Garry Greetham associates limited

PLANNING DESIGN AND ACCESS STATEMENT

Relating to Proposed Residential Development consisting of conversion

To: Unit 2, "Blacker Grange Farm", off Barnsley Road, Blacker Hill, Barnsley. S74 0RP.

November 2011.

Applicants: Garry Greetham Associates Limited on behalf of Clients: Mr. & Mrs. M. Wilkinson.

1 Introduction.

1.1 This is a detailed Planning Design and Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Location Plan.	Dwg. No: 741-01.
Site Layout.	Dwg. No: 741-02.
Unit 2 Existing Elevations and Layouts.	Dwg. No: 741-08.
Unit 2 Proposed Elevations and Layouts.	Dwg. No: 741-09.

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1.2 The purpose of the Planning Design and 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 Design Statement highlights the particular characteristics of the building and their relationship with the adjacent barn conversions and the character of the wider area. This statement also relates to the accessibility of the proposed development by people with disabilities and those who are otherwise disadvantaged, such as elderly people and single people with young children.

1.3 In terms of the details of this proposed project, this involves the conversion of the existing redundant building (on the footprint of an original building) to create the detached single storey unit as described below;

Plot 2: detached single storey dwelling with 2 no. bedrooms with w.c. facilities within the family bathroom with the sizes of the unit being indicated below:

height from the finished ground floor level to the ridge line at approx. 4.50m,(2.40m from the finished ground floor level to the finished horizontal ceiling level);
The max. width at 5.20m and max. depth at 15.00m.

The rear boundary of this plot will have a 1.20m post and 3 rail timber fence with a mixed native hedgerow located on the garden side i.e. hawthorn; beech etc. acting as external boundary treatment and the front will have a 1500mm high dry stone walling to provide privacy for the private amenity area.

There will also be proposals for areas of turf to the front and rear / side gardens of this single storey dwelling conversion and an area of low shrubs to the front corner of the front garden as shown.

2 Design of the Residential Conversion including Access to the Site and Dwelling.

2.1 The site of the proposed conversion slopes very slightly from the front to the rear, and the ground cover is a mixture of concrete and grassed areas.

A level hard surfaced pedestrian / wheelchair access will be provided from the main cobble paved accessway to the front entrance of this proposed conversion as shown on the submitted Dwg. No: 741-02.

This access from the cobble paved accessway, together with a hard-surfaced path around the whole of the proposed conversion, will be provided and will have a maximum gradient of 1 in 15 and if possible as low as 1 in 20, especially immediately adjacent to the front entrance door acting as "principle" door.

If the levels are greater, then "ambulant access" should be designed for this conversion. The threshold to the front entrance door will be no higher then 15mm above the finished ground floor level on either side and if above 15mm, the threshold to have rounded edges and will be min. 1000mm wide.

2.2 In terms of the internal circulation within this conversion, the entrance hall will have a min. width of 1500mm and internal doors will have a min. clear opening to the lounge, kitchen and bathroom of 838mm and the space required opposite door openings will not be obstructed.

Accessible w.c. will be provided within the bathroom, this being off the entrance hallway as shown with an outward opening door in order to provide access to anyone who falls over within this room.

2.3 Any external steps will be 150mm (max.) risers and 280mm (min.) going with non slip surfaces, which caters for ambulant disabled.

All the switches and socket outlets are to be provided between 450mm and 1200mm from finished floor level, switches, door bells etc. – at 1200mm max. sockets, T.V. sockets, telephone points at 450mm min. from floor levels in accordance with part M – access for disabled people.

2.4 To the front of this conversion adjacent the main entrance cobble paved Accessway, is an open front garden area, with the proposal for an off plot shared driveway, constructed from black porous tarmacadam to serve units 2; 3 and 7 – all as previously approved, leading to the individual garage with a single block paved car parking area to the front.

This main cobble paved accessway for all the proposed residential conversions within this small development will remain and will provide access for the emergency vehicles if required. This proposed accessway will also provide the disabled access to all of the proposed residential conversions.

In connection with the surrounding properties, they consist of the following;

To one side of this proposed conversion, separated by a proposed 1500mm high dry stone walling acting as boundary, is unit 7 - this building being a standard height 2 storey natural stone building which planning permission has been sought to be converted into a single residential dwelling, with a gabled roof construction consisting of slate materials.

The other side, separated by a proposed 1500mm dry stone wall, is the triple detached garage block serving units 2; 3 and 7 – this with gabled roof construction consisting of slate materials.

2.5 The design of this proposed residential conversion is also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act.

The siting of this residential conversion (on its original footprint) has also ensured that sufficient off plot car parking standards are achieved (1 car parking space plus the detached garage – end garage unit in a 3 no. detached garage block also used for units 2; 3 and 7 .)

The original location of this residential conversion also ensures that an adequately sized, rear / side private garden will be provided, which will be in the interests of the amenities of future residents and access to such will be given by 1.00m min. wide footpath to one side of the conversion only, with ample area at the other side for access if required.

This 1.00m wide footpath also provides access to both the refuse and re-cycling bins which are located to the rear of the residential conversion and shall be brought in front of the proposed conversion to the main cobble paved accessway on collection days.

2.6 The external facing materials for this proposed residential conversion will be agreed in full with the council before any works are commenced on site, but at this stage it is our clients intention to use matching natural stone facing material for the external walling for all the relevant infill areas, with the use of natural stone heads and cills (as applicable – refer to the elevations), with matching artificial slate effect roofing materials.

The external doors and windows will be constructed of either light oak or cream coloured (client choice) UPVC, with black rainwater goods, all to complement the surrounding barn conversions.

2.7 The design of this proposed residential conversion will complement the surrounding and adjacent units – these being similar barn conversions of varying sizes and hopefully shall sit well against such and create an attractive residential development in respect of this small infill development.

2.8 With respect to the availability of the local public transport, Barnsley Road itself leads from Wombwell Road, Platts Common, which has numerous local bus stops nearby, all providing easy access to the town centres of Barnsley and Wombwell. Hoyland town centre is also within easy walking distance and the train station at Elsecar is not too far away.

2.9 The materials proposed for this conversion, have been taken into account to reduce the future maintenance of the residential conversion namely UPVC Windows and Doors; UPVC Barge and Facia boards including eaves; the main external walling is also solely constructed of natural stonework.

There will also be provided an area, located in the rear / side garden, to enable a free standing rotary washing line to be erected and therefore reducing the excessive use of a tumble dryer which may be located within the property.

2.10 Regarding crime prevention measures, several items, both internally and externally, have been catered for during the design stage namely;

Internally: External Doors with shoot bolt locking systems,
Windows with double latch system throughout,
Burglar alarm system wired to the mains electric with battery back up in case of power failure,

Externally: P.I.R. lighting to the front entrance of the conversion,
Flood light P.I.R. to the off plot detached garage block;
Lockable external gate located to the side of the property for access to the rear amenity space.