Garry Greetham associates limited

PLANNING DESIGN AND ACCESS STATEMENT
Relating to Proposed Detached Bungalow with Detached Single Storey Granny Annexe and Detached Garage to land at Rear of 120 Upper Hoyland Road, Hoyland, Barnsley. S74 9NL. February 2010.

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

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 Survey.	Dwg. No: 703-01 rev.A.
Site Layout.	Dwg. No: 703-02 rev.A.
Inc. Location Plan; Drainage Layout and Site Cross Section.	
Main Bungalow Elevations and Layouts.	Dwg. No: 703-03 rev.B.
Granny Annexe Elevations and Layouts.	Dwg. No: 703-06
Detached Garage and Store.	Dwg. No: 703-10

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.

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The Design Statement highlights the particular characteristics of the bungalow and the 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 2 no. single storey detached units as described below;

Main Bungalow: detached single storey dwelling with 3 no. bedrooms with separate w.c. facilities and a family bathroom, with the sizes of the unit being as indicated below:

height from the finished ground floor level to the ridge line at approx. 4.70m,(2.50m from the finished floor level to the finished ceiling level);

The max. width at 9.70m and max. length at 17.00m, including the rear off shot area. The main unit being 13.40m max.

Granny Annexe: detached single storey open unit with separate w.c. facilities as shown with the sizes for the unit being as indicated below:

height from the finished ground floor level to the ridge line at approx. 3.90m,(2.50m from the finished floor level to the commencement of the sloping ceiling level);

The max. width at 7.20m and max. length at 6.00m.

The rear boundary of the site, has several self setted shrubs creating a natural hedgerow adjacent this boundary and these will be retained. There will be a proposal to turf the rear garden area together with shrub planting to adjacent the existing fencing located to the rear boundaries of the existing dwellings. Also there will be small areas of both turf and shrub beds to the frontage as shown.

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

2.1 The site of the proposed development slopes very slightly from the rear, down to the front on Upper Hoyland Road. There is also an existing adjacent public footpath which whilst in very poor state of repair, will be retained at all times both during and on completion of all construction works. This footpath, where it overlaps the proposed driveway, will be denoted via concrete back edging and therefore its actual width will be clearly identified.

Take note that this hedgerow, immediately at a location adjacent the proposed main bungalow as shown, will be removed and replaced with a 1.80m high screen fence. The remainder of this hedgerow to the front and rear, will be reduced in height, cut back and "laid down" as recommended in a report provided by M. J. Clough, Landscape Design Services of Emley, Huddersfield.

The area of footpath at this point will be reduced in width to a min. 1200mm, whilst the remainder of the existing footpath will be retained at its original width, which ranges from 1200 to 2000mm.

A level hard surfaced pedestrian / wheelchair access will be provided from the main pavement on Upper Hoyland Road as shown on the submitted plans. The access from the pavement, up the proposed driveway and together with a hard-surfaced path around one side of the building, will be provided and will have a maximum gradient of 1 in 15 and if possible as low as 1in 20, especially immediately adjacent to the entrance door acting as "principle" door.

The threshold to this entrance door will be no higher then 15mm above the floor level 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 main bungalow, the entrance hall will have a min. width of 1100mm 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.

The separate w.c. area is to have an outward opening door in order to provide access to help anyone who falls over within the room as shown.

2.3 In connection with the surrounding properties, they consist of the following:

To the front of the site, then continuing along one side of the proposed accessway and screening the adjacent rear garden to 120 Upper Hoyland Road (this property being a standard sized, 2 storey stone build detached dwelling) is a timber fence ranging in height from 1200mm to 1800mm, which is to be retained.

To the other side of this accessway, and actually adjacent the public footpath, is an existing dry stone wall, approx. 1500mm high, which will be retained and made good as required. There is the proposal for a single vehicular driveway, located on this accessway, and to be constructed from black tarmacadam however changing to block paving where the dwelling car parking areas are to be provided.

This driveway (overall width including the existing public footpath) has an existing width of approx. 3.20m min. at the pinch point and ranging to approx. 3.80m / 4.00m at its widest and this driveway will therefore serve the site.

This accessway will remain as the main drive entrance for the bungalow and its ancillary granny annexe and will also provide access for the emergency vehicles if required. This proposed driveway will also provide the disabled access to the proposed development.

To one side of the proposed site, separated by an existing 400mm high concrete flag on edge with an 1800mm high concrete post and timber panelled fence with concrete plinths to the base are the rear gardens to the detached dwellings which front Upper Hoyland Road.

Garage: a single detached garage with an attached store area to one side using a 22.5 degrees pitch hipped roof construction.

All these buildings will have black painted timber barge boards, facias and eaves, with black PVC rainwater goods.

2.7 With respect to the availability of the local public transport, Upper Hoyland Road itself leads from Hawshaw Lane, which has local bus stops providing easy access to the local town centre and also the further afield town centres i.e. Wombwell and Barnsley. Also the site is within easy walking distance into both Hoyland and Hoyland Common centres.

2.8 The materials proposed for these buildings, have been taken into account to reduce the future maintenance of the dwellings namely cream coloured UPVC Windows and Doors; black painted timber barge and facia boards including eaves; the main external walling is also solely constructed of natural coursed stonework.

Any / 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.

2.9 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 bungalow and granny annexe,
Flood light P.I.R. to the detached garage;
Lockable external gates located to the side of the bungalow for access to the rear amenity area.

2.10 Take note that the design of this small infill site, complies with Policy Numbers H6; H18; T2 and E52. Also note that neighbour consultations have taken place and they will have viewed the submitted drawings and at present, we are awaiting there response.

These existing residential dwellings are large dormer properties, with 1.5 storeys to the rear and 2.5 storeys to the front. They are all natural stone built with gabled roof construction consisting of flat profile concrete interlocking materials.

The other side, separated by an existing 4m to 5m high mature hawthorn hedgerow (which requires extensive treatment and infill to various areas) is an existing public footpath (which also is in poor state of repair) which ranges from 1.20m to 2.00m in width. This footpath is separated to the adjacent open fields on the other side by a mixture of existing small height dry stone wall with timber post and 4 timber rail fence located above.

2.4 The design of the proposed buildings are also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of the buildings has been determined, to ensure sufficient car parking standards are achieved i.e. 2 car parking space plus the detached garage.

The siting of these buildings also ensures that an adequately sized, rear private garden area will still be provided, which is in the interests of the amenities of future residents and access to such will be given by a 1.00m min. wide footpath to one side of the main bungalow only, with 1600mm wide gap at the other side.

The refuse and re-cycling bins, which are located to the front of the main bungalow, adjacent the detached garage, shall be brought to the footpath on Upper Hoyland Road on collection days.

2.5 The external facing materials for both these proposed buildings (and also the detached garage) will be agreed in full with the council before any works are commenced on site, however at this stage it is our clients intention to use natural coursed stone facing material for the external walling on both buildings, with the use of natural stone heads and cills (as applicable – refer to the elevations), with black coloured, flat profiled slate effect interlocking roofing materials. The external doors and windows will all be constructed of cream UPVC, with black PVC rainwater goods on black painted timber fascia boards, fascias and eaves, all to complement the surrounding properties.

2.6 The design and size of these proposed buildings will complement the surrounding properties and hopefully shall sit well against the adjacent dwellings and create an attractive small infill development, namely;

Main Bungalow: a single storey structure with a hipped roof construction using a 22.5 degrees pitch, to match the adjacent properties on Upper Hoyland Road, with a hipped roof projection to the rear as shown.

Granny Annexe: a single storey structure using 22.5 degrees gabled roof construction, pitched front to rear, creating an internal" open vaulted ceiling" design, including materials all matching the main bungalow.