

***Royd Hill Farm
Royd Lane
Higham
Barnsley***



***Design and Access Statement
& Annex Justification / Very Special
Circumstances Statement***

August 2008

INDEX		PAGE
General	-	The Site 1
	-	Neighbour Consultation 2
	-	Local Authority Consultation 3
Site proposal	-	4
Existing Grade II Listed Barn (Plot 2)	-	Existing Overview 6
	-	Proposed Scheme
Existing Farmhouse (Plot 1)	-	Existing Overview 9
	-	Proposed Scheme
Barn 2 (Unlisted – Plot 3)	-	Existing Overview 11
	-	Proposed Scheme
Annex Buildings (Unlisted)	-	Existing Overview 13
	-	Proposed Scheme
	-	Design Evolution
	-	Annex Justification
Very Special Circumstances Evidence	-	16
Summary	-	22
 Appendices		
Appendix A	-	Neighbour Consultation
Appendix B	-	EPOC Structural Report
Appendix C	-	Plot 2 Method Statement & Drawings
Appendix D	-	Annex Evolution
Appendix E	-	Eco Hometec Renewables Report

Appendix A

Neighbour Consultation

Appendix B

EPOC Structural Report

Appendix C
Plot 2 Method Statement
& Drawings

Appendix D

Annex Evolution

Appendix E
Eco Hometec Renewables Report