

Design and access statement

The following design statement has been prepared to accompany the full Planning application.

The proposal is for 2no. attached single storey dwellings. The site is situated at land adjacent to Sheffield Road, Hepworth, Holmfirth.

Context

Surrounding Area/Existing Building

The site is situated directly off Sheffield Road and surrounded by agricultural land. The existing building is a redundant agricultural building.

Layout & Scale

The proposed building is in keeping with the size and scale of the existing neighbouring buildings within the local area. the intended works are to provide 2no. single storey dwellings within in the curtilage of the existing Agricultural Barn footprint as shown on the accompanying planning drawings.

The layout of the proposed dwelling s has been dictated by the existing constraints of the site. And use of the existing entrance to the site.

Topography/gradients

The site is on a level gradient. The proposed dwellings will be single storey in height.

Landscaping

Refer to the accompany Landscape Drawing TDJ 2953 05 for layout. All boundary treatments will remain as existing.

Appearance

The appearance will be in keeping with the surrounding area. It is not considered that any of the materials used will have any impact on any of the surrounding properties.

Natural stone and blue slate have been selected for the development.

Access

Access will be provided via the existing point from Sheffield Road. As part of the development, we are providing 2no. designated parking spaces for each dwelling.

The proposed dwellings will be designed in full accordance with the Approved Document Part M of the Building Regulations.

Crime Prevention

Crime prevention measures are as follows:

All windows and doors will be SBD rated and fitted with locks, alarm sensors and toughened glass.

Entrance doors to be fitted with security lights.

Refuse Storage & collection.

Provision of refuse storage and collection located at the existing access.

Climate Change Mitigation

The development has been designed to achieve low carbon emissions and has taken into consideration current climate change issues.

We propose the use of the following measures:

- All new light fittings to take only energy efficient bulbs.
- Floor, walls and roof insulation to achieve above current “U” values as required under the latest Building Regulations.
- Doors and windows to achieve above current “U” values as required under the latest Building Regulations.
- Tradesmen will be sourced from the local area to reduce excessive travelling to and from site.
- The majority of materials to be sourced from renewable sources where possible and waste during construction of the new development shall be kept to an absolute minimum and will be sorted and recycled wherever possible.

Land Contamination Phase 1 Report

- The proposals are based within an existing agricultural field
- The site is currently a Barn
- No previous use linked to land contamination is known
- A site walk over has been carried out and no evidence has been found that would relate to contaminated land
- In conclusion, there is nothing to suggest any risk of land contamination with this site

Conclusion

The use of traditional building materials, which relates to the elements around the proposed development assists in providing continuity with the traditional features of the area and importantly contribute to the redevelopment of the site and the area in general.

On behalf of T D Jagger Property Consultants Ltd

Stuart Dixon

Dated 09th August 2022