Garry Greetham associates limited

PLANNING DESIGN AND ACCESS STATEMENT

Relating to Proposed Residential Development consisting of 1 no. Detached Dwelling to land at No. 1 Silkstone Lane, Silkstone, Barnsley. S75 4DX.

September 2013.

Applicants: Garry Greetham Associates Limited on behalf of Clients: Mr. & Mrs. M. Morrisroe.

1 Introduction.

1.1 This is a detailed Planning Design and Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Elevations and Layouts. Including Site Layout.	Dwg. No: 726-01.

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1.2 The purpose of the Planning Design and Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The Design Statement highlights the particular characteristics of the building and its relationship with the adjacent buildings and the character of the wider area. This statement also relates to the accessibility of the proposed development by people with disabilities and those who are otherwise disadvantaged, such as elderly people and single people with young children.

1.3 In terms of the details of the proposed development, this involves the construction 1 no. detached unit as described below and is a re-submission due to clients change of design from the previous approved design (App. No: 2012 / 1115 – extension of time approval);

Detached 2 storey dwelling with 4 no. bedrooms with separate w.c. facilities on the ground floor and a family bathroom on the first floor with the sizes of the unit being indicated below:

height from the finished ground floor level to the ridge line at approx. 8.90m,(2.80m from the finished ground floor level to the finished first floor level and 2.40m from the finished first floor level to the finished ceiling level);
The max. width at 13.500m and max. depth at 11.800m.

The rear boundary of the site, has several self setted shrubs and hedges which will be retained. There will also be a proposal for an area of turf to both the front and rear gardens of this 2 storey dwelling.

2 Design of the Dwelling including Access to the Site and Building.

2.1 The site of the proposed development slopes very slightly from the rear to the front, adjacent Silkstone Lane.

A level hard surfaced pedestrian / wheelchair access will be provided from the main pavements as shown on the submitted plans. The access from the pavements, together with a hard-surfaced path around the whole of the building, will be provided and will have a maximum gradient of 1 in 15 and if possible as low as 1 in 20, especially immediately adjacent to the entrance doors acting as "principle" doors.

If the levels are greater, then "ambulant access" should be designed for the property. The threshold to these entrance doors to all Apartments and Dwellings will be no higher then 15mm above the floor levels on either side and if above 15mm, the thresholds are to have rounded edges and will be min. 1000mm wide.

2.2 In terms of the internal circulation within this Dwelling, the entrance hall will have a min. width of 900mm and the internal doors will have a min. clear opening to the lounge, kitchen, w.c. and bathroom of 838mm and the space required opposite door openings will not be obstructed.

A separate accessible w.c will also be provided with an outward opening door in order to provide access to anyone who falls over within this room.

2.3 The staircase within this Dwelling has been designed for ambulant use, with a handrail on one side of the stairs and it is considered that this is acceptable for this proposed development. The general design criteria of this development will follow the guidelines set out in the Accessible Homes Brochure.

2.4. The staircase to this Dwelling will be a min. 900mm between handrail and wall.

Any external steps will be 150mm (max.) risers and 280mm (min.) going with non slip surfaces, which caters for ambulant disabled.

All the switches and socket outlets to this Dwelling are to be provided between 450mm and 1200mm from finished floor level, switches, door bells etc. – at 1200mm max. sockets, T.V. sockets, telephone points at 450mm min. from floor levels in accordance with part M – access for disabled people.

2.5 To the front of the site adjacent the public footpath on Silkstone Lane is a proposed 1.350m high natural stone wall which is to be retained, with the proposal for a large single driveway, constructed from block paving with an opening of approx. 6.00m wide to serve this property, with piers to each side of the opening, and will remain as the drive entrance for this dwelling and provide access for the emergency vehicles if required. This proposed opening will also provide the disabled access to the proposed dwelling.

In connection with,the surrounding properties, they consist of the following;

To one side of the proposed site, separated by an existing 2.00m high boundary wall, is No.1 Mayberry Drive, this building being a standard height 2 storey residential dwelling. The other side, separated by an existing 1.80m high boundary hedge, is No. 7 Hawthorne Drive, which is a high 2 storey detached natural stone constructed residential dwelling.

2.6 The design of the proposed dwelling are also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of the dwelling has been determined, to ensure sufficient car parking standards are achieved - 2 car parking spaces plus the integral garage, large enough for 2 cars to be securely located.

The siting of this dwelling also ensures that an adequately sized, rear private garden will be provided, which is in the interests of the amenities of future residents and access to such will be given by 1.00m min. wide footpaths to each side of the dwelling. The refuse and re-cycling bins will be located to the front of the property in a purpose built "bin store" and shall be brought in front of the proposed dwelling to the Silkstone Lane footpath on collection days.

2.7 The external facing materials for this proposed dwelling will be agreed in full with the council before any works are commenced on site, but at this stage it is our clients intention to use coursed natural stone facing material for the external walling, with natural heads and cills with natural welsh blue slate effect roofing materials. The external doors and windows will be constructed of light oak UPVC, with black rainwater goods, all to complement the surrounding properties.

2.8 With respect to the availability of the local public transport, Silkstone Lane is close to the main roads which has numerous local bus stops providing easy access to Barnsley town centre.

2.9 The materials proposed for this property, have been taken into account to reduce the future maintenance of the dwelling namely UPVC Windows and Doors; UPVC Barge and Facia boards including eaves; the main external walling is also solely constructed of natural stone work with no render which obviously means a maintenance problem.

There will also be provided an area, located in the rear garden, to enable a free standing rotary washing line to be erected and therefore reducing the excessive use of any tumble dryers which may be located within this property.

2.10 Regarding crime prevention measures, several items, both internally and externally, have been catered for during the design stage namely;

Internally: External Doors with shoot bolt locking systems to comply with PAS 24:2007 + A2:2011 – enhanced security performance requirements;
Windows with double latch system throughout to comply with BS 7950 – proved fit for purpose;
Burglar alarm system wired to the mains electric with battery back up in case of power failure.

Externally: P.I.R. lighting to the front entrance of the properties,
Flood light P.I.R. to the detached garage;
Lockable external gates located to the side of the properties for access to the rear amenity spaces.

2.11 Take note that the design of this small infill site, complies with Policy Numbers H6; H18; T2 and E52.