S PEMBERTON

for

ERECTION OF TWO DWELLINGS

at

PARK HOLLOW
BARNSLEY

DESIGN & ACCESS STATEMENT

mda ARCHITECTS
MORETON DEAKIN ASSOCIATES

The Turret
Valley Road
Hebden Bridge
HX7 7BZ

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A DESIGN

1. Context:

1.1 The piece of land which constitutes the basis of this application lies between a residential estate access road, and a former elevated canal.

1.2 It is an area residual to the development of a residential estate, and since it is quite heavily wooded it does offer a relief from the general built up area that surrounds it.

1.3 The residential estate which surrounds it is now well established, and it is considered that this remaining area of land could be developed with very little detriment to "the street scene" of some 50metres in length within the estate.

1.4 There is extensive tree cover to the rear of the site abutting the canal. It is not proposed to consider any lopping, topping or felling of any of this tree screen. It is however felt that the removal of two trees within the heart of the site would cause no harm to the overall street scene from within the estate.

1.5 All aspects of the site from outside would have no alteration to the overall street scene, i.e. from the other side of the canal.

1.6 The two proposed dwellings have been designed so as to alleviate:-

i) any damage from construction works involved in the erection of the two dwellings.
ii) any need to request the removal of any trees at a later date.

1.7 The siting of the development, which is completely outside the tree spread (root bowl) of all relevant trees would alleviate any of the aforementioned problems.

1.8 A damage limitation exercise would involve the preparation of relevant work schedules within a tree protection plan.

1.9 It is hoped that the careful design and location of the two dwellings could enhance the street scene, and not destroy it. A single sided aspect would pre-empt the need to request any felling of the tree screen to the canal at a later date.

1.10 The visual barrier from the surrounding development would therefore be fully retained; and it is argued that the removal of two trees which are now well past their sell by date (see arboralogical report) would not harm the street scene.

1.11 The proposal for two dwellings of a similar type to the remainder of the estate. Access would be from the existing estate road with servicing and parking consistent with the estate as a whole.

2. Amount:

2.1 It is proposed to construct two, three storey dwellings. This approach has been taken because the site in question is at a much lower level than the remainder of the development area surrounding the site. This would allow for consistency of the street scene.

2.2 The removal of two trees would allow the siting of the dwellings adjacent to the access road. Space about dwellings within the estate should not be affected.

2.3 The proposed development is considered to be appropriate if the site is taken in context of the boundary trees to be retained, the adjoining properties, site density and the topographical features of the site.

3. Layout:

3.1 The topography and tree screening have been the main design criteria for progressing the layout.

3.2 The tree screen to the canal has been fully preserved, as have the mature trees abutting the properties on either side of the site.

3.3 The heart of the site is then left to facilitate a small development which would be in keeping, and consistent with the immediate surroundings.

3.4 The topography has been mentioned. The "chicken run" is in a hollow between the canal and the access road, and it is imperative that there is little change to this, which may cause damage to the trees.

3.5 Pedestrian and vehicular access is resolved in a manner consistent with a small estate of this kind. A brick paved access drive direct from the road giving way to flat thresholds into the dwellings.

4. Scale:

4.1 All drawings accompanying the application have been dimensionally co-ordinated.

4.2 The design of the dwellings incorporating all relevant living accommodation, both internal and external is consistent with the existing well established properties on the estate.

4.3 Profile to the skyline should be in keeping, and enhance the overall street scene with its consistency.

4.4 Each of the proposed properties would provide a family home with three/four bedrooms and ancillary living facilities.

4.5 Sufficient has already been said in respect of the design of the development and how the human scale of the overall development has been maintained.

5. Landscaping:

5.1 The two properties sit to the fore of the site with access drives constructed with block pavers as the finish.

5.2 All pathways and patios to the perimeter of the site would be formed in "heritage" stone paving slabs.

5.3 Two trees would be felled.

5.4 All spaces within the site would be private. There would be no requirement to provide additional public turning heads or walkways within the site.

5.5 Perimeter fencing to each plot would be formed in post and rail (4 rails with total height 1.200m). This to the canal boundary and the sides abutting other properties. A low dry stone wall with relevant copings would finish the development to the roadside at 900mm high.

5.6 A lawn area to each property would be provided, but no further planting is anticipated. There are more than enough trees to the boundary areas.

5.7 Protection to the street scene as a whole from the extent of tree cover available, particularly the boundaries, would be maintained.

5.8 Boundary trees are the most important species when protecting the integrity of the street scene, as opposed to those within the site. Council policy should not prevent trees being removed, and the aim of Tree Preservation Orders has never been to resist loss of trees, but to afford proper management and control within a development of this nature.

5.9 I would refer to the tree survey and report which accompanies this application.

6. Appearance:

6.1 Visually, the erection of two, three storey dwellings on this piece of land which intrinsically is a piece of infill land, vacant, on a well established residential estate, is consistent with the surrounding areas.

6.2 The design has considered the adjoining properties, but also provided a solution to the low lying nature of the site.

6.3 Materials to be utilised would be as with the other properties. A stone shell with detailing of copings, dentils, quoins, and opening surrounds would provide the base for a roof finished in slate. Indigenous design at its best! "Access for all" has provided the basis for accessibility.

7. Climate Change Mitigations:

7.1 The dwellings will be designed in accordance with modern day building regulations, energy conservation control and CO2 emissions.

B ACCESS

1. Policy Framework:

1.1 This is a small development of two dwellings within an established estate.

1.2 *The existing adopted highway will service the properties. No specific* policy complications are evident.

1.3 Disabled access has already been discussed and provision within the design has been made to facilitate this, i.e. levels, surface treatments etc.

2. Consultation:

2.1 It is considered that no prior consultation was necessary in this instance. The problems that could arise on access could be resolved within an application in the normal way.

3. Vehicular & Transport Links:

3.1 Two additional dwellings to this small estate should not offer any inconvenience to the existing infrastructure.

3.2 The existing adopted access road would provide suitable well lit facilities for pedestrian and vehicles.

4. Inclusive Access:

4.1 This has already been discussed in detail. Provision has been made both within the site and the dwellings to facilitate inclusive access.

5. Emergency Services:

5.1 Provision has been made to an easy access for all emergency services. Reuse disposal is catered for in the normal way.