

DESIGN & ACCESS STATEMENT

FOLLOWING DEMOLITION OF EARTHQUAKE DAMAGED BUNGALOW AT 52 HIGH STREET, BOLTON-ON-DEARNE SUBSTITUTE NEW DETACHED 4 BEDROOM BUNGALOW

USE FOR PROPOSAL

Situated in the general settlement of Bolton-on Dearne the site of the proposal is that of a former bungalow demolished due to earthquake damage. The bungalow to be replaced was located in a large plot of land and was within a locality that derives benefit from selective development that gives an improved sense of definition and upgrade to the immediate community.

AMOUNT OF DEVELOPMENT

Located on a site with its frontage to High Street it has an existing vehicular access to the rear by a drive leading off High Street adjacent to no. 44 High Street together with a stepped pedestrian access from High Street

The site also includes a garage building which is to be retained The development which concerns the present application is replacement of an earthquake damaged bungalow having attic bedrooms planned on the north south axis with gable presented to road. At the time of construction of this original bungalow there was an open aspect to the west which the design took advantage of with a large picture window which overlooked no 43 Ingsfield Lane together with a bedroom window to the east which overlooked the garden of no 50 High Street The present proposal is planned on the east west axis taking up the depth of the demolished bungalow but increasing the site frontage by virtue of blank gable walls it has an over walls footprint of 14.2m x 11.8m (167.5sm) The site area is 1173sm giving a footprint to plot area of 1 : 7 commensurate with appropriate conservation standards

LAYOUT

The development generally takes up an area used by the previous dwelling, adopting the same frontage building line, to the east it is set 1m away from the boundary of no.50 High Street with the blank other than en-suite window ensuring privacy to that property. To the west the blank gable other than main entrance area is set in excess of 3m from the boundary with 43 Ingsfield Lane. Windows are located looking out on either the north or south aspects, a window is included at attic floor level in the gable of room referenced 11 other than this specific window all attic floor daylighting is achieved with proprietary level with roof covering lighting. Existing ground levels in the dwelling proposals are maintained whilst yard levels are reformed where necessary to ensure an appropriate turning area and level access to the dwelling for disabled access, particularly relevant to this residence since it essentially provides for the applicant who is wheelchair disabled and who is dependant on the provision of appropriate ground floor facilities.

SCALE

The external walls footprint and internal layout of the development proposals are consistent in area and layout with that sought of as a family home enlarged to ensure disabled provision for the applicant and the attendant care provision . Dimensions ensure acceptable space standards with circulation areas specifically generous for wheelchair manoeuvre. The roof pitch at 35degrees is the same as the residence the proposal replaces

APPEARANCE

The proposal is ostensibly of a simple restrained form having a regular rhythm of moderately sized sash type oak upvc windows generally in character with neighbourhood dwellings. The sun room glazing with its extension partly up the roof provides via borrowed lighting for daylighting to the central deep circulation area The proposals would be built in materials as described and to samples as specified and provided also to construction details that relate to planning ideals of the overall development preferences

LANDSCAPING

The front boundary stone wall to High Street is unaffected by the proposal so is retained. The southern boundary fencing is 1.8m high concrete post and timber panel retained un-altered. The eastern boundary to the north of the incoming drive is concrete post and concrete panel 1.7m high which is also retained un-altered.

A new facing brick wall 1.2m high is proposed on the eastern boundary between the proposal and no.50 High Street whilst on the western boundary a new facing brick wall 1.2m high is proposed to that section of the boundary as indicated on the site plan although a section of this boundary in stone 1.2m high in reasonable condition is retained.

A sample sheet showing a Leicestershire Russet Mixture proposed for use to the bungalow proposal is attached to the application which brick is proposed for use on the boundary walls.

Hard pavings would be porous tarmac surfacing or brick paviors of permeable construction with other areas being traditional grassed garden with some shrubbery. There are no existing trees on the site although in the northwest corner a large tree in the neighbouring garden has branching and foliage overhanging the existing garage construction. In terms of landscaping a number of garden type trees of the applicants choice may be introduced in selected areas.

ACCESS

Particularly pertinent since the applicant is wheelchair disabled a level access would be provided at the main entrance door adjacent to a convenient vehicular drop off point. The ground floor is level throughout and provided with 900mm wide doors together with specifically designed accommodation for disabled ground floor bedroom area with dressing and toilet facilities. A separate toilet area suitable for disabled persons is accessed from the utility room whilst the dogleg staircase provided is pitched as being suitable for the ambulant disabled.

Gordon Stephenson
Chartered Architect RIBA
10 Parkwood Rise
Barnby Dun
Doncaster DN3 1LY
Tel 01302 891411
email stevenson_g3@sky.com

June 2011