OAKWORTH HOMES

DESIGN AND ACCESS STATEMENT

CLIENT: Mrs E. Manterfield

PROJECT ADDRESS: 34, Westgate, Monk Bretton, Barnsley, South Yorkshire. S71 2DJ

PROJECT: Proposed Erection of 1 Detached Twin Garage with Office Space.

INTRODUCTION:

The proposed garage location currently forms part of the garden amenity and driveway of the existing dwelling – a large dormer bungalow. A large portion of the land to be used in this proposal was cleared of overgrown foliage, chicken runs / sheds and general debris in early 2010 and remains cleared for the development of the shared driveway indicated, which forms part of the previous application ref: 2010/1358.

This scheme proposes to remove the existing driveway directly adjacent to the bungalow to accommodate the new garage and provide access to a new private driveway by creating the part of the approved shared vehicular access road to the north western corner of the site. The garage is to provide internal parking for up to 2 cars and additional storage at ground floor level. The roof space above, accessed via an external staircase, is to house a large home office, primarily for the client to market the 4No. approved dwellings from the previous application ref: 2010/1358. Featuring an open plan layout, large windows and external finishes matching the elevations of the intended development further into the site, the client hopes to use this proposal to produce a valuable marketing tool, showcasing the concept, standards and finishes to be used for the build. Post build, the remaining office space is to become a private, recreational amenity for the client and her family to enjoy.

BUILDING WORKS:

Although the site is for the most part cleared for development, removal of the existing driveway and general site preparation will be required before the installation of the relevant foundation system. This process is to be carried out by a sub-contractor of Oakworth Homes who will then await the arrival on site of the flat pack of timber frame panels and appropriate roof truss system. The timber frame will then be erected on site to form the garage structure from foundations to roof, felted and loosely battened, ready to receive the chosen elevational finish and roofing material. All materials are yet to be selected and approved.
The driveways and road will then be dug, installed and finished to provide appropriate circulation and access into the site.

DESIGN AND CHARACTER:

The applicant has worked very closely with ourselves as the designers and to the recommendations of the Local Authority during the previous planning process for application ref:2010/1358, to create a scheme that suits the setting and her requirements for a solid, high spec. development, with the express intention of comfortably integrating her current and much-loved home with the future development.
The addition of the garage building and strategic stone walling creates a 'courtyard effect, providing the existing building with 2 private, external parking spaces and 2 sheltered parking spaces within the garage meaning none of the current parking provision is lost. Space beneath the staircase also creates useful secure storage for bikes, lawn mower and/or garden equipment, as necessary – a further exit door provides garden access to the existing property and the rear of the garage for maintenance works. The first floor space comprises an open reception / meeting area with large expanses for shelving / displays or storage; a private office with space for storage; customer coffee & tea making facilities and WC. Apertures have been restricted to the southern aspect (with the exception of several rooflights) to retain an element of privacy from both the existing house and the potential residents of the adjacent site travelling up and down the shared driveway.

As in the approved application for the adjoining site, the applicant intends to use the same buff / yellow stone-effect brick, artstone corbels and black-grey slate tiling finishes – all materials are yet to be chosen and confirmed.

The site is entirely private, set back behind an existing stone wall with wooden fencing on top, providing substantial screening from the main road. However, within the site, a degree of landscaping would be incorporated to provide division between both the newly created plots and the client's existing home in the future.

MOVEMENT AND CIRCULATION:

Level access to the ground floor is available via both the twin garage doors and also the rear pedestrian entrance; the first floor is accessed via the external staircase and is to have adequate level threshold provision, fully compliant with Part M. The staircase is to be designed, fitted and finished in accordance with all relevant Part K specifications.

ACCESSIBILITY – VEHICULAR AND PEDESTRIAN:

The proposed vehicular access onto the site is to be designed in accordance with all relevant legislation and, in conjunction with Access Application 2007/1497. As previously mentioned, the existing parking provision of approx. 4No. spaces is to be retained within the proposed courtyard and garage arrangement. As the site exits onto a main road with limited parking, designated spaces away from the main and shared access roads will benefit all residents of the site and the immediate neighbours.

COMMUNITY SAFETY:

Although away from the main road, the client is creating a quality 'mini-estate' of houses in Monk Bretton, retailing at the higher end of the property market; unfortunately as such they can be a potential target for burglary and alongside it, the existing dwelling. With this in mind, all residents/developers have a degree of duty to secure their property/s sufficiently to deter criminal activity on their own land and subsequently the entire area. The client proposes to provide a gated access point into the overall site, directly from the main road of Westgate; to further separate her private estate from the shared driveway she has proposed stone walling to the western side of the 'courtyard' and around the future turning head and a further lockable, gated access be installed. Redundant access to the removed driveway is to be stopped up and made good with wall and fences either side. Furthermore, there may be the potential to install an intruder alarm system and security lighting to the garage building - at this stage, all security measures and boundary treatments are yet to be confirmed.

ENVIRONMENTAL SUSTAINABILITY:

Oakworth Homes are a specialist in the field of timber frame and pride themselves on the quality and integrity of their product. The project at Monk Bretton will utilise our sustainable timber frame kit constructed and fully insulated, as standard, to adhere to not only current regulations, but also in anticipation of forthcoming changes to Part L legislation and Code for Sustainable Housing upgrades.

Monk Bretton is located approximately 2 miles north east of Barnsley town centre. The site at 34, Westgate has strong public transportation links with 7 bus stops less than half a mile away. Within a 2 mile radius of the site, there are a variety of small shops, healthcare practices, post office facilities and car maintenance garages as well as a large Asda superstore and main train station.

CONCLUSION:

To summarise the process, the proposed 1 ½ storey garage will be erected on this site using the sustainable timber frame method, providing ensured efficiency in it's future running and maintenance. The property will then be finished using high quality products and external finishes in keeping with the surrounding neighbourhood so as to maintain the inherent character of the area and provide a private, attractive development for the existing occupants.