

DESIGN & ACCESS STATEMENT

**PROPOSED NEW DWELLINGS
BROADACRES
KERESFORTH HALL DRIVE
BARNLEY**

**Chris Carr Associates
6a Eastgate
BARNLEY
S70 2EP**

Tel: 01226 286256

Fax: 01226 207304

e-mail: mail@cca-arch.co.uk

CONTENTS

1.0 Introduction

2.0 Site Assessment

- 2.1 Location**
- 2.2 Background**
- 2.3 Photographic Survey**
- 2.4 Measured Survey**
- 2.5 Site Inspection**
- 2.6 Drainage**
- 2.7 Arboricultural Survey**
- 2.8 Access**

3.0 Planning Policy

4.0 Involvement & Evaluation

5.0 The Proposals

- 5.1 Description**
- 5.2 Use**
- 5.3 Access**
- 5.4 Layout and Scale**
- 5.5 Appearance and Materials**
- 5.6 Landscaping**

6.0 Summary

Appendices

- 1. Site Location Plans**
- 2. Photographic Survey**
- 3. Demolition Plan**
- 4. Drainage Plan**
- 5. Drawings**

1. Introduction

Chris Carr Associates have been instructed by the Mr and Mrs J Farnsworth to submit a Full Planning Application for the demolition of an existing bungalow and the construction of 2 No new two storey dwellings at Broadacres, Keresforth Hall Drive, Barnsley.

The proposals include for 2 No detached 4/5 bedroomed properties with attached garaging.

2. Site Assessment

2.1 Location

The site which covers an area of 2270 sq m (0.227 Ha, is steeply sloping and stands immediately adjoining Keresforth Hall Drive which is accessed off Keresforth Hall Road. Keresforth is an attractive residential area 1.75 kilometres to the East of Barnsley Town Centre.

Site location plans are attached at Appendix 1.

2.2 Background

The existing dormer bungalow at Broadacres is currently unoccupied and in need of comprehensive refurbishment and modernisation. The bungalow stands within a large site which is allocated for residential purposes and which offers the potential for the construction of two new dwellings, subject to demolition of the existing property.

The site is steeply sloping, faces in a South-Westerly direction and would be ideally suited to the design and construction of split level properties capable of taking advantage of the site's contours and long distance views to the South.

Keresforth is within a short distance of Barnsley Town Centre, is well served by public transport and the site is within a sustainable location.

2.3 Photographic Survey

A photographic survey is attached at Appendix 2, which illustrates the existing site and its immediate surroundings. The photographs are annotated, confirming the direction from which they were taken.

2.4 Measured Survey

A detailed topographical survey of the site has been undertaken and copies of the survey drawings are attached with the application. The survey provides detailed levels across the site and illustrates the total difference in levels from the upper level, adjoining the rear garden of No 49A to the South-East site boundary of the existing residential curtilage of 6m. Adjoining the residential curtilage at the South-East boundary there is a large grass paddock which is accessed from the site and from Rob Roy Lane.

2.5 Site Inspection

The site is located on a South-West facing slope immediately adjoining Keresforth Hall Drive and with long distance views over open countryside to the South and West. The site is currently overgrown, but has until the recent past being used as extensive gardens attached to the existing bungalow property at Broadacres. There are a number of mature shrubs surrounding the existing bungalow, but no trees or shrubs are worthy of retention. A high brick wall forms the boundary to the site adjoining existing residential property to the North-East, and mature hedges demarcate the boundaries adjoining Keresforth Hall Drive and agricultural land to the South-West. The South-East boundary between the residential site and the adjoining paddock is formed with a low brick wall which will require removal and replacement with a new hedge.

The site has been the subject of a walk-over survey and this, together with a check of historical records, indicates that with the exception of the bungalow, the land has been in continuous agricultural use. There is no evidence of building structures other than the existing bungalow, garage and adjoining outbuildings, nor any sign that the site has been used for the storage of materials which might lead to contamination.

A demolition plan is attached at Appendix 3.

2.6 Drainage

Foul drainage from the existing bungalow is currently connected to a septic tank. Surface water drainage connects to soakaways on site. As a part of the proposed development, it is intended to remove the existing septic tank and to drain both new properties to a combined Bio Disc compact sewage treatment plant with final outfall to a soakaway located within the adjoining paddock, as indicated on the drainage plan attached in Appendix 4. Surface water from the new dwellings will be connected to soakaways within the residential building plots. The site is not in an area which is subject to flooding.

2.7 Arboricultural Survey

There are no existing trees affected by the proposed development.

2.8 Access

Vehicular access to the site will continue to be taken from Keresforth Hall Drive via the existing private entrance. A shared private drive within the development site will provide access to both properties.

Adequate parking, turning and manoeuvring space has been provided with the new dwellings and levels over the access roadway have been designed not to exceed 1:10.

3.0 Planning Policy

The site is within a residential area and is allocated for residential purposes within the existing UDP and local plans and, within the emerging LDF.

4.0 Involvement & Evaluation

The principle of residential use is already established. The design proposals have been discussed with the owners/tenants of Nos 2 Rob Roy Lane, 51, 49 and 49A Keresforth Hall Road, and no adverse comments have been received. Due consideration has been given to siting in relation to the boundaries with adjoining properties, to massing, height and to safeguarding privacy and amenity both from the existing residential property and to the proposed new dwellings.

5.0 The Proposals

5.1 Description

It is proposed to construct 2 No detached private houses each of which takes advantage of the steeply sloping site by providing split level accommodation. Principal rooms all face in a South-Westerly direction and will benefit from long distance views. Both properties provide modern open plan living space with four or five bedrooms and double garages. Plot No 1 has been designed with first floor living accommodation to take advantage of specific site levels.

It is proposed that the new dwellings be constructed with a mix of natural stone and rendered external walls beneath natural slate roofs and with black aluminium rainwater gutters and pipes. Window and door frames are to be of composite construction with high quality timber frames clad externally in blue grey aluminium. All frames are to be set a minimum of 75mm in recessed to the adjoining masonry.

Both new houses will be built into the contours of the site with dry stone walls demarcating changes in level, forming boundaries between the properties and abutting access steps.

A copy of the Architect's drawings reference Nos 22/82 P1, P2 and P3 are attached at Appendix 5.

5.2 Use

Private residential.

5.3 Access

Vehicular access is to be taken from Keresforth Hall Drive, a private roadway which connects to Keresforth Hall Road. The proposed private drives within the site are to be laid to a maximum gradient of 1 in 10 and parking manoeuvring areas to 1 in 20. Due to the steep contours across the site, level pedestrian access cannot be provided to both properties.

5.4 Layout and Scale

It is proposed that the new dwellings be constructed into the surrounding hillside and that they take full advantage of natural contours to provide split level accommodation, and in the case of Unit No 1, a first floor level living, dining/kitchen and study. Both properties have been designed to take full advantage of a Southerly aspect with all principal rooms facing in a South-Westerly direction. The new houses are located centrally within good sized residential building plots with generous terraced gardens surrounding. The new dwellings are in keeping with existing residential property within the immediate area.

5.5 Appearance & Materials

It is proposed that the new houses be constructed in a mix of natural stone and rendered walls with natural slate roofs and with dry stone boundary walls to provide visual contrast. A specification of materials is attached to drawings.

5.6 Landscaping

Landscaping proposals within the site include for new tree and shrub planting, new hedges, terraces, grassed embankments and hard landscaping which include good quality artificial stone flags, setts and gravel finishes.

6.0 Summary

It is proposed to demolish an existing brick built bungalow and to replace it with two purpose designed family houses. The scheme, which takes maximum advantage of a steeply sloping site, has been specifically designed for the site conditions and is to be constructed in a mix of materials and to an overall scale and design which is appropriate to the surrounding area. The houses are traditional in scale, span, height and roof pitch, but are designed to provide more contemporary open plan living space, with generous door and window openings able to take advantage of the Southerly aspect.

Signed.....

FOR CHRIS CARR ASSOCIATES

APPENDICES

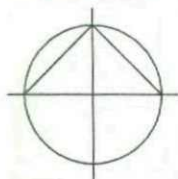
APPENDIX 1
LOCATION PLANS

DO NOT SCALE

All dimensions in Millimetres
unless specified otherwise and
subject to verification on site



NORTH



BROADACRES, KERESFORTH HALL
DRIVE, BARNSLEY,
S70 6NH.

Location Plan

Ref 22/82

Date OCT 2008

Scale N.T.S.

Drwg No OS1



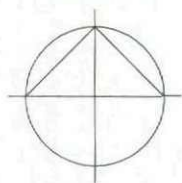
Chris Carr Associates
ARCHITECTS

6a Eastgate Barnsley
S70 2EP

Tel: 01226 286256 Fax: 01226 207304
Email: mail@cca-arch.co.uk

Any dimensions in Millimetres
unless specified otherwise and
subject to verification on site

NORTH



Crown Copyright 2008. All rights reserved. Licence number 100020449

BROADACRES, KERESFORTH HALL
DRIVE, BARNSELY,
S70 6NH.

Site Location Plan

Ref 22/82

Date OCT 2008

Scale 1/1250

Drwg No OS2



Chris Carr Associates
ARCHITECTS

6a Eastgate Barnsley
S70 2EP

Tel: 01226 286256 Fax: 01226 207304

Email: mail@cca-arch.co.uk

APPENDIX 2
PHOTOGRAPHIC SURVEY

Broadacres
Keresforth Hall Drive



1. Keresforth Hall Drive illustrating the existing access to Broadacres on the left hand side.



2. The existing access to Broadacres.



3. The existing dormer bungalow viewed from the entrance driveway.



4. Existing detached flat roofed garage at the upper level.



5. The bungalow viewed from the South-East boundary.



6. Access steps and retaining walls illustrating a change in level between the detached garage and existing bungalow.



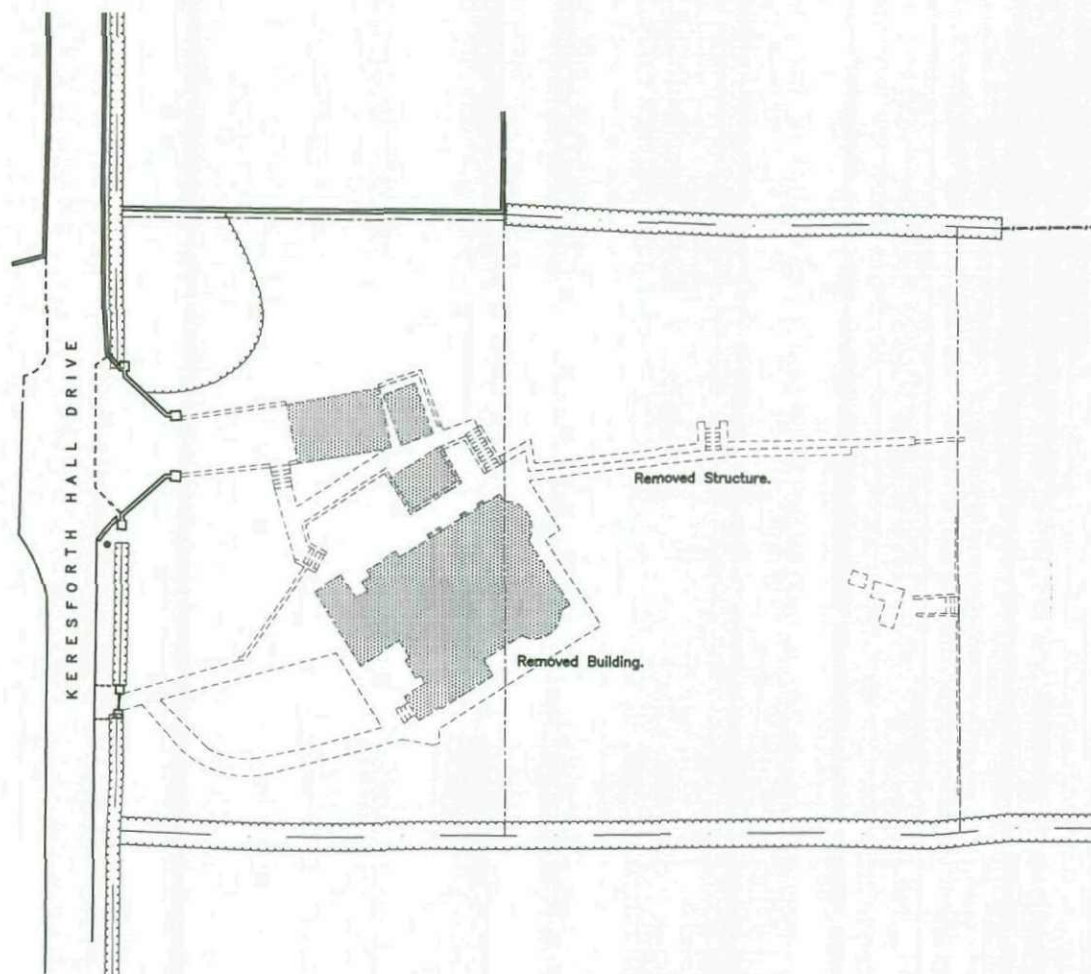
7. Open plan gardens adjoining the bungalow.



8. View from the site over open countryside to the South-East.

APPENDIX 3
DEMOLITION PLAN

Any dimensions in Millimetres
unless specified otherwise and
subject to verification on site



BROADACRES, KERESFORTH HALL
DRIVE, BARNSELY,
S70 6NH.

Demolition Plan

Ref 22/82

Date OCT 2008

Scale 1/500

Drwg No DP1



Chris Carr Associates
ARCHITECTS

6a Eastgate Barnsley
S70 2EP

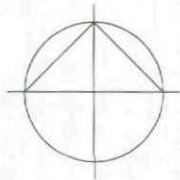
Tel: 01226 286256 Fax: 01226 207304

Email: mail@cca-arch.co.uk

APPENDIX 4
DRAINAGE PLAN

Any dimensions in Millimetres
unless specified otherwise and
subject to verification on site

NORTH



Crown Copyright 2008. All rights reserved. Licence number 100020449

BROADACRES, KERESFORTH HALL
DRIVE, BARNSELEY,
S70 6NH.

Drainage Plan

Ref 22/82

Date OCT 2008

Scale 1/1250

Drwg No OS3



Chris Carr Associates
ARCHITECTS

6a Eastgate Barnsley
S70 2EP

Tel: 01226 286256 Fax: 01226 207304

Email: mail@cca-arch.co.uk

APPENDIX 5

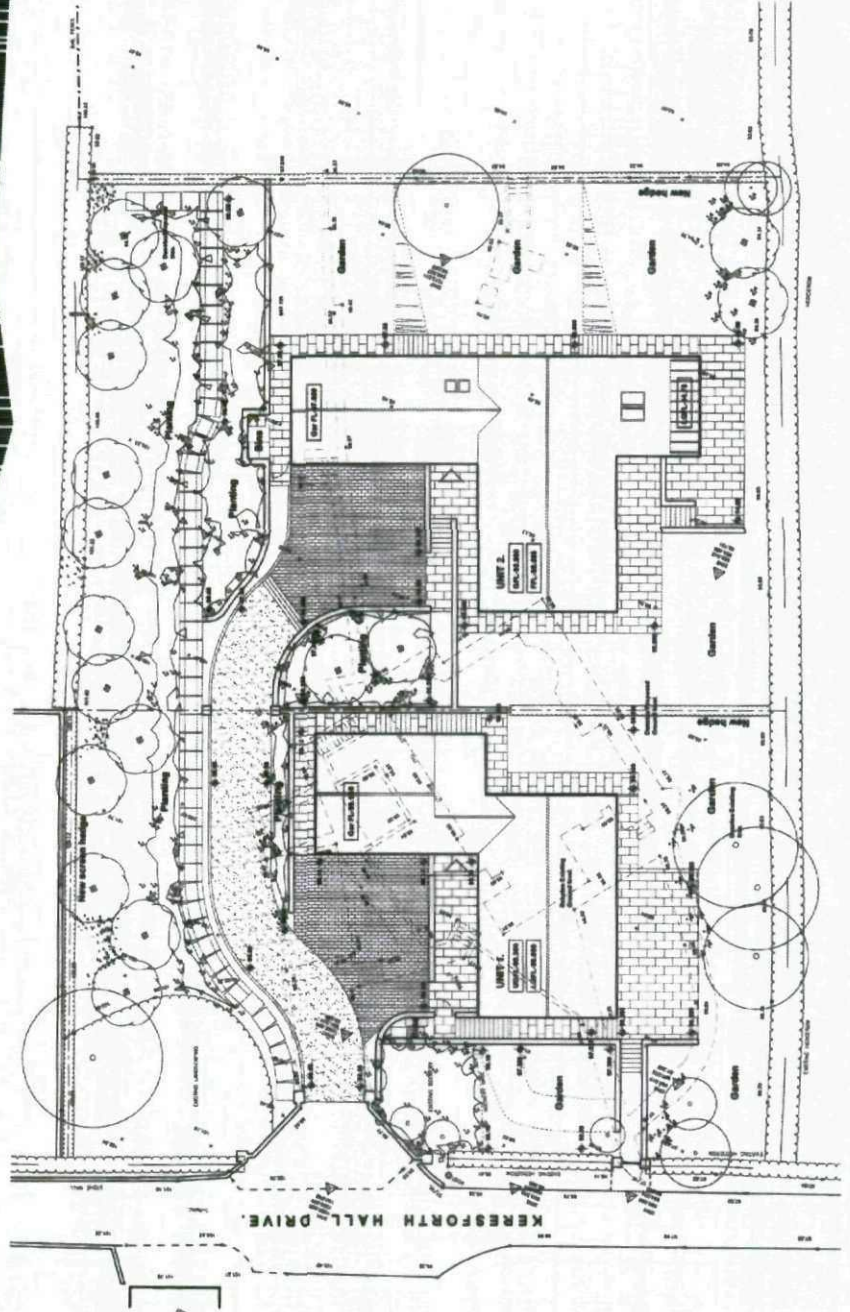
DRAWINGS

DO NOT SCALE

All Dimensions in Millimeters
Unless specified otherwise
and subject to verification
and approval by the client



SOUTH WEST ELEVATION



SCHEDULE OF MATERIALS & FINISHES

ROOF
Asph/Flt
Roofing ready in finished building system with
membrane applied "water" proofed with 2mm
with painted metal decking and purlins.

WALLS
As indicated in a site plan covered exterior
walls with render finish and 12mm thick brickwork
rendered and prepared through color wash by
hand. All internal walls to be finished with 12mm
thick plaster. Colors to be agreed.

WINDOWS & DOORS
All windows and doors to be proprietary
systems with 12mm thick glass and 12mm
thick frames and an 18mm thick frame to surrounding
structure. All windows and doors to be finished with
12mm thick plaster. Colors to be agreed.

INTERIOR DOORS
Colors to be agreed. All doors to be 12mm thick
with 12mm thick frames and 12mm thick
frames.

SKYSCAPES
New boundary and garden walls to be built in "dry-stone"
construction with render filling and 12mm thick
frames. All garden walls to be finished with 12mm
thick plaster. Colors to be agreed.

LANDSCAPING
Delivery to be left in immediate finish with approved
landscaping. All areas to be finished with 12mm
thick plaster. Colors to be agreed.

SOFT LANDSCAPING
Delivery to be left in immediate finish with approved
landscaping. All areas to be finished with 12mm
thick plaster. Colors to be agreed.

PROPOSED RESIDENTIAL DEVELOPMENT,
KERSFORTH HALL DRIVE,
BARNLEY.

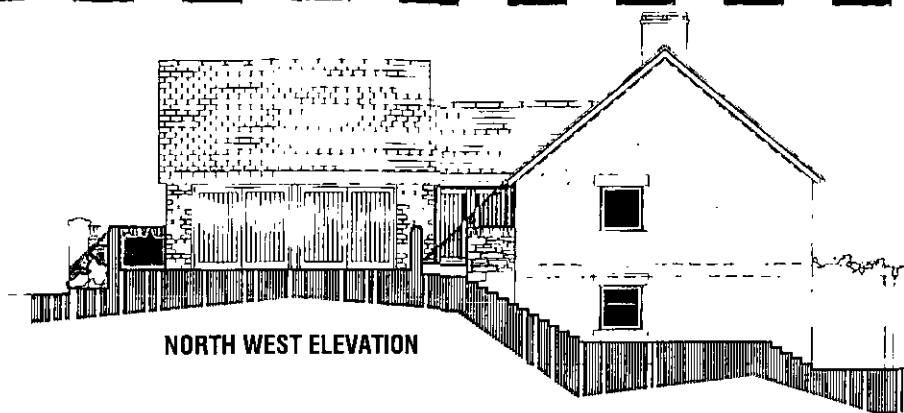
DESIGN PROPOSALS SITE LAYOUT & FLOORS



Chris Carr Associates
ARCHITECTS

44 Longman, Barnley, S70 2BP
Tel: 01229 262256 Fax: 01229 277704
Email: info@chris-carr.co.uk

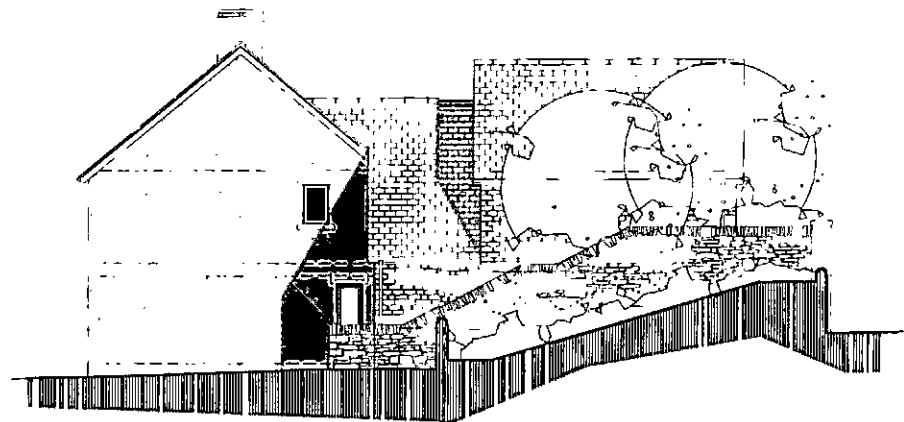
Scale:	1:200 @A2	Drawn:	JC
Date:	007/06	Ref No:	2202
Drawn:	JC	Rev:	—



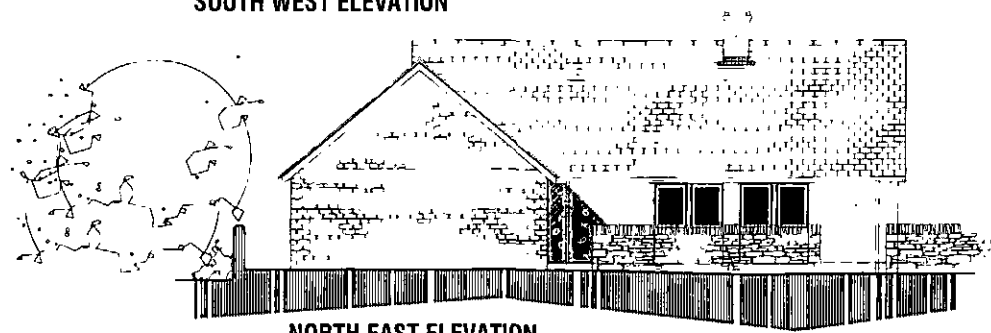
NORTH WEST ELEVATION



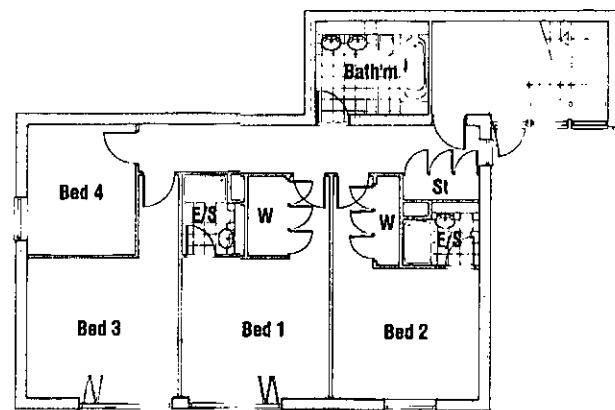
SOUTH WEST ELEVATION



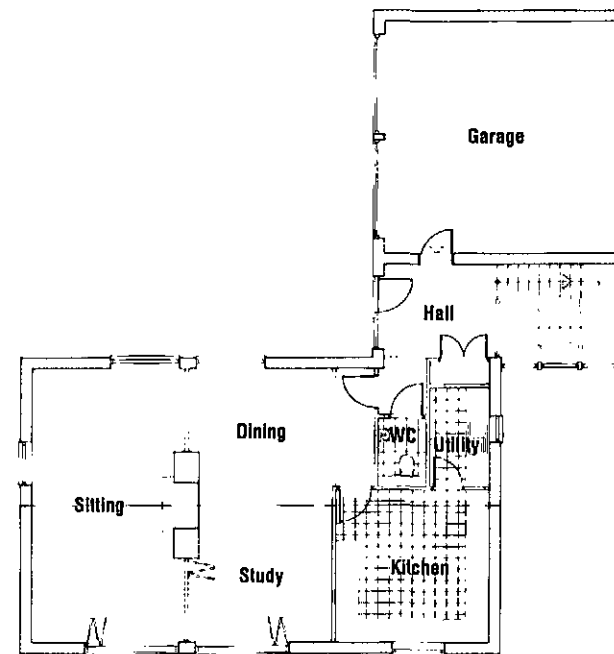
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



LOWER GROUND FLOOR PLAN



UPPER GROUND FLOOR PLAN

DO NOT SCALE

All Dimensions in Millimeters
Unless specified otherwise
and subject to verification
on site

PROPOSED RESIDENTIAL DEVELOPMENT,
KERESTORTH HALL DRIVE,
BARNESLEY

DESIGN PROPOSALS

UNIT 1 - PLANS & ELEVATIONS



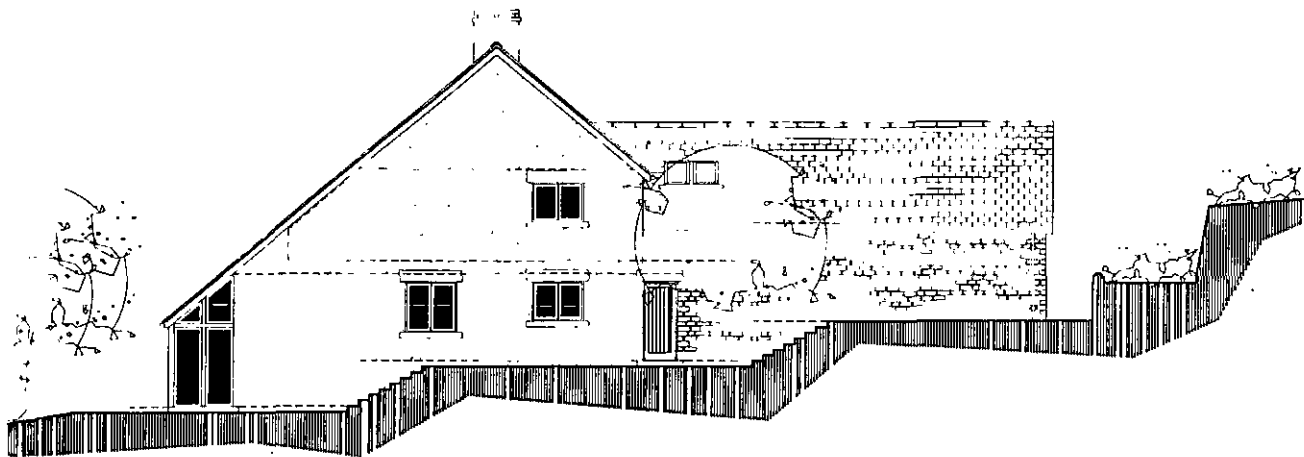
Chris Carr Associates
ARCHITECTS

6A Langdon, Barnsley, S70 2JZ

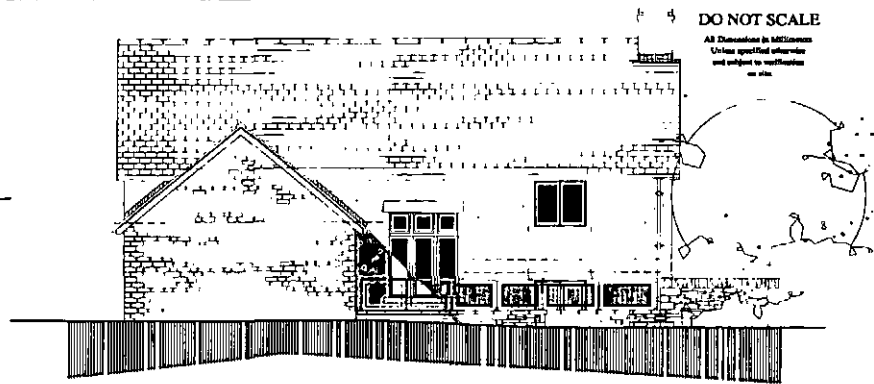
Tel: 01226 284216 Fax: 01226 217304

Email: enquiries@ccaa.co.uk

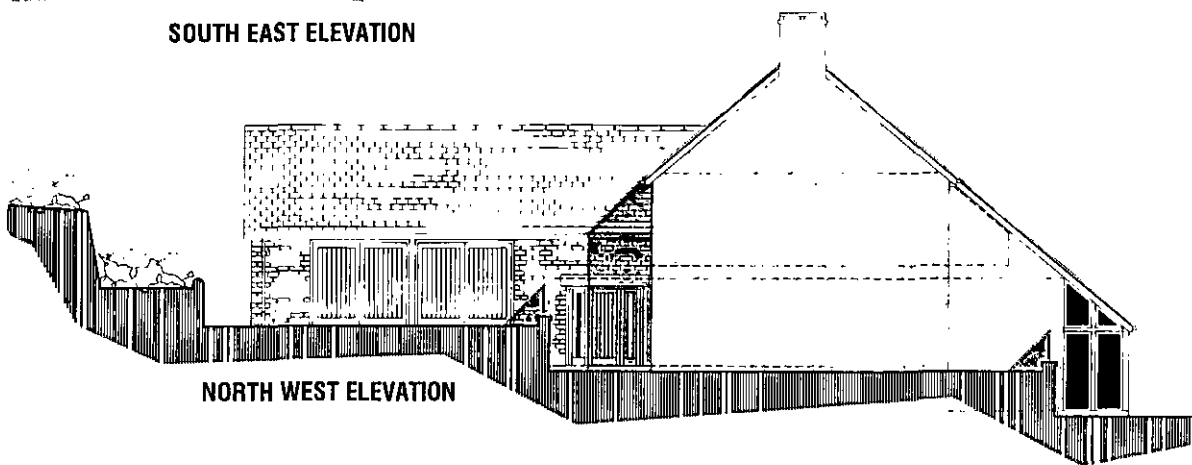
Scale	1:100 @ A2	Drawn	JE
Date	OCT 08	Set No	22/02
Draw No	P2	Rev	-



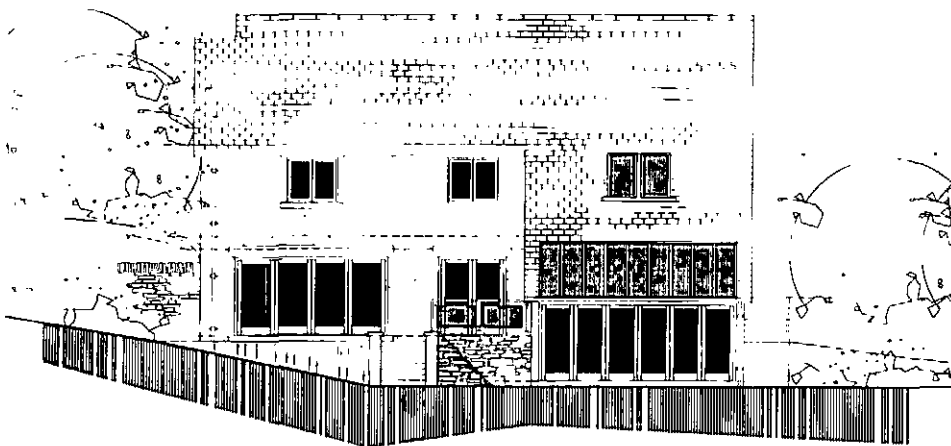
SOUTH EAST ELEVATION



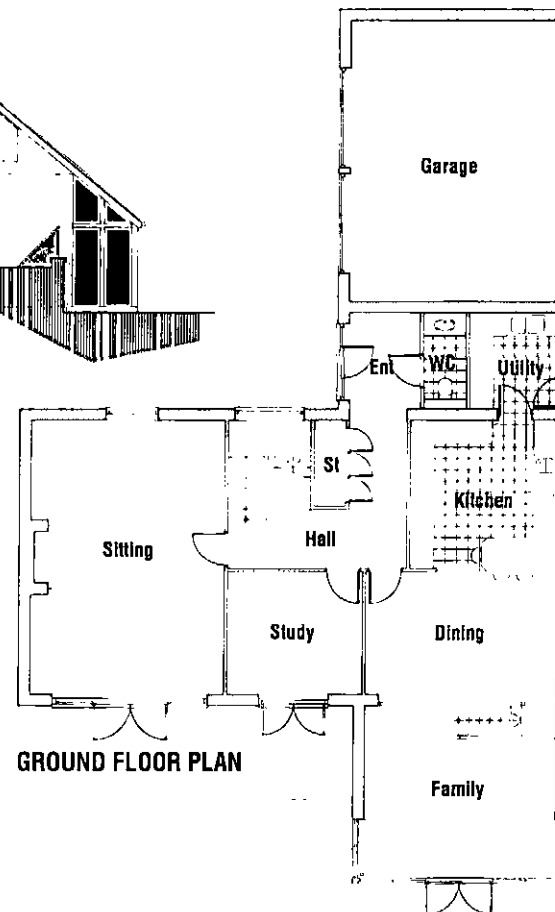
NORTH EAST ELEVATION



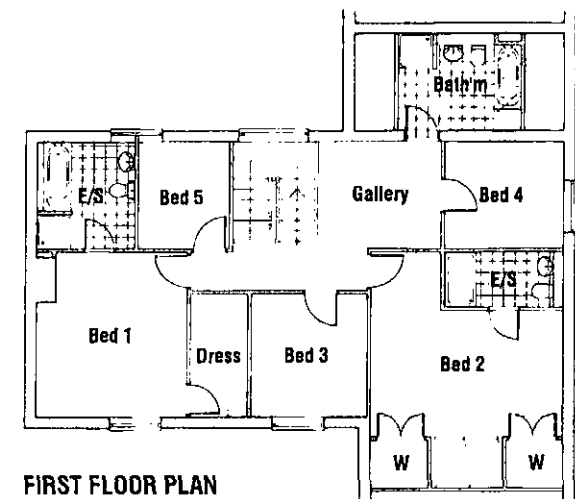
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DO NOT SCALE

All Dimensions in Millimetres
Unless specified otherwise
and subject to verification
on site.

PROPOSED RESIDENTIAL DEVELOPMENT,
KERSFORTH HALL ROAD,
BARNLEY.

DESIGN PROPOSALS
UNIT 2 - PLANS & ELEVATIONS



Chris Carr Associates
ARCHITECTS

6A Fountains, Barnley, S70 2LP
Tel: 01225 284256 Fax: 01225 284256
Email: mca@chris-carr.co.uk

Scale: 1/100 @A2	Drawn: JS
Date: OCT 08	Plot No: 22.02
DWG No: P3	Rev: --