DESIGN & ACCESS STATEMENT

Project
REPLACEMENT DWELLING AND NEW DETACHED DOUBLE GARAGE

At
38 COOPER LANE
HOYLANDSWAIN
BARNSLEY
S36 7JE

For
MRS S. IXER

Date
MAY 2012 (revision A)

Project number
2003

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1. INTRODUCTION

Chris Gothard Associates has been instructed by Mrs S. Ixer to prepare a Design and Access Statement to accompany the Planning Application for a replacement dwelling and new detached double garage on the site of 38 Cooper Lane, Hoylandswain. This statement should be considered and read in conjunction with the Planning Application and associated Drawings.

2. PHYSICAL CONTEXT

The site is located on the fringe of the village of Hoylandswain. The site is broadly rectangular in shape and extends to some 1028m^2. In terms of topography the site slopes relatively steeply from the road falling away approximately 2.5-3m. Currently there is an detached dwelling on the site with a double garage linked to the dwelling at the rear. Due to the slope in the topography the dwelling is set down one storey from street level. The existing building has a footprint of 12.5metres by 8.5 metres and is 7.5 metres high at the rear. The building is constructed in coursed artificial stone with an interlocking concrete tile roof. The building appears to have been constructed in the 1960's and has a dated internal layout and external appearance.

Please note that the existing dwelling has a live Planning Permission to alter the appearance of and extend the dwelling, ref: 2012/0053.

3. SOCIO ECONOMIC CONTEXT

As previously mentioned the dwelling is located on the fringe of the village of Hoylandswain.

4. CONSTRAINTS & OPPORTUNITIES

Following assessment of the Physical and Socio-economic context, with Planning Policies in view, the following constraints and opportunities were identified:-

CONSTRAINTS

- The need to respect the character and form of existing residential properties within the locality.
- The need to respect the Greenbelt status of the location.

OPPORTUNITIES

- To upgrade the aesthetics from the streetscene whilst retaining the style of the existing dwelling.
- To provide cohesive elevations, rather the conflicting style currently present
- To utilising natural materials and local craftsmen.
- The proposed scheme maintains the footprint of the Planning Approved scheme.

5. USE

The existing site usage is residential therefore a replacement dwelling is in line with current Planning Policy.

6. AMOUNT

The site is currently occupied by one family dwelling. A replacement dwellings maintains the existing density and is therefore in line with current Planning Policy.

7. LAYOUT

As mentioned above a recent Planning Application was approved to extend and alter the existing dwelling, principally by creating a rear offshot to house additional living space with a bedroom above. The down side of this approach is that we are still left with a relatively dated façade, in terms of appearance and materials.

The best way in overcoming the architectural flaws of the conversion scheme is to start from scratch and construct a new-build dwelling that will enhance the locale and provide our clients with a dwelling that fit their lifestyle.

In order to ensure there is no detrimental effect upon neighbours or the Green Belt, the proposed dwelling has retained the footprint, in terms of floor area and location, of the previously Approved dwelling.

8. SCALE

Most of the dwellings within the immediate vicinity of the subject site are large family homes many appearing as bungalows from the highway. Our proposal replaces this approach as our dwelling will be seen as a dormer bungalow from the highway.

The eaves and ridge height of the main body of the dwelling has been kept to a minimum so as not to impact further upon the Green Belt. The finished floor level of the principle entrance storey shall be maintained as existing.

9. LANDSCAPING

The existing rear garden shall be retained in its current state. It is fair to say that the front garden shall need enhancement following the building works so once these are completed the front lawn shall be returfed.

The existing hedgerow, forming the boundary treatment shall be retained in their entirely. These hedges are fairly mature and robust so will not need protecting during the construction phase.

10. APPEARANCE

The existing appearance is very dated due to the orientation of the ridge, the roof pitch, and the materials palette. It is proposed as part of this application to resolve these issues by introducing high quality natural materials, such as natural stone and slate. We are proposing to alter the roof configuration so that the gable walls form the side elevations, a style more in keeping with the Green Belt setting. Our scheme also increases the pitch of the roof to a more practical angle which increases the aesthetical valve of the elevations.

The proposed scheme introduces new features into the design which reflect buildings of a grand rural nature such as the decorative finials, ornate bargeboards, timber lattice work to the entrance canopy, natural stone window surrounds and mullions and the stone quoins. The new design increases the vertically of the dwelling due to the vertical window and door proportions.

11. CONTEXT

As noted above the design of the development and the use proposed has taken full consideration of the context of the site. The use and the overall design of the scheme provide a well-designed development that adds to the already attractive locality.

12. ACCESS STATEMENT

12.1 Travel To Site

The application site is in a rural location, which, it is acknowledged is most easily accessible by car. The site is however within approx 1km of a bus stop at the junction of Cooper Lane with Barnsley Road which provides links into Barnsley and further afield. This is a replacement dwelling and the current scheme raises no new issues with regard to the sustainability of a dwelling in this location.

12.2 Building Environments

The building is to be accessed at street level via a level threshold.

Pedestrian and vehicular access is to be taken from Cooper Lane via the existing access point. The parking arrangements shall remain in its current state as the new garage shall be located to the rear of the dwelling as existing. The turning area and parking court at the rear of the property shall remain intact.

The access arrangements to the premises by disabled people will be provided in accordance with Part M of the Building Regulations.

12.3 Buildings & Structures

All the proposed materials will comply with the relevant section of the Building Regulations as regards structural stability and thermal values. The floor of the buildings will be consistently level throughout the entire storey ensuring no obstructions for access of wheelchairs etc.

All doors will provide the minimum widths as stipulated in Table 1, Section 7 or Part M:

Door clear Opening	Passage width (mm)	Suitable Door width
750 or wider	900 (when approached head on)	826 or greater
750	1200 (when approached not head on)	826 or greater
775	1050 (when approached not head on)	826 / 838 *
800	900 (when approached not head on)	864 or greater

* - 826mm may be used dependant on door casing widths, check with manufacturer.

12.4 Means of Escape

As part of the Design Procedure a Building Regulations Application will be submitted to the Local Authority prior to commencement on site. Therefore once the scheme does get on site the development will be proved to be Part B compliant. The basis for our strategy will be as follows:

The building will be provided with a fully integrated, mains operated, smoke and heat detector system.

The building will be designed to ensure the maximum distances from compartments to final exits are achieved.

Generally the dwellings will be designed to be fully compliant with current Building Regulations and British Standards to ensure a practical escape strategy is achieved.

12.5 Signs and Wayfinding

The development itself will be identifiable at the main entrance using a signboard.

External hard landscaping to comply with DFT Guidance, to be hardwearing with high slip resistance rating.

12.6 Sources and Guidance

Design references used include:

- Council's Disability Design Standards

- Building Regulations Approved Document Part M (2004)
- British Standards BS8300, Access for Disabled People

13. CONCLUSION

In view of the above statement together with the details included in the Planning Application it is hoped that the Council will be able to support this proposal, which is in accordance with the relevant development plan policies and national planning guidance.