Land Adjacent No 89 Ingsfield Road Bolton upon Dearne, Rotherham, S63 8EB.
for Mr Peter Taylor

DESIGN AND ACCESS STATEMENT FOR PROPOSED 'END TERRACE DWELLING HOUSE' on side Garden.

1.0 Assessment of Context

1.1 Surroundings

The site is as indicated on the Location Plan submitted with the Application, being approximately mid way along Ingsfield Road, and is the garden of an end terrace dwelling- house of one of the many blocks of 4.
The site and surrounding area is essentially flat.
It is thought these were all previously Council Houses?
All the end terrace houses of similar blocks on this side of the street have had similar side gardens, on which at least 3 have already built additional houses similar to that now proposed.
Refer to photographs e-mailed to Alexandra Merryweather pre-application.

Servicing and parking for the site is via the rear roadway/yard. On street parking additional to the existing garage is available to both front and rear.

1.2 The Site

The site contains the existing end terrace dwelling house with front and side gardens, and rear paved yard with detached concrete sectional garage. Pedestrian access is from the front off Ingsfield Road via either front path or side 'snicket', and vehicular access is via the rear joint access road for parking, and service vehicles (dustbins etc).
To the rear of the existing property in the hard paved yard with a timber framed porch covering the back door, and outside toilet, and possibly previous coalhouse now incorporated into the accommodation?
The house has a blue slate roof, upvc windows and doors, and is constructed in red facing brickwork with dogtooth dentil feature and timber framed front gable feature with herringbone brick infils.
To front, side, and rear, the gardens/yard are enclosed within a red brick boundary wall.

1.3 Listed Buildings

The building is not listed.

1.4 Social Context

Being a major housing estate, it is adequately provided with public transport and civic amenities/shops etc.

1.5 Economic Content

The proposals are to construct affordable housing on this obvious infil site, as others in the street, in this popular residential area.

1.6 Planning Policies

No National Policies apply.
The site is not within a Conservation or Flood Risk Area.
Pre application advice has kindly been provided by Alexandra Merryweather, and the scheme has been amended to correct the room sizes to comply with the South Yorkshire Residential Design Guide, the originally proposed front porch has been removed, and agreement has been reached to match the existing materials (brick-work, detailing and blue slate roof) as near as possible all to comply with the Councils Design Policy, specifically Policy CSP 29.

Issues still remain such as the Councils suggestion to remove the existing gable end chimney, and construction of a new 'mock' chimney on the new gable end', but this will spoil the symmetry of the block, preclude internal gas fires etc, and this additional feature is not evident on the other similar infil developments on the street? Also, the provision of a car parking space to each of the 2 properties on the front gardens suggested by the Planning Managers at a site visit? This seems a waste of the established existing front gardens/wall/planting and reduces the existing street parking.
These issues to be agreed during the Planning Process, otherwise the proposals have been accepted 'in principle'.

2.0 Involvement of Community Members

The immediate neighbours have not been contacted regarding the proposals. The property is currently vacant following the demise of the previous occupant, and is in need of renovation.

3.0 Evaluation

Mr Peter Taylor has recently purchased the property for renovation and resale, and for construction of the additional dwelling house based of the Councils advice that the proposals are acceptable in principle.

4.0 Scheme Design

4.1 Use Justification

The side garden is an ideal infil site in this residential area as others on the street.

4.2 Landscaping

New domestic landscaping is proposed to suit the division of the property, but it is intended to retain as much of possible of the existing brick boundary wall and inner hedge subject to resolution of the parking, the alterations suggested being only to form the new front paths, and rear vehicular entrances.

4.3 Appearance

The proposal is to match the existing as far as practical in design, detailing, and materials, all as indicated on the submitted documentation, to comply with the Councils Design Policy.

5.0 Other Issues

5.1 The site does not lie within A Flood Risk Area.

5.2 The building is currently served by main storm and foul water drainage, and all mains services.

5.3 As the site and surrounding areas are essentially flat there are no disabled access problems.