Peter Wade Consultancy

DESIGN & ACCESS STATEMENT

REF:- PWC/1829

PROPOSED DETACHED DWELLING
ON LAND ADJACENT TO
107 BURTON BANK ROAD
MONK BRETTON, BARNSLEY, S71 2AD.

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1. Description of the scheme

1.1 The planning application associated with this statement is to build a detached dwelling on an undeveloped plot of land adjacent to 107 Burton Bank Road, Monk Bretton, Barnsley S71 2AD.

1.2 The plot is located in a residential area of urban medium accessibility well served by public roads and transport system, which complies with current planning policies. Schools, shops and other services sustaining a local community are all at hand. This may hopefully reducing car dependency as required by Government proposal PPS3. Homes are much sought after in the area and this is the major justification of the development.

1.3 The local area is slightly undulating but the plot is relatively flat and level. A large housing development was recently constructed to the north of the site and a large diameter, 375mm, foul drain passes along one boundary within the site.

1.4 There is not a footpath or bridleway across the plot. The site has not been given any special designation and is not within a Conservation Area nor are there any listed buildings close by. The site boundary is already well defined by a combination of timber fencing with masonry walls.

2. Use

2.1 The proposed dwelling is solely for the use of the occupants.

2.2 The Local Development Framework has identified the plot as being in a residential area.

3. Amount

3.1 The proposed dwelling is of modest dimensions commensurate with existing dwellings on adjacent sites.

3.2 The Statement of Community Involvement of the Local Development Framework requires applicants to involve the local community in the design of projects. The applicant's agents have sought to involve occupiers of neighbouring dwellings in the design of the scheme. The agent wrote to the occupiers of all the dwellings in close proximity to the site notifying them of the intended planning application and invited them to contact the agent should they wish to become involved in the design process. Letters with sketches of the proposals were posted on 17 December 2008. To date, after a period in excess of three weeks, the applicant or agent has not received any responses from the local community.

3.3 It is anticipated that the involvement of local authority groups and evaluation of any comments from them shall be addressed during the due course of the planning process

3.4 Should planning permission be granted the scheme shall progress to the next stage of design where detailed drawings shall be submitted to Building Control. The design of the dwelling meets with all the relevant approved documents within the Building Regulations.

4. Layout

4.1 The layout of the proposed dwelling is to be of a simple traditional design with living areas at ground floor and sleeping areas above. The layout of the building as a whole is required to meet the current Building Regulations in respect of fire safety and access for the mobility impaired.

5. Scale

5.1 The basic design of the dwelling is to copy the scale and style of the existing dwellings nearby.

5.2 It is not anticipated that the development shall have a major impact on local services either socially or economically, however, local shops and businesses in the area shall receive a small benefit from any additional housing.

6. Landscaping

6.1 The landscaping to the house needs to be sustained throughout the life of the building and should be of a variety and type pleasing to the occupants and to suit their lifestyle. Rather than impose something on the occupants that they cannot live with, the developer plans to landscape the proposed garden with turf. It is anticipated that the eventual occupier shall introduce trees, shrubs and a planting scheme to suit their own particular tastes that they shall enjoy maintaining. Turf is to be applied to all areas that are not either driveway or footpaths.

6.2 The site boundary is well defined by close-boarded timber garden fencing 2 metre high to all sides. Concrete posts support the fencing to the front boundary along the site frontage and to the common boundary to no 107. The fencing to other boundaries is supported by brickwork columns built off a 1-metre high brickwork wall. All the fencing is relatively new and in good condition and it is proposed to retain all the fencing except that along the front elevation on Burton Bank Road. A brickwork wall, matching the brickwork to the dwelling, is to be built along the back of the footpath line. The wall is to be 900mm tall to allow good visibility when manoeuvring a vehicle on and off the driveway.

7. Appearance

7.1 The designers of the proposed development intend to reflect the local character of the majority of the adjacent properties. The proposed dwelling is to be of red facing brickwork topped with concrete roof tiles to reflect adjacent newer properties. All doors and windows are to be of upvc finished white in colour.

8. Vehicular access

8.1 Vehicular access is from Burton Bank Road which links to the main road network.

9. Inclusive access

9.1 The drive, footpaths and entrances to the dwelling are relatively level.

9.2 To reduce the risk of crime the area of enclosed private garden is to be protected by a fence with a lockable gate. Low level security lighting to the rear garden is to be arranged so as not to be a nuisance.

10. Other considerations

10.1 Principles of sustainable urban drainage are to be employed. To reduce the risk of flooding to other areas all rainwater run-off from the proposed dwelling shall discharge to soakaways.

10.2 To comply with Government Planning Policy Statement PPS25 a flood risk assessment has been undertaken. It has been concluded that the building is not in an area at risk of flooding.

10.3 To comply with Government Planning Policy Statement PPS1 Supplement the dwelling is to be designed to meet Building Regulations Approved Document L1A to conserve energy to reduce carbon dioxide emissions.

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12.1.09