

supporting statement for new development

adjacent to Thurnscoe W.M.C.

High Street

Thurnscoe.

Revised details 2012 (0342) FUL after
discussions with A. Merryweather T&CP.

Design & Access Statement

THE PROPOSAL :-

- * to build two pair of semi detached & one detached houses with parking to the front & access to the road.

THE SITE :- (which has the benefit of previous outline approvals).

- * The site has been vacant & allowed to remain untended for a period in excess of twenty five years, prior to that allotment gardens existed on both this portion of the site & the adjacent land directly to the south.
- * the site is over grown with scrub & other weed growth.

SURROUNDINGS:-

- * to the west the site shares its boundary with THURNESCOE WORKING MENS CLUB, to the south, other overgrown land, to the east a public foot path & dwellings forming WALBERT AVENUE, to the north is HIGH STREET with red brick terraced properties facing the proposal. to the north east corner a gas governor takes up part of the site.
- * a 900mm diameter sewer in the ownership of Yorkshire Water passes through the site, details are shown on the site plan / layout.
- * also facing the site on the Junction of HIGH STREET and KINGSWAY is a former Co-operative store which has had several uses over the years but at present the building has been converted to self contained flat units.

Access:-

- * there are no rights of way within or through the site.
- * it is proposed to construct a new highway access onto the site, constructed to BMBC highways departments specification.
- * on site parking bays are proposed along with additional disabled bays.
- * access would suffice for:-
 - 1) refuse/recycling collections
 - 2) emergency services ≠
 - 3) postal services

DESIGN:-

- * the proposed units show a road side frontage in order to continue the current trend on High Street.
- * the design has been adapted to take both planning ≠ south Yorkshire police requirements into consideration.
 - 1) the design allows for ample room sizes ≠ storage space to cope with every day living requirements for family dwellings.
 - 2) create the type of properties which would attract interest within the community, considering the position of the proposal.

- * choice of facing materials ie ibstock Cheshire Weathered (3541) facing brick + marley modern smooth dark gray / blue roof tiles would ensure that the proposed dwellings stand comfortably within the current street scene.
- * the design will consider both access & internal features for the disabled person.

GENERAL:-

- * gas, electric & mains water supplies are available from within High Street.
- * mains drainage is available on site, surface water outfalls will be discussed + agreed with BMBC Building Control Services
- * access is readily available to public transport services, Thurnscoe has a good bus service & its own railway station.
- * a good selection of shops & an Asda supermarket are within walking distance.
- * Thurnscoe enjoys a good quite central position in roadway terms for access to several townships.
- * The proposal is not within greenbelt & is not within or adjacent to a conservation area.
- * The proposal would not affect any watercourse.

- * building regulation approval would be sought if the proposal is accepted from a Planning View point. Account would be given to green issues & fire safety with BMBC's building control services.

PLANNING POLICY CONTEXT:-

the proposal has been formulated in accordance with the details of PP1+PP3.

PP3 :- PLANNING POLICY STATEMENT (HOUSING)

- * the site is suitable & is in a suitable location for development.
- * the proposal makes effective use of the land & the surrounding area, in so much as the dwellings are well laid out & designed so that the land available is used efficiently.
- * the site is easily accessible & is well connected to the surrounding community & its facilities, including transport & educational services.
- * the development as proposed would deliver a high quality dwelling that is both well designed & readily functional & most importantly would be highly appropriate to the site & its surroundings

ASSESSMENT & CONCLUSIONS :-

- * the site is in an existing residential area .
- * the design appears to be acceptable in principle, considering that attempts to ensure blending into the existing surroundings have been accounted for.
- * the site has been considered for (and approved) on the residential purposes in the past.
- * construction details will consider sound reduction measures ie 20mm double glazing etc for the occupiers will bring
- * isolation distances achieved will prevent any over-shading to existing dwellings .