Garry Greetham associates limited

VEHICLE HARDSTANDING ACCESS STATEMENT

Relating to proposed hard standing for private vehicles used in connection with property.

At: 203 Dodworth Road, Barnsley. S70 6HR.

September 2012.

Applicants: Garry Greetham Associates Limited on behalf of Clients: Mr. & Mrs. S. Egan.

1 Introduction

1.1 This is a detailed Access Statement to support the submission of a formal planning application to provide a permanent vehicle hard standing for sole use in conjunction with the property 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:

Site / Location Plans.	Dwg. No: 734-01.

1.2 The purpose of the 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 accessibility of the proposed hard standing.

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1.3 In terms of the details of this proposed project, it involves the construction of a permanent vehicle hard standing, to be used solely in conjunction with the property and access would be gained from A628 Dodworth Road.

2 Access to the hard standing.

2.1 The site of the proposed hard standing slopes slightly away from the footpath from A628 Dodworth Road to the front of No. 203 Dodworth Road and a hard-surfaced footpath, possibly stone flags, will be retained and used as the pedestrian access from the pavement on the A628 Dodworth Road frontage, as shown on the submitted plans.

2.2 This will involve the removal of the existing front garden area, at present covered with a mixture of grass; shrubs; flagged footways etc. and taken away from site. However please note that this property has the benefit of a rear private amenity / garden area.

2.3 The size required for the proposed vehicle hard standing (to allow 2 no. cars to be taken off road) will be approx. 5.50m wide x 6.00m deep – thus leaving pedestrian footpaths to both the side (adjacent No. 201 boundary walling) and also between this proposed hard standing and the existing dwelling frontage.

2.4 There will also be a requirement for the construction of a full vehicle drop crossing of approx. 7.0m wide, directly from A628 Dodworth Road to enable this vehicle access. The original footpath will be made good to suit with matching black tarmacadam. This will also include the removal and making good of the original front stone boundary walling.

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2.5 The construction of this proposed vehicle hard standing will either be in matching black tarmacadam or resin finished imprinted concrete (client choice) and will be supported via concrete back edgings, bedded and surrounded in concrete (depth of both concrete and back edgings to suit the existing ground conditions).

2.6 This proposed hard standing will also be laid with a slight side camber to allow any excessive rainwater to be directed to the retained strip of soil, (min. 600mm wide) this being adjacent the existing garden boundary walling between the Nos: 203 and 207 Dodworth Road.

2.7 Whilst there is a slight fall towards the existing dwelling, there will also be a provision of an "aco" drainage channel to the base of this proposed drive way to allow any excessive water to be drained away to the adjacent surface water outlet.

2.8 We believe that there has been further similar drop crossing / vehicle hard standing projects undertaken along A628 Dodworth Road in recent times, all with no turning facilities on site i.e. resulting in access direct onto A628 Dodworth Road. All these have been instigated by the recently constructed Barnsley Community College located further up A628 Dodworth Road, resulting in the provision of parking restrictions along both sides of A628 Dodworth Road itself and adjacent side roads.

Similar projects in close proximity to our mutual clients along this stretch of A628 Dodworth Road includes the following addresses, namely;

187 Dodworth Road; 189 Dodworth Road;

193 Dodworth Road; 195 Dodworth Road;

219 Dodworth Road etc.

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