

Design and Access Statement for:

T953 – PROPOSED DEMOLITION OF THE EXISTING DWELLING AND THE ADDITION OF A NEW BUILD FOUR BEDROOM SUSTAINABLE DWELLING: 1 Pennine View, Darton, Barnsley, S75 5AT

Date: December 2017

Client/Owner:

Mr & Mrs Woodcock,
1 Pennine View,
Darton,
Barnsley,
S75 5AT

The Existing Site Appraisal:

1. Existing use.

The site is currently home to the existing habitable host dwelling, out buildings and large gardens.

Site Characteristics:

The property is bounded by a wall to the access road and fences / bushes to the other boundaries.

Topography and views:

The site has a significant change in level from the front access road down towards the rear. The primary views of the existing dwelling are towards the rear of the site. The existing dwelling is positioned towards the front of the site with the existing outbuildings to the rear.

Scale:

The existing building is a bungalow.

Existing Building Condition:

The existing bungalow is not energy efficient and it has no architectural merit to the immediate or surrounding area.

Existing Dwelling and Outbuildings: (Size to be removed)

Bungalow:

Ground Floor area: 188.41 sqm

Existing Site Size:

The site is 16,124.88 sqm in area.

Significant Vegetation:

There is no significant vegetation on the site.

2. Proposed site layout.

Site strategy

The site strategy is to demolish the existing dwelling, maintain the existing site levels and boundary conditions and the construction a new larger sustainable dwelling in a similar position to the existing bungalow.

3. The proposed building

Amount - Proposed:

Size:

New Dwelling:

First Floor Area: 133.33 sqm (Roof space and rear dormer)

Ground Floor Area: 228.71 sqm

Basement Floor Area: 124.73 sqm

Total size: 486.77 sqm

Site Layout:

The proposed dwelling has been designed to relate sympathetically with its surroundings, the amount of open space and landscaping and the proximity of adjacent buildings.

Our proposals are of a residential nature and do not create amenity problems with regards to privacy, noise, smell or other nuisance and the privacy of existing adjacent building is ensured through separating distances between the proposals and the existing neighbouring dwellings.

Our proposals seek to attain appropriate levels of sun lighting and day lighting within the internal spaces. This is achieved with wider than standard windows in specific areas which do not face towards neighbouring dwellings. Private outdoor space is provided for activities such as sitting out, children's play, drying & washing etc.

The natural contours of the site have been maintained around the building to protect the natural features already existing on the proposed and neighbouring sites.

Views from the Dwelling:

The disposition of rooms and window sizes and shapes has been fully considered to be appropriate to their relationship to the spaces overlooked and their distance to other dwellings / buildings.

The visual impact on the site:

We are seeking to create a contemporary design for the site which sets a precedent in the area for high design standards. The neighbouring buildings are of assorted designs and similar material finishes and we do not feel that the proposed scheme will have anything other than a positive effect.

We have:

1. Used a mixed palette of traditional materials to give visual interest to the building facades.
2. Used layering of materials to give depth and contrast to the façades.

The proposal respects the scale, proportions and height of neighbouring properties, whilst not necessarily mimicking, the character of its surroundings, it will make a strong contribution to the visual quality of the area.

Scale:

The scale of building supports local character and relates well to its surroundings. Good design does not mean copying what is already there or necessarily keeping to the same scale, but it does mean understanding and respecting it. The proposal has no negative effect on neighbouring buildings.

Landscaping:

The scheme maintains all of the existing natural boundary landscaping of the site.

The private garden area is to the rear of the site.

The garden consists of four parking spaces for the new dwelling.

The existing front drive access and new access drive have been retained.

Land Contamination:

No contamination is suspected.

There have been no pollution incidents, waste disposal or contaminative uses on the site or adjacent.

Appearance:

The design will support local up and coming character, distinctiveness and investment into the area. We feel that the building design relates to what is valued about the area, the creation of good quality design.

Privacy:

The proposals do not unreasonably impact upon the privacy of the neighbours; the proposed windows do not allow intrusive views through neighbouring windows or toward neighbouring private garden areas.

Overshadowing:

The proposed buildings are sited such that they do not take any daylight and sunlight from the main windows and garden areas of neighbouring dwellings. No neighbours are affected.

Dominance:

The proposed dwelling does not unreasonably dominate or result in significant loss of outlook from the main windows and garden areas of neighbouring dwellings.

Private Garden Space:

The proposed dwelling still leaves sufficient usable private garden space for the enjoyment of the residents within the site boundary for both dwellings.

Parking:

The proposed site will have off road parking for four vehicles minimum, four vehicles on the drive and all vehicles have space to turn around safely and leave the site in a forward gear.

4. Environment and sustainability

The proposal creates an energy efficient sustainable design which does not detract from the local character. Most of the buildings in the immediate area are different from each other; the local character is in the range of designs rather than a strong continuous street scene. The proposal sets to create a dwelling with high design and environmental standards.

Materials repair and maintenance:

Durable commercial materials designed to outlast traditional domestic materials allowing for longer building life cycle with minimal maintenance throughout the period. Stone, slate roof and aluminum windows

Orientation:

High thermal mass in the masonry construction with high levels of insulation and a ground floor concrete slab acting as a heat store which allows energy savings in excess of 50% over conventional systems.

Underfloor heating:

There is under floor heating which is 10% to 30% cheaper to run than traditional systems.

Permeable Landscaping:

We will produce a simple landscaping scheme that has large areas of permeable surface to allow the land to drain naturally combined with use of soak aways and rainwater harvesting to recycle excess water for use to flush toilets and water the vegetation.

Natural Light:

White walls, floors and large windows allow the natural light to flood into the building as the sun rotates throughout the day allowing the users the maximum light gains.

Rainwater Harvesting:

The rainwater harvester collects rainwater from the roof and stores it for future use for such things as watering the vegetation, washing cars and flushing toilets.

Interior Lighting management:

A lighting management system allows the user to fully control the interior lighting, the system can dim lights as well as isolating individual lights to provide an energy efficient solution to lighting control.

Energy saving bulbs:

The scheme is to have a 100% requirement for energy saving bulbs which last up to 12 times longer than normal bulbs and save £9.00 per year each on bulb in costs.

Insulation:

The building fabric will be over insulated which means it can benefit from savings of up to £200.00 per year on energy bills.

Low E Glass:

Sun light passes through the glass but the heat is blocked from leaving the room. Low E glass reduces heat loss by about 30%.

Low flush W/c:

All toilets are low flush.

Energy efficient Boiler:

The specified boiler which will be highly energy efficient will be oversized therefore at any one time it runs at only 60% capacity which in its self makes it more energy efficient. The boiler and associated plant will be located in the garden room at low level.

Airtightness of the building:

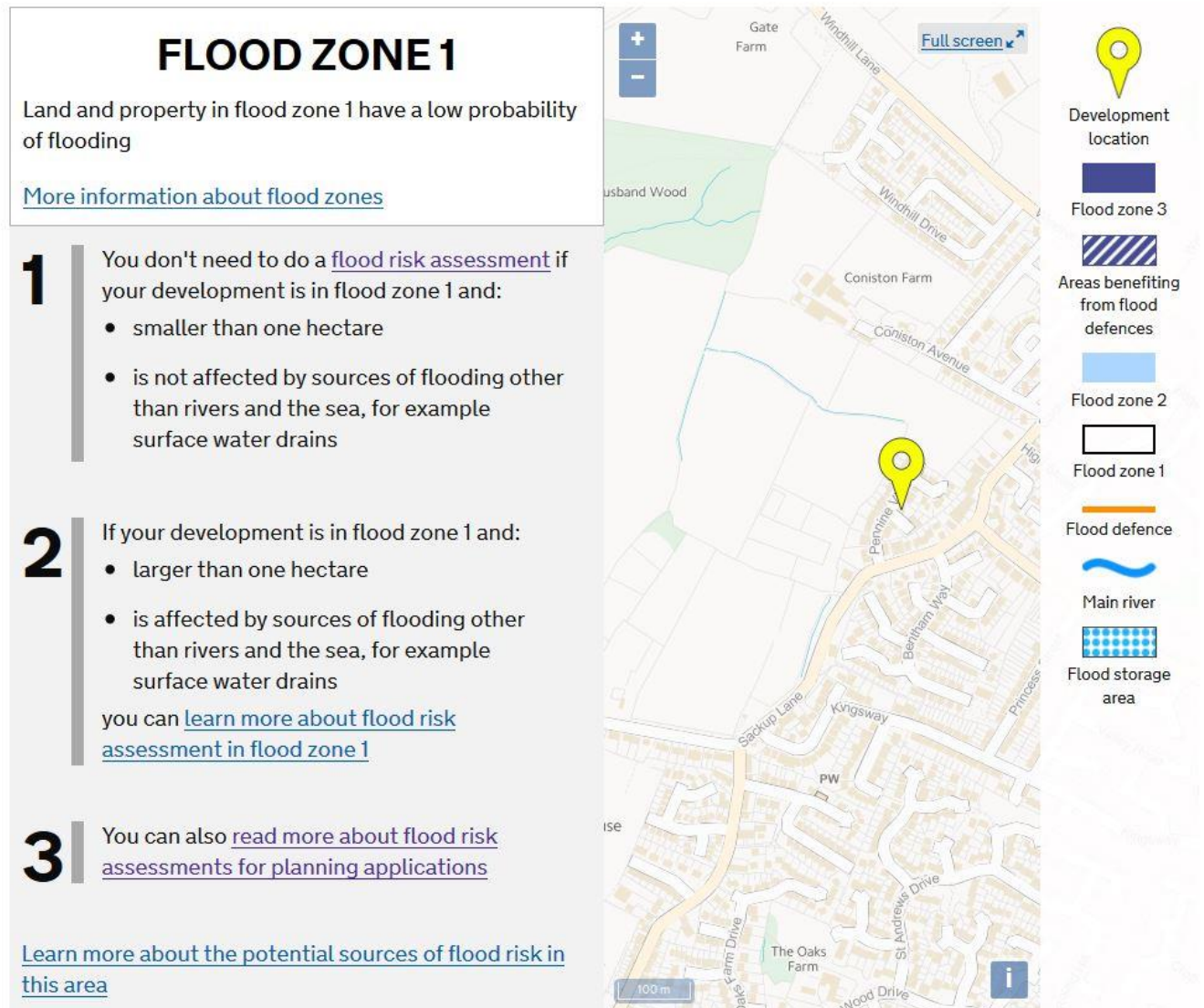
The building will be constructed to comply and exceed the current building regulations at the time of construction.

5. Flood Risk:
From Environment Agency Website.
The site is not within a flood risk area.

Flood probability

[Download report](#)

Your proposed development is in an area with a low probability of flooding



The site sits within flood risk zone 1, therefore a low probability of flooding.

6. Planning policy

We have adhered to all national, regional and local policies.

7. Our Conclusion:

The scheme is considered to be one which responds positively to the site and its surroundings and ultimately provides for an interesting, attractive and sustainable addition to the existing site. Our proposals seek to retain and protect the existing levels around the site, and ensures that there is no detrimental impact on the existing residential amenity.

Specific Access Issues:

ISSUE	RELEVANT LEGISLATION	STAGE TO BE CONSIDERED
Car parking: All parking is off the road and there will be provision for a minimum of four parking spaces within the site boundary.	Planning and Building Regulations	Planning
Bus Stop: not affected	N/A	N/A
Train Station: not affected	N/A	N/A
Routes to entrance: Via new access which complies with current building regulations.	Planning and DDA	Planning and management