Garry Greetham associates limited

OUTLINE PLANNING DESIGN AND ACCESS STATEMENT

Relating to Proposed Residential Development Under Outline Permission consisting of 5 no. Dwellings with Car Parking Spaces

To land at "Apple Tree House Day Nursery", Broomroyd, Worsbrough Bridge, Barnsley. S74 5ES.

July 2012.

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

1 Introduction.

1.1 This is a detailed Planning Design and Access Statement to support the submission of a formal outline 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:

Existing Site Layout / Location Plan.	Dwg. No: 680-10
Proposed Site Layout.	Dwg. No: 680-11

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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 buildings and their 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 of 5 no. units as described below;

Plots 1 – 3 inc.: 3 no. linked 2 storey dwellings with 2 no. bedrooms with separate w.c. facilities on the ground floor and a family bathroom on the first floor, with a single car parking spaces located to the front of each unit with the approximate sizes of the unit being indicated below:

The max. width at 4.60m internally and max. depth at 9.00m externally.

Plots 4 & 5: semi-detached 2 storey dwellings with 2 no. bedrooms with separate w.c. facilities on the ground floor with a family bathroom on the first floor, with a single car parking space located to the side of each of these units with the approximate sizes for the unit being indicated below:

The max. width at 4.60m internally and max. depth at 9.00m externally.

The development also involves the demolition of the existing large 2 storey building known as "Apple Tree House Day Nursery", this being a large brick built building (previously used as a public house) including the removal of the existing tar macadam front areas.

The boundaries of the site, has existing metal palisade fencing which will be removed fully and replaced with either timber fencing to the rear or brick wall with timber fencing panels – all details as shown on Dwg. No: 680-11.

There will be proposals for turfed front and rear garden areas together with native shrubed areas as indicated.

2 Design of the Dwellings including Access to the Site and Buildings.

2.1 The site of the proposed development, being approx. 800m2, is relatively flat however slopes gently from side to side from Clayroyd and is currently occupied by a large 2 storey building, and the ground cover is a mixture of tar macadam and grassed areas.

A level hard surfaced pedestrian / wheelchair access will be provided from each adjacent footpath on Clayroyd and Broomroyd / Queensway. The access from these footpaths, together with a hard - surfaced path around the whole of the units as shown, 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 front 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 of the 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 these dwellings, the entrance halls will all have a min. width of 900mm and internal doors will have a min. clear opening to the lounge, kitchen and w.c. of 838mm and the space required opposite these door openings will not be obstructed.

Accessible w.c's will also be provided to the ground floor with an outward opening door in order to provide access to anyone who falls over within the room.

2.3 The staircases within these dwellings will be a min. 850mm between handrails.

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 these dwellings 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.

2.4 To the front of the site adjacent the public footpaths on both Clayroyd and Broomroyd / Queensway, these will be retained as open frontage with a proposed brick walling with 1.80m high brick piers and timber panels, screening the rear private amenity areas as shown on Dwg. No: 680-11. All the rear boundaries will be 1.80m high timber screen fencing.

2.5 The design of the proposed dwellings are also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of these dwellings have been determined, to ensure sufficient car parking standards are achieved - 1 No. car parking spaces per unit.

The siting of these dwellings also ensures that adequately sized, rear private gardens will be provided, which are in the interests of the amenities of future residents and access to such will be given by 1.00m min. wide footpath to one side of each of the dwellings only.

These 1.00m wide footpaths also provides access to both the refuse and recycling bins which are located to the rear of the properties and shall be brought in front of the proposed dwellings to the Clayroyd and Broomroyd / Queensway footpaths on collection days.

2.6 The external facing materials for these proposed dwellings 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 the following materials;

i) matching red brick facing material for the external walling on all of the properties;
ii) contrasting brick soldier course for heads only;
iii) matching profiled grey coloured concrete interlocking roofing materials;
iv) the external doors and windows will be constructed of white UPVC;
v) black UPVC rainwater goods, all to complement the surrounding properties.

2.7 The design and size of these proposed dwellings, will complement the surrounding properties and hopefully shall sit well against the adjacent dwellings and create an attractive street scene in respect of this small infill development, namely;

Plots 1 – 3 inc.: 2 storey linked structures, with gabled roof construction using a 25 degrees pitch.

Plots 4 & 5: 2 storey semi-detached structures, with gabled roof construction using 25 degrees pitch.

All the 5 no. properties will have white UPVC barge boards and fascias, all to match the surrounding properties.

2.8 With respect to the availability of the local public transport, Broomroyd itself leads on to Elmsdale and then on to West Street, which has numerous local bus stops nearby, providing easy access to the town centres of Barnsley; Wombwell and Hoyland.

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

All fencing proposed will utilise concrete posts with concrete kicker rails to the base, therefore reducing the chance of any timbers rotting.

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 the properties.

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,
Windows with double latch system throughout,
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,
Lockable external gates located to the side of the properties as relevant 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.