roofs. Houses are predominantly stone-built, with some instances of painted render and brickwork. There are several examples of newer houses which have been constructed from stone, utilising

traditional stone detailing to reflect the character of the area. Further out from the village centre, housing from the 1920s/1930s era adopts a more regular pattern.

3.4

A detailed topographic survey has established levels and significant features on the site, landscape features, shrubs, trees, paving areas, manholes and other utilities.

Surveys outside the site boundary have been limited to photographs and the use of OS maps and satellite/aerial databases to establish the context of the site.

3.5

The site is bounded on three sides with stone walls, with mature trees around most of the perimeter. At the immediate West of the site is an orchard under the ownership of the present site owner. The present curtilage of the existing property is separated from the orchard with a wooden post and rail fence. The existing site slopes from East to West with a levels difference of approximately 10 metres between the site access on the South East corner and the North West corner adjacent the orchard. The topography of the site has led to the design of the house to include upper and lower ground levels, with the upper ground floor corresponding to proposed ground levels at the back of the house facing North-East nearer Cliffe Hill, and the lower ground floor corresponding to levels further down the slope on the South-West facing front of the house. The proposed house therefore appears as two storeys' height from the rear and two/three storeys' height from the front. The lower ground floor occupies approximately half the footprint of the house, naturally taking up the levels difference in the site topography and requiring minimal excavation.

Levels on the bridleway to the North are generally 1.5-2.5m lower than site levels on the opposite site of the existing stone wall, and the height of the wall and density of the existing mature trees along this boundary mean that the site is well screened from the bridleway to the extent that the existing property is barely visible.

4. Consultation

4.1

The applicant has held pre-application consultation with the Council's Planning department regarding the nature of the proposals and overall design intent, making reference to the existing planning consent for 2no dwellinghouses on the site.

Advice has been sought from the planning department regarding the demolition of the existing property under a prior notification of demolition application, without effecting a material start of the existing planning consent.

4.2

A Tree Survey was completed in 2010 as part of the previous planning application for 2no dwellinghouses on behalf of the previous landowner.

Liaison has also been undertaken to determine at this stage the requirement of further tree /ecological surveys understanding the importance of retaining the existing natural features to the site and enhancing them wherever possible.

5. Urban Design/Evaluation of Context

5.1

Opportunities

- The shape and proportion of the site support the creation of a detached family dwelling without detriment to neighbours, allowing sufficient space for private forecourt and garden areas to the rear and front the house, with an integral garage.
- The site is very well screened on all sides by mature trees. Existing trees and vegetation will minimize the visual impact of the new house and garage, whilst maintaining privacy for the owners of the property and the neighbours.
- Orientation of the site is such that a South-West facing aspect can be given to the front garden of the property, allowing the house and external areas to benefit from abundant natural daylight, also providing an excellent opportunity to utilise solar gain and solar renewable technologies in sustaining an energy efficient household.

5.2

Constraints

- The topography of the site, whilst providing much of its character, means that levels around all sides of the house must be carefully considered. It is necessary for the driveway to slope down toward the house, if the house is to closely work with the existing levels, to have minimal visual impact and not to sit artificially high
- The vernacular style displayed by the majority of houses in the heart of Cawthorne serves to define the overall rural and traditional character of the village, most of which is a Conservation Area. The design for the new house must therefore be respectful to the character of the area, and contemporary elements must be designed in a complementary manner.

6. Design Principles

6.1

The proposed family house is orientated on a North-west / South-east axis, and positioned towards the top end of the site.

The main body of the house runs perpendicular to the South boundary such that main living accommodation faces South-West, down the site towards the front gardens. This part of the house is two storeys high on the side of the driveway at the rear, and two/three storeys high at the front, on the side of the garden & orchard.



The eaves line is set low relative to the top storey, such that the first floor accommodation utilizes the roof space.

A central element, terminating with a glazed gable at each end, contains the main living room and entrance hallway and spans across the centre of the house giving the plan a cruciform shape. The eaves and ridge of the central element are slightly raised above the main eaves line to give the gables a strong presence on the front and rear elevations.

The garage is attached to the property, perpendicular to the main body of the house, with bedroom accommodation over at first floor. The eaves and ridge of this wing are set lower to keep this element subservient to the main body of the house.

In keeping with the surrounding context, the house has pitched roofs in natural slate, and oversailing verges on the main gables. These are characteristics common to the village and are emphasized as desirable in the Cawthorne Village Design Statement (May 2003)

6.2

The entrance into the site is via a gateway off Cliffe Hill on the south-east corner of the site, with good visibility for vehicular and pedestrian access.

6.3

Accommodation in the house is arranged such that main living areas are at ground floor - including living room, kitchen, utility, study and sewing room; all bedrooms are at first floor, and the lower ground floor contains gym & changing room, ancillary stores, and a games room opening up on to a garden terrace. The living room and entrance hallway at upper ground floor are double height spaces with open-roof construction, with a gallery at first floor overlooking the living room. These double height spaces correspond to the glazed gables with oversailing verges, which are the focal point of the front and rear elevations and the dominant architectural feature of the house.

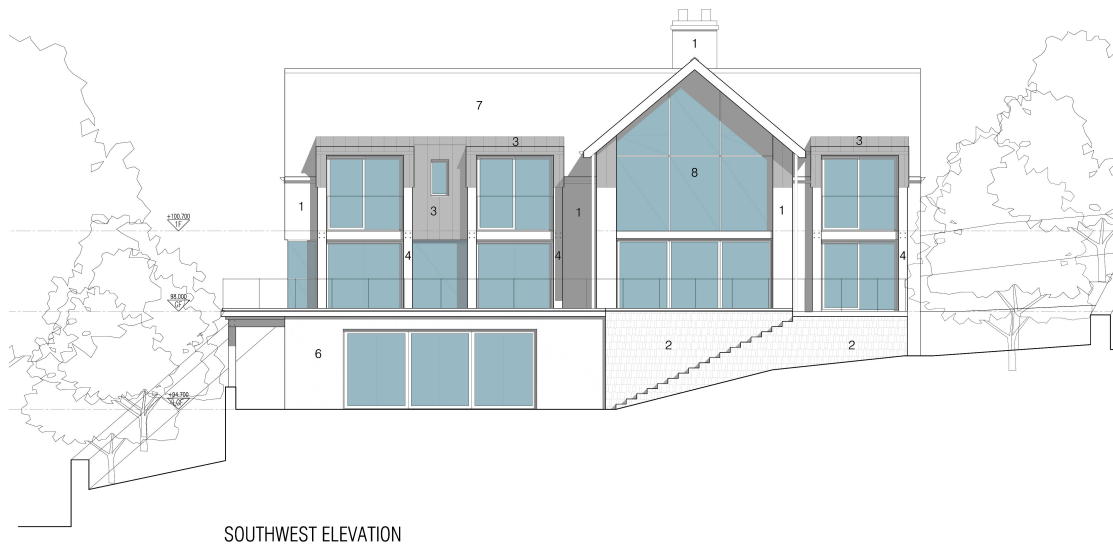


The footprint of the upper and lower ground floors are staggered such that an external terrace is provided at upper ground level as the roof over the lower ground floor, and is accessible from the living room and dining/kitchen room.

6.4

The living room, dining room & kitchen, master suite and guest bedroom 1 are all orientated to face South-West towards the front garden, and are substantially glazed to take advantage of views of surrounding countryside to maximize on natural daylight and solar gain within the house.

Fenestration to these bedrooms is framed within projecting timber-framed bays with sloping dormer roofs, which locally extend above the low eaves line and allow for full-height sliding glazed doors. The timber framework to these bays extends to the ground floor with deep vertical posts framing the opening for sliding doors. This is intended as a contemporary reference to the vernacular style of porches, described in the village design guide as a valued local characteristic.



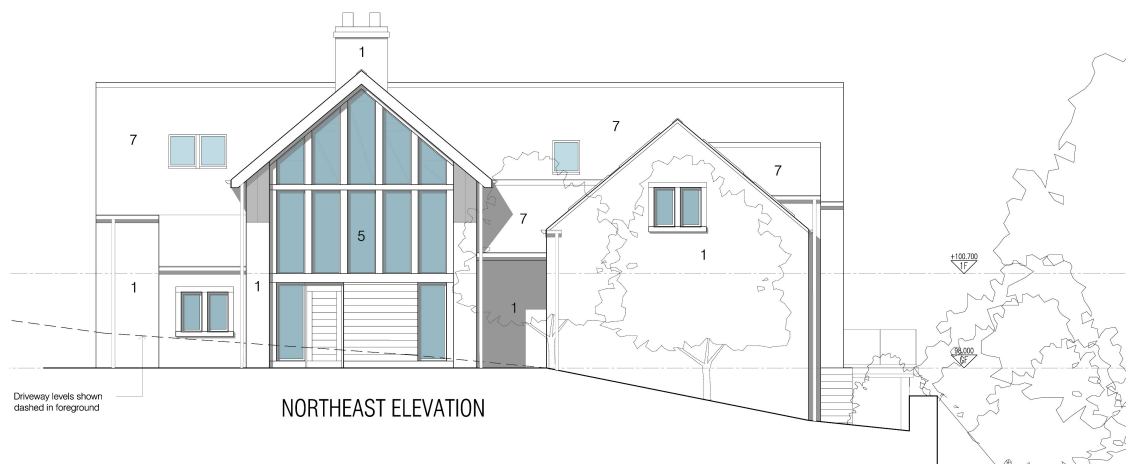
6.5

The garage wing has a lower ridge height and eaves line, giving the first floor bedrooms an 'in the roofspace' character and keeping this wing secondary to the main house in appearance, and more simple and rural in character. These bedrooms are primarily lit with rooflights although a single stone gable dormer is proposed to balance the elevation and to allow views over countryside to the North. The gable dormer is expressed with a timber framework taken down to ground floor level, framing the timber doors to the garden store at lower ground floor, continuing the theme of reference to vernacular porches as described in 6.4.



6.6

The North-east and South-east elevations, which are on the Cliffe Hill side of the house and face neighbouring properties, are traditional and low-key in character and give the appearance of a 2-storey house with low eaves lines, stone walls, slate roofs, well-proportioned windows with sawn stone surrounds and deep reveals, and an expressed timber framework to the gable glazing over the main entrance. These sides of the house most closely match the rural character of the village, and although the site is extremely well screened from the main road, these are the more publicly visible sides of the house, within the context of the village centre. The Cawthorne Village Design Guide strongly advocates the use of stone jambs, heads and cills in new-build properties, as a familiar feature of houses in the area.





The same principles are applied to the Northwest elevation, where it is considered that limited views of the house may be possible from the bridleway and beyond.

The South-west elevation adopts features of a contemporary character, with the appearance of a 2-storey house upon a plinth. Facing the garden, this is a considerably more private side of the house which is not visible from the village. The contemporary features include more generous glazed areas, level terraces at upper and lower ground floor levels, timber framed projecting bays with sloping dormer roofs, and a deeper roof overhang to the gable.

The external walls of the lower ground floor will be finished in render and dry-stone walling to contrast with the stone used elsewhere and to assist in visually anchoring the house into the landscape and topography.

6.7

High quality natural materials are proposed throughout, to be locally sourced where possible, in the interest of providing a well-constructed sustainable family house. The use of stone is proposed in keeping with local vernacular style. The employment of renewable and energy efficient technologies is proposed to minimize carbon emissions and the impact of the house on the wider environment.

6.9

All existing trees within the site are to be kept and maintained at a manageable height, with the exception of 3no trees which are to be removed in locations as indicated on the site plan. All soft landscaped areas will be naturalistic and primarily lawn with areas for planting beds. Existing levels will be maintained where possible in keeping with the topographical characteristics of the site. Paving will be utilized on the terrace at the front of the house along with maintenance pathways around the North and South sides of the house.

6.10

The overall footprint, positioning and massing of the proposed house is similar to that of the previously consented scheme for 2no houses (ref 2010/0659) with a detached garage block. The previously consented scheme similarly featured a 2/3 storey arrangement with upper and lower ground floors stepping down the site. A similar extent of hardstanding is proposed and the same arrangements for site access are maintained, without requirement for works in the public highway.

7. Access Statement

ACCESS STATEMENT

Background / Scheme overview

The proposal is for the construction of a new house and garage to provide a sustainable family home.

Sources and Guidance

Advice has been sought from a number of sources:

Main design references used include:

- Building Regulations Approved Document Part M (2004)
- British Standards BS8300, Access for Disabled People
- Designing for Lifetime Homes, Joseph Rowntree Foundation 1997

Consultation

It is envisaged that consultation with the Local Authority Access Officer will take place during the course of the planning process.

Specific Access Issues

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Car Parking The proposal includes provision for 3 cars within the garage, and equivalent of 2 accessible spaces for visitor parking to the front of the house	Planning, Building Regulations and DDA	Planning
Public Transport An existing bus stop is located on Hill Top within 40 metres of the access to the property.	Planning and Highways - Transport Assessment	Planning
Pedestrian Approach A) Main pedestrian approach is from Cliffe Hill where gradients are relatively shallow. Cliffe Hill is a narrow lane with no through-route and no vehicular traffic other than access to 2no nearby properties. Access to the front door from the site entrance is on a maximum gradient of 1:10 along the driveway. The proposed upper ground floor threshold level is approximately 400mm higher than that of the existing property, and so existing access arrangements will be significantly improved upon. B) External Lighting along all access routes is designed where possible to Part 3 BS5489 to ensure good access and reduce crime risk, and follows DfT Guidance on Inclusive Mobility	A) Planning and Building Regulations B) Planning/Highways	A)Planning B)Planning

Entrances		
Entrance to the house will achieve minimum clear opening of 900mm, with a level threshold	Planning and Building Regulations	Planning

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Movement within building New staircase designed for ambulant disabled use. The house has been designed with a passenger lift to provide ease of access to all three levels and to accommodate changing future requirements of occupants.	Building Regulations and Health and Safety	Building Regulations, management

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Vertical Circulation: A) Stairs designed for ambulant disabled use; Lift designed to be compliant with Approved DocM Building Regs	Building Regulations	Building Regulations
Materials: A) External paving / courtyard treatment / hard + soft landscaping – details to be submitted as planning condition B) Internal floor materials and	A) Planning/Highways /Building Regulations	A) Planning/Building Regulations

wall finishes to be appropriate for use	B) Building Regulations	B) Building Control
Means of Escape: All features and materials to comply with Part B of building Regs.	Building Regulations (Fire)	Building Regulations

8. Sustainability Statement

8.1 Energy efficient technologies and renewable energy

The opportunity to create a sustainable family home which meets current building regulations requirements and utilizes modern energy efficient technologies is one of the key reasons why the applicant has opted to construct a new house to replace the existing house.

The sustainable running of the completed house is to be achieved by implementing the following shortlisted energy efficient technologies, the final combination and details of which shall be subject to detailed design:

- Air Source/Ground Source Heat pumps

Heating to be provided by use of Air Source or Ground source heat pumps and wet under floor heating. The air source air intakes may be ducted through the ground to provide a natural frost protection/pre-heat facility. This will help maintain air source operating efficiencies during winter.

- Solar Thermal Heating.

Domestic hot water will be provided by a central cylinder. In winter, pre-heat shall be provided from the heat pump installation. Throughout the year an electric element shall provide temperature top up/anti-legionella purge facility. During summer, solar thermal panels, located on areas of South-facing roof shall provide 40-70% of the domestic water energy input requirements. In conjunction with this, photovoltaic cells are being explored as a means of generating renewable energy on-site.

- Wood-burning stoves

Fireplaces will be provided to the living room and first floor gallery to allow smokeless fuel stoves for space heating, to reduce energy demand from reliance on underfloor heating alone.

- Water Conservation

The proposal will incorporate rainwater butts which will reduce surface water run off from the site and will be recycled for irrigation of the gardens.. Showers and bathroom fittings are to generally have controlled flow fittings.

- Lighting

All luminaires to have high frequency low loss electronic control gear and low energy lamps fitted. Lighting is to be photo-cell and PIR controlled.

- Thermal Insulation

All external wall, roof, floor areas are being designed for insulation that will achieve minimum U values to satisfy the minimum requirements of latest Building Regulations Part L (2010)

In addition the carbon footprint of the site and building will be further reduced by the following measures:

- A layout which makes effective use of solar gain
- Windows and doors will exceed the minimum standards under Part L of the Building Regulations
- The development will be fully compliant with Building Regulations and carbon emissions ratings achieved as necessary

8.2 Biodiversity

The site and its surroundings offers an abundant natural environment. The careful management of the existing trees and garden areas will sustain the biodiversity potential of the site.

8.3 Flood Risk

A flood risk assessment is not required for this application.

8.4 Air Quality

There are no known air pollution issues within the local area and no detriment to air quality is envisaged as a result of the construction and occupation of the house

8.5 Waste and Recycling

A secure store which includes separate containers for waste recycling in line with the local authority programme will be provided within the garage. Domestic compost bins are being considered to reduce amount of waste sent to landfill.

8.64 Flexibility in building design

The house has been designed in such a way that it provides flexible contemporary living space, capable of being adapted to suit changing needs of

occupants The inclusion of a home study in the roofspace allows for future working from home, potentially reducing the need to commute.