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Ash Barn
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Design and Access Statement

Proposed detached bungalow

Site to rear of 'The Hawthornes'

CHAPEL STREEET

BIRDWELL

BARNSLEY.

S70 5UW F

For
Mr and Mrs E. Wike.

DESIGN

OUTLINE OF THE SITE

The site of the application site / garden area, of approx 800 sq. metres currently consists of the side and rear garden to The Hawthornes, Chapel Street, Birdwell, with a pronounced slope down towards the Road from the rear down the side of the bungalow to the Street. There is a garage to the other side of the existing bungalow, which is to be retained for the sole use of The Hawthornes

The side boundaries have an almost continuous screen hedge which has been trimmed down in height .It is intended to retain most of this as it forms a dense screen ensuring privacy.

The present occupiers of the land have lived in the bungalow for many years and have always strived to use and maintain the large rear garden as well as the front and side gardens, to a high standard which is now proving to be a difficult procedure, they both now being over 80 years old. They have asked me to resurrect the previous permission I obtained for them in November 2004, (Appr. No B/04/1986/WB) for permission to erect one bungalow .

It was anticipated that ,at that time they may wish to move down South to be nearer their son in Devon. This has not transpired and they have now decided to stay in the locality and have been able to secure a bungalow almost directly to the rear with a sheltered facility so they do not have the responsibility of maintaining the large garden area and have help on call 24/7.

Access to the site will be created by way of a new drive with a minimum width of 4.0 metres (to permit fire appliance access) for both pedestrians and vehicles, as with the conditions applied to the previous approval, the gradient shall not exceed 1 in 12 , the first 5 metres being no steeper than 1 in 20 and 5 metres wide. There will be no obstruction to visibility at a height exceeding 1.05M above the nearside channel level of the adjacent Highway within 2 metres of the kerb face. The new property will be accessed by a ramped path with a shallow gradient path to the front door as well as a stepped path from the parking area, via a disabled threshold and wide door.

The site lies within an established housing area. The properties in this area comprise an eclectic mix of semi detached and detached Houses and Bungalows. These existing dwellings are of traditional construction in either brick with tiled roofs, full render and a mix of concrete profiled tiles, or stone, both natural and artificial, with a mix of different roof tiles. Creating a full mixture of colours and textures. With no particular theme or design element

The proposed dwelling will face the same way as The Hawthorns with an increased overlooking distance of approximately 30 metres ensuring views towards Pilley in the distance over the M1 embankment..

During the period of construction , sufficient space will be made available within the site to cater for the parking of al vehicles associated with the development and storage of plant and materials. All areas to be used for access and parking shall be sealed with hard impervious materials.

Prior to the commencement of the development, proposed levels of drives and footpaths shall be provided, c/w any proposed retaining structures., and details of the proposed materials shall be submitted and approved.

SITE DEVELOPMENT POTENTIAL
The land as already mentioned enjoys the benefit of having pleasant views in the principle directions and having exceeded the necessary overlooking distances it has evolved that main windows can be included to face North and South. The ground floor windows will not cause overlooking problems. Due to the main garden area being relatively flat, there will be no need for retaining walls and offers the scope for an entrance path and a patio / decked area to the private rear garden. It is intended that the new bungalow would be built in Facing bricks , samples to be provided and agreed with the Planning department, prior to commencement on site.

USE
The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area.. Therefore further uses have not been explored in this instance.

EFFECTS ON SURROUNDING PROPERTIES..
There would be no undue effect on neighbours, in accordance with the normal overlooking distances, the neighbourhood as a whole or the neighbourhoods support services.
The existing surrounding properties generally have standard rear gardens and it has been taken into account that the distance from their rear windows will not be less than the minimum 12 metres normally required, from any blank wall.

SCALE
The design of the proposed house is of a traditional domestic scale and in keeping with sizes and proportions of properties in this area.
The material, shape and scale of windows and doors are of a scale which is in keeping with local properties.

LANDSCAPING
There will be an amount of paved access/parking area to the front of the property and a ramp to the front door in accordance with the requirements of Part M of the Building Regulations, with a level access threshold to the door and wheelchair friendly cill. to be laid out on completion. The private amenity areas are to be laid out to a raised lawn with a timber or flagged area to the patio doors, leading from the dining room.

ACCESS
The site will be accessed for vehicular means by a private drive at the side of the site with passing places being provided . Two garage spaces are provided to the property one of which will be the wider standard to accommodate disabled access.
Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current Building Regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

SERVICES.
All major services are available on the site, including Water , Gas, Electricity, telephones and sewerage, either individually or as a shared facility with The Hawthornes. If no suitable surface water service is available it would be provided by the use of soakaways a minimum 5 metres away from the building.

TRANSPORT
Public transport links in the area are good. There are regular bus services accessed directly at the bus stops on Sheffield Road within 200 metres, serving a minimum of no less than 8 different bus routes , and one further one along Chapel Street from Pilley, providing transport links with the major transport interchange in Sheffield and Barnsley city centres, These services connect to the national road and rail links giving very good access from the area.
Local roads are in good repair .

Date.....

Signed.....

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