Design and Access Statement

Proposed Dwelling House on land adjacent to 9 Hartcliff Avenue, Penistone, S36 6BQ

to support

Full Planning Application further to Outline Approval
Ref: 2014/0039

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By:

Mr D Morton
Tel: 0787 962 7547
e-mail: enq@dm-eco.co.uk
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Site and Analysis

The site constitutes part of the garden of 9 Hartcliff Avenue totalling approx. 594 m2 to the South side of the existing house which has recently been sold for use as a building plot.

The site currently has no access from Hartcliff Avenue.

The site slopes gently from the far South East corner to the North West corner.

Involvement and Evaluation

All properties close to the site will be consulted via the Councils own procedures. We would not intend to duplicate this except for requirements of the Party Wall Act.

The West, East and North boundary walls have become over grown with trees and shrubs.

The application includes the intended removal of these overgrown trees and the management of other hedges and boundary fences to an acceptable standard to all parties.

Access Statement

The proposed plot will have vehicular access via Hartcliff Avenue with driveways formed by the removal of Hawthorne hedge to the West boundary wall, including new dropped kerbs, making good tarmacadam pavement..

The site is within comfortable walking distance of Penistone where basic services and transport links are available. The proposed dwelling will comply with Approved Document M – Access and Facilities for Disabled People and British Standard BS 8300 where reasonable.

Design Statement

The scale and siting of the proposed dwelling is derived from the existing properties on either side of the plot – No.s 9 and in accordance with South Yorkshire Residential Design Guide 2011.

No. 9 a two storey detached stone/brick built dwelling house.

No.5. a single storey detached stone/bricks bungalow style dwelling.

The proposal uses the two buildings to establish a building line and profile for the new dwelling which will be sympathetic to the existing properties with a view to minimising over looking and direct view between properties while including the garage within the design.

Traditional sustainable materials including stone and slate are proposed to blend in with existing dwellings on the street sympathetic and compatible with the existing houses and surroundings but also to construct the house utilising modern methods of construction and energy saving technology to exceed Part L building regulations in terms of energy conservation and achieve a negative carbon footprint as far as possible given the constraints of the Clients budget.

Conclusion

The proposal will create a sensitive development to the surrounding area and will not impact upon existing amenities of neighbouring dwellings.
Access both vehicular and pedestrian will be within Highway Local Authority Standards.
Design will exceed the requirements of existing building regulations and guidance.