GG associates limited

Garry Greetham associates limited

PLANNING DESIGN AND ACCESS STATEMENT

Relating to Proposed Residential Development consisting of 1 no. Detached Dwelling to land at "The Old Smithy", 64 Hoyland Road, Hoyland Common, Barnsley. S74 0PB. September 2008.

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

1 Introduction.

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

Site Layout / Location Plan.	Dwg. No: 670-02.
Type A Elevations and Layouts.	Dwg. No: 670-03.

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.

Residential Design Consultant

Westwood House
18 Carr Lane, Tankersley
Barnsley, South Yorks. S75 3BE
Telephone/Fax: 01226 746573

Member of the British Institute of Architectural Technologists
Registered in England 5451918

Directors: G. G. Greetham; J. A. Greetham

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 1 no. detached unit as described below;

Plot 4: detached 2 storey dwelling with 4 no. bedrooms with separate w.c. facilities on the ground floor and a family bathroom on the first floor with the sizes of the unit being indicated below:

height from the finished ground floor level to the ridge line at approx. 7.50m,(2.60m from the finished ground floor level to the finished first floor level and 2.40m from the finished first floor level to the finished horizontal ceiling level);

The max. width at 7.70m excluding the porch and max. length at 11.30m.

The rear boundary of the plot, has an existing building constructed on the boundary at a height to the eaves of approx. 5.0m, with an adjacent brick wall with timber fence on top to an height of approx. 3.00m.
There will be a proposal for areas of turf to the front, rear and both side gardens and an area of low shrubs to the front corner.

2 Design of the Dwelling including Access to the Site and Building.

2.1 The site of the proposed development slopes very slightly from the front, adjacent the access from Hoyland Road, down to the site and has currently an approval for further residential development within the curtilidge of "The Old Smithy".

A level hard surfaced pedestrian / wheelchair access will be provided from the previously approved private drive as shown on the submitted plans. The access from this drive, together with a hard-surfaced path around the whole of the building, 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 entrance door acting as the "principle" door.

The threshold to this entrance door to the proposed dwelling will be no higher then 15mm above the floor levels on either side and if above 15mm, the threshold is to have rounded edges and will be min. 1000mm wide.

2.2 In terms of the internal circulation within the dwelling, the entrance hall will 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 door openings will not be obstructed.

A separate w.c. area to the with an outward opening door in order to provide access to anyone who falls over within the room.

2.3 The staircase to the dwelling will be a min. 850mm between handrails.

All the switches and socket outlets to the dwelling are to be provided between 450mm and 1200mm from finished floor level, switches, door bell etc. – at 1200mm max. sockets, T.V. sockets, telephone points at 450mm min. from floor level in accordance with part M – access for disabled people.

2.4 To the front of the plot adjacent the private drive is an open front garden with a 1500mm high dry stone wall to ensure a private amenity area is provided. In front of this wall and garden area is the already approved private drive which will also provide the disabled access to both of the proposed dwelling.

In connection with the surrounding properties, they consist of the following;

An already approved residential scheme consisting of 2 no. barn conversions and a further identical detached dwelling with detached garages all as per the attached Site Layout.

To the rear of the site (facing the proposed rear elevation) is an approx. 5.0m high brick wall being the side of an existing building, with an adjacent existing red brick wall with timber fence located to the top, giving an approx. 3.00m height. Behind this boundary is an existing terrace property currently being used as offices.

2.5 The design of the proposed dwelling is also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of the dwelling has been determined, to ensure sufficient car parking standards are achieved (1 car parking space plus the integral garage for Plot 4).

The siting of this dwelling also ensures that an adequately sized, rear private garden 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 footpaths to each side of the dwelling. These 1.00m wide footpaths also provides access to both the refuse and re-cycling bins which are located to the rear of the properties and shall be brought from the dwelling to the Hoyland Road footpath on collection days.

2.6 The external facing materials for the proposed dwelling 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 a mixture of render on blockwork and also matching natural stone as facing materials for the external walling on the property, with the use of natural heads and cills (as applicable – refer to the elevations).
To use grey colour, flat profile concrete interlocking tiles as roofing materials.
The external doors and windows will be constructed of dark wood grain UPVC,
To match the previously approved adjacent dwellings with brown rainwater goods, all to complement the surrounding properties.

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

Plot 4: a 2 storey structure with a gabled roof construction pitched front to rear using a 30 degrees pitch, this matching the recently adjacent approved dwelling.

This dwelling will have dark brown wood grain UPVC facias, all to match the surrounding properties, with natural stone kneelers and pointed verge details all as the attached working drawings.

2.8 With respect to the availability of the local public transport, Hoyland Road itself has numerous local bus stops and also Hoyland Road leads from Sheffield Road, which also has numerous bus stops, all providing easy access to the neighbouring Wombwell, Hoyland and further to the town centres of Barnsley, Rotherham and Sheffield. The M1 motorway is also approx. 1 mile away from the junction of Hoyland Road and Sheffield Road.

2.9 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 property,
Flood light P.I.R. to the detached garage;
Lockable external gates located to the side of the property for access to the rear amenity space.

2.10 Take note that the design of this small infill site, complies with Policy Numbers H6; H18; T2 and E52.