



design & access statement

application: Proposed agricultural workers dwelling Carter Plantation Farm, Thick Hollins Road, Upperthong, Holmfirth, HD9 3XD

client: Mr R and Mrs K Turner

job nr: 21086

date: 19 January 2022

Introduction

This design and access statement has been prepared by **ADP Architecture and Design Ltd** on the instructions of Mr R and Mrs K Turner and provides sufficient information to accompany a planning application for the erection of a proposed detached agricultural farm workers dwelling on land at Carter Plantation Farm, Thick Hollins Road, Upperthong, Holmfirth, HD9 3XD.

The land benefits from an extant planning permission for the erection of a farm workers dwelling, application number: 2015/62/90927/W, granted on 14 September 2015. At the time of the previous permission, the applicants owned the farm jointly with family members (previous applicant was Turner Bros Farm Ltd) and although the permission was implemented, by the laying of the foundation, the dwelling was not constructed due to family reasons. The farm is currently being transferred to the applicants sole ownership. However, the dwelling previously designed does not provide the applicants and their family with the layout and accommodation which they require to both live and work at Carter Plantation Farm. Therefore, this is a new application for a new house design, albeit care and consideration has been taken to ensure that the new proposals are not too dissimilar, in terms of size, scale, materials and design to the current permitted dwelling.

The principle of the acceptance of a farm workers dwelling on this site and in this location has already been established, and it has been justified that an agricultural worker is required to live at the land, confirmed by the granting of the existing planning permission. Therefore, this Design and Access Statement refers simply to the detail of the new proposed design for the dwelling itself, as opposed to the principle and justification for a farm workers dwelling.

Use

The site is an established cattle and sheep farm, owned and operated by the applicants. The application site benefits from existing residential use, linked to the farm, by virtue of its extant planning permission for erection of a single detached farm worker dwelling. This application does not seek to change the use of the farm or the proposed use of the single farm workers dwelling, which will be for the applicants and their family to live in.

Amount, Layout and Scale

The proposal is for the erection of a single detached dwelling arranged over two floors, with the majority of the first floor accommodation being within the roof space. Although the existing planning permission is for a single storey bungalow, the new proposed design is not materially larger than this due to utilising the roof space. The proposed footprint is slightly smaller than that of the existing permitted dwelling. Therefore, the principle of the application and the amount of development is very similar to that currently permitted.

The location of the dwelling has been adjusted slightly from the previous scheme by moving this away from the existing boundary walls by a further 1.1m from the south boundary and a further 1.6m from the western boundary. This is in order to admit a little more light into the property on these elevations, due to the topography of the site and the height of the boundary walls, and also to allow a footpath at the rear of the property to provide the applicant with direct access into the office via the utility room and shower room for use on a day to day basis when working the farm. Albeit there is this small adjustment to the location, the general position of the proposed dwelling is not materially different from the existing permission and it will still maximise the use of the site for the farm and not have a material impact on the landscape.

The dwelling provides a level of accommodation required by the applicants for their family, which includes office accommodation and a layout which suits the running of the farm business. The detailed design and layout can be viewed within the application drawings.

Appearance

The appearance of the proposed dwelling will not be dissimilar to the appearance of the previously approved dwelling. The orientation of the ridge line is the same and the proposed dwelling has a gable to the right at the front elevation, as did the permitted dwelling. The walls will be constructed of natural

coursed stone, with sawn stone ashlar details and a stone slate roof. Windows will be Velfac composite timber and aluminium, or similar, which will provide a high level of insulation and security. The material palette and style of dwelling is appropriate in the locality and will blend in well with the landscape.

The materials will be high quality and the property will not compromise the visual amenity of the area.

Access

The property will be accessed via the existing driveway to the farm from Thick Hollins Road. This access will not change. The granting of this permission will reduce the number of vehicular movements at the site as it will prevent the applicant having to travel to and from their current residence to the farm, which can be in the region of 10 -12 trips per day during lambing and calving periods.

The dwelling will have a hard surfaced highlighted on the site layout plan which will be cleared to provide sufficient turning for a refuse vehicle and fire appliance.

Conclusion

The proposal will provide a well-proportioned family home with the ability for the applicants to work from their home and to run the farm business, meeting current space standards and the needs of modern life; sustainable, attractive, efficient and well designed. The proposal has been carefully considered to retain the principles established by the current planning permission. We trust that this is sufficient detail to accompany this application, however, should you require any further details please do not hesitate to contact A+DP.