DESIGN AND ACCESS STATEMENT IN SUPPORT OF THE PLANNING APPLICATION FOR THE ERECTION OF 6 NEW DWELLINGS OFF COMMON ROAD, BRIERLEY, BARNSLEY FOR MR. & MRS. D. WRIGHT.

This document is to be read in conjunction with all drawings and supporting documentation.

Use.

The land currently is vacant being a former quarry. The land is overgrown to the front with many self seeding trees and dense undergrowth to the lower level. Parts of the site are used increasingly as a fly tip for local residents. It is proposed to erect 6 dwellings, these dwellings would be 3 storey of living accommodation with a garage / store a lower level. The development fronts Common Road with the lower level of the quarry forming the access / turning / parking area with open landscaped areas.

Amount.

Due to the site levels the development is restricted to the front of the site bordering Common Road. The development of the units including parking area to each unit, but not including the access and turning areas is 32% of the total area of the site, which is relatively low for a speculative development.

Layout.

Due to the site being a former quarry and the obvious level difference to the rear of the site it is proposed that the houses front Common Road. The units are arranged in 2 blocks of 3 with a new access road of Common Road. The new access road is formed between the blocks giving access to the rear of each unit for parking and access to the garages which are set a low level. Turning areas have been allowed for to each end of the access road. Access from the parking / garage areas to the properties is via steps leading to the rear of the houses and a private terrace. Access to the front of the houses from Common Road is via a footpath, this footpath has been set behind the existing wall to avoid numerous openings being formed in the existing wall.

Scale.

The units have been designed to take in account the setting and levels. Therefore 3 storey units have been designed to allow for a private terrace off the Kitchen family area to the rear which overlooks the existing quarry face and a terrace to the third floor of the living accommodation of the master

bedroom which overlooks the open country side beyond Common Road. The overall height in comparison to a traditional house built over 2 storeys is approximately 2.5 metres higher. We believe that this increase in height is not excessive for the location and topography of the site and makes best use of the land and the surrounding areas.

Landscaping.

The site has many trees to the front of the site and low level dense shrubs to the lower level. Due to its former use as a quarry most, if not all these trees are self seeding, the shrubs have taken over what would have been the lower working area of the quarry. It is proposed that the lower levels are cleared totally and the trees to the front of the site are removed where necessary and where possible kept. Large areas to the rear of the site below the quarry face have been subject to fly tipping from neighbouring land. All debris is to be cleared, existing levels checked and the ground regarded and top soiled to allow for new landscaping. As many of the trees forming the boundary to the south west of the site bordering the adjacent site which has permission for development would be kept together with the existing ground levels to form the boundary between the two developments. All landscaping / tree removal proposals would be subject to final detailed designs and reports.

Appearance.

The materials proposed would be subject to final approval, but it is envisaged that the main walls would be brick with possibly stone slates to the roof. Windows and doors would be formed from softwood with a paint finish. The garage doors would be formed from upvc to an agreed colour. The balustrade to the doors would be formed from glass with stainless steel posts and handrails. Copings to the terrace / balcony walls would be stone with stainless steel handrails. All rain water goods would be upvc and black in colour. *Samples for all materials would be subject to final approval by the LA* Planners. The

Environmental Issues and Energy Saving.

With the Government encouraging buildings to be energy efficient several steps will be taken with the proposed residential buildings and the site generally to reduce the carbon footprint / energy use.

- Currently all new developments have to comply with the Code for Sustainable Homes and are expected to achieve Code 3 level. This automatically ensures that insulation standards are 25% greater than current building regulations. How the developer achieves this is subject to detailed design, but current schemes that I'm working on has involved greater insulation standards combined with possibly solar panels.
- Due to the level differences removal of rain water from the site may be

difficult also the need to comply with Code requirements it may be rain water storage is considered. This grey water used in toilets / external use.

- A designated area has been allowed for bin storage including recycling of materials to the rear of the site.

Access.

Access from the site is proposed to be via a new road off Common Road. This access has been positioned between the 2 blocks of units to allow greater development, a road to the east end would result in reduced numbers of units and reduced visibility at the junction of the road. The new access road serves the rear of the buildings giving access to the garage / general parking areas. Turning spaces have been allowed at the each end of the site to allow for access / egress to the site in a forward motion.
Due to the sites former use level access around and within the development will be limited to the ground floor, this access how ever will be fully compliant with all current legislation, disabled discrimination act and current Part M of the approved documents of the building regulations. Level access will be provided to front doors of all buildings, internal doors widths will be 910mm structural opening giving minimum clear widths of 770mm. Level access will also be provided to the terrace at the rear of the property.