

D2 PROPOSAL: Outline (All matters reserved) - 5th Dec 2023 – v3 - Aidan Woodrow

Ref: SCBOUT - 1) Land adj (North rear) Surrey Close, Barnsley, S70 4NB

(D2) One 80m² Energy Efficient 2x Double Bedroom Bungalow

D2 Bungalow) DESIGN STATEMENT:

2) GROUNDS:

Plot approx. 650m²

Footprints:

Dwelling: (D2)

Foundations: 94m²

Hardstanding areas: Water permeable hard solid surface

3m wide Access lane to sole dwelling: (DW) 71m²

Pathway/Parking with turning area: (WPS) (for up to 2 cars) 92m²

Total: 161m²

Garden: (G2)

Decking area: Morning Sun 13.25m²

Decking area: Afternoon/Evening Sun 25m²

Remaining as Grass: 356m²

Topography:

The dwelling area is relatively flat

Sloped down briefly from South to North at boundary with Surrey Close.

Access lane has a gradient of approx. 3.3°

Landscaping:

Neighbours: Hedges, few trees, concrete post solid wooden fencing

Boundary:

North: New proposed 1.8m high solid fencing panels. With animal friendly holes.

East, South, West: All fencing is the responsibility of neighbours.

However, this can be renewed at your own or shared expense maintained at 1.8m high

Decking:

Optional 1.2m high additional decorative/screening picket fencing.

Vehicle Access:

Via Surrey Close

Parking: Off-road

(WPS) Occupants: Near house (for up to 2 cars) With turning area.

3) DWELLING: (D2) Bungalow

Neighbours: (2-storey)

Surrey Close: Red brick construction with Gable roofs approx. 7.5m high

Highstone Avenue to the West: Red brick construction with Hip roofs

Middlesex Street to East: Dark brown brick construction with pitched roofs

Foundations:

Radon: <https://www.ukradon.org/information/ukmaps>

Radon is a naturally occurring gas emitted from the ground everywhere. Regardless of its concentration mitigation measures should be taken, especially those with improved air tightness, as it is easier and more effective to implement on new builds.

Minimum double layer membrane + optional sump.

Future-Proof Energy Efficiency Properties:

Insulated floor

External Walls:

Ground floor: (353mm full perimeter total depth)

Material: Brickwork (103mm wide + 150mm Cavity + 100mm breeze blocks)

Style: Conventional common bricks. eg. Selbourne, Chesham etc.

External Colour: Red modern multi bricks similar to neighbours

Future-Proof Energy Efficiency Properties: (Thermal Conductivity: W/m²K)

Cavity Insulation: 150mm U-Value 0.032 or lower (eg. EPS)

Ceiling Insulation: 200mm U-Value 0.044 or lower (eg. Glass Mineral Wool)

4) Internal Floor Space: Ceiling Height: 2.4m
Additional storage (2.25m²)
Open plan:
Hallway/Kitchen (18.5m²)
Diner/Living Room (21m²)
Bathroom (8.75m²)
2 Double Bedrooms (13.25m² & 13.75m²)

Total Gross Floor Space: 80m²

WINDOWS:

Neighbours: Predominately conventional smooth white. Double glazed.

Future-Proof Energy Efficiency Properties: (Thermal Conductivity: W/m²K)

U-value: Approx. 0.7 or lower

Glazing:

Double/Triple Glazed Argon Filled

Pilkington K Glass™ S, low-emissivity soft coated or similar

Style: Optional. Standard, French. Etc

Frame: uPVC

Colour / Finish: Anthracite or White / Grained effect or Smooth

North Side:

Bathroom: Level 5 obscured glazing

East Side: Top part: None

Bottom part: Natural light source, 1.5m elevation, 0.6m height

South Side: Top: Bedroom #2 (1.1m elevation, 1m height, 1.6m width, opening 80cm width)

Bottom part: None

West Side:

Bedroom #1 (1.1m elevation, 1m height, 1.6m width, opening 80cm width)

Lounge (0.8m elevation, 1.3m height, 2.4m width, 2 openings 80cm width)

Hallway/Kitchen (1.1m elevation, 1m height, 1.6m width, opening 80cm width)

DOORS:

Neighbours: Predominately conventional uPVC

Future-Proof Energy Efficiency Properties: (Thermal Conductivity: W/m²K)

Main side entrance: (West side)

Style design: Optional determined by ultimate builder.

Material: Insulated Composite GRP

Colour / Finish: Anthracite / Textured or Smooth

Incorporated Glazing: Optional

South side:

Style design: Optional determined by ultimate builder.

Material: Insulated Composite GRP

Colour / Finish: Anthracite / Textured or Smooth

ROOF: Intersecting pitched gable

Design Specifications:

Neighbours in vicinity: Slate and concrete. Mostly grey in colour. Flat and grooved.

Roof: Marley smooth thick/thin interlocking/separate concrete slate effect tiles.

Colour: Anthracite or slate/dark grey.

eg. <https://www.marley.co.uk/roof-tiles/concrete-roof-tiles/edgemere>

Fascia, Soffit, Barge-board, Dry Verge Caps: Also anthracite grey to blend in.

SOLAR:

PhotoVoltaic:

Neighbours: Present

Style: Integrated/roof top

Colour: 100% Black Monocrystalline with black backing

Location:

With a roof facing in all directions it is suitable and can/should support 10kW+

Inverter: Future-Proof

Style: Hybrid 8kWh+ inverter.

Location: (Optional)

Outside: Preferably in the shade to help cooling. North side.

Battery System:

Minimum 7kWh. (And still operational in the event of a power cut)

UTILITIES: Future-Proof

100% Electric: (No gas supply)

3-phase advisable for greater than 3.68kWh Solar PV array or single phase

Space/Central Heating: (Located: External: Ground mounted: South Side & Internal Units)

Option #1: Multi-Split Air-to-Air Source Heat Pump with Air Conditioning

Option #2: Air-to-Water Heat Pump Central Heating System

Towel Rails (Electric element and/or Heat Pump Central Heating)

Option #3: Thermodynamic Panel(s) Central Heating System

Hot Water: (Located: External: Ground mounted: South Side & Internal Units)

Option #1: Air-to-Water Heat Pump: Water tank located: Storage space or bathroom

Option #2: Thermodynamic Panel(s) located anywhere but preferably in the Sun

Option #3: Solar Vacuum Tubes located on the roof in the Sun

5a) Flood Risk:

The location is in flood zone 1, an area with a low probability of flooding.

5b) Sewer:

Surface water: Yorkshire Water discounted soak away as at present or combined sewer

Foul Sewage: Combined mains sewer (Middlesex Street or Surrey Close)

5c) Coal Mining Area:

A preliminary assessment shows that shallow mining, less than 30m in depth, is possible. An intrusive site survey must be performed to analyse the stability of the ground once planning is granted and thus the exact location of the new dwelling is known for exploratory purposes.

I have spoken directly with the Coal Authority, Ben Corrigan B.Sc. (Hons) FGS, on this matter. A then accurate CMRA will accompany the Site Intrusive Survey but can not beforehand.

5d) Ecology: Flora and Fauna

Existing:

Included is an Ecology Survey for the entire piece of land which is split in to 2 plots (D1 & D2)

Retain: May require a tree surgeon to maintain good health
A3.1 (see ecology survey)

Trees: (Minimum 6m from foundations)
SB1 Sycamore growing back from 2018
ASH1 Ash multi-stemmed
CA1 Crab Apple
ASH2 Ash

Trees on West boundary that will not interfere with decking area. eg Hawthorn

Everything around the perimeter in theory could be retained for wildlife after pruning back.

Remove: (No preservation orders)
Central parts and buffer cleared for the dwelling.

Tall ruderal vegetation at edge of site: (R1)



TN2 Willow cluster towards the centre was also removed back in 2018
SM1 Sycamore growing back from 2018 is too close to the house foundations

Additions: (Minimum 6m from foundations)

Flora:

T1-7: For nesting birds and additional screening purposes from Surrey Close.

Fauna:

Nesting boxes:

House Sparrows: 2.5m+ up facing North East
Bats: eg: Vivara pro build-in woodstone box

Allow for the movement of hedgehogs and other small mammals through any fencing.

RELATIVE IMPACT:

Banned appliances: Neither are safe to direct human health or indirectly to everything:
Approved dry wood log burners, smokeless coal, oil or any other solid or liquid fuel.
No external solid fuel emissions as this does truly devalue neighbouring properties.

It has been noted that a fee per area shall be calculated and payable directly to Barnsley Council prior to the commencement of works for the loss of green space of approx. £3,000

Existing Dwellings:

12, 14 & 16 Surrey Close, 58 & 71 Middlesex Street, 30 & 32 Highstone Avenue: Negligible

As the new dwelling is a single bungalow it is not possible to see in to any existing neighbouring gardens. As windows are only on ground level and due to window distances in excess of 21m in all directions and angles (line of sight) involved plus with the use of additional optional screening by the way of new decking fencing and new trees it can be determined that any impact on neighbours privacy will be inconsequential.

Being a single storey amongst two-storey dwellings, which it must, it will not have any over-bearing characteristics and blend in seamlessly.

Access lane will only be used by the residents of the single 2-bed bungalow: Negligible

Development will make good use of a small piece of land which otherwise would go to neglect and turn in to waste land deteriorating over the years aggravating neighbours.

Development is the only thing that ensures a better outlook for the site, its eventual residents and neighbours.