VINE PROJECTS & DESIGN

DESIGN ACCESS STATEMENT Revision A
5594/01/C & 5594/02/B
7 WILLOW BANK, BARNSLEY

Summary

The design intention is to provide a building on the site that suits the needs of the applicant in the provision of a Dwelling & Garage on land owned by the applicant which is adjacent to their current dwelling.

Use of Buildings

The building will be used solely as a dwelling, together with the garage.
The site has had a previous use as a garden,

Access & Parking

Access to the dwelling will be from Willow Bank via an access which benefits from internal parking and manoeuvring space. The new drive will 'replace' one of the drives currently serving the adjacent property of 5 Willow Bank, which will revert to having a single access drive and that drive will be reconfigured to also allow internal parking and manoeuvring.

Willow Bank is a public highway.

Parking will be provided within the curtiledge of the site and daytime parking will be to the front of the garage off the highway. Adequate turning space is allowed for within the site for separate parking for the cars of the dwelling owner.
Disabled access is provided to the dwellings.
Refuse collection will be catered for by the use of wheeled bins to be located at the side/rear of the dwelling. This method of bin storage is widespread in the BMBC area and relies on the householders leaving bins on the highway at specified bin collection times.

Design scale and appearance

Design thinking in respect of the dwellings has endeavored to incorporate a building with a suitable scale and appearance which will suit the surrounding area and adjacent buildings. The use of local brick enhances and echoes the recently constructed and extended dwellings in the area with PVC-u windows to provide a modern, yet not overly contemporary appearance.

Layout

The layout of the building has been arranged to provide a modern ambience and adequate facilities to meet the living requirements and aspirations demanded by the owners.

The dwelling has been sited well away from other dwellings and the layout meets the current requirements of BMBC.

Landscaping and Trees

Landscaping provision is indicated on the planning drawing in respect of the dwelling, with lawned areas to the rear of the dwelling.

It will be essential to protect the existing mature tree to the front of the proposed dwelling. The tree is a Beech specimen and will require to be protected from damage to both the tree and its underlying roots from commencement to completion of the works.

The tree roots are not to be damaged which might lead to a shortened life-span of the tree. This will require the whole of the driveway fronting the property to be hardsurfaced using a No-Dig construction technique which incorporates a permeable finish utilizing a keyed block such as Marshalls Priora. This will need to be carried out carefully and will require a considerable degree of careful hand excavation to this area.
The drive area is to be largely initially constructed before the dwelling foundations are excavated and the new permeable surface installed. This will allow the existing tree roots that exist beneath the permeable area a period of growth recovery before foundation work gets underway.

At a pre-determined time (subject to conditional guidance by the Planning Authority) and before work on the foundations gets underway, two trial pits will be hand excavated to the front line of the proposed dwelling to ascertain the extent of root penetration that might exist beneath the proposed dwelling.
The foundation design will incorporate any necessary design features to protect the tree roots during and after the construction of the dwelling.

Any pruning of the existing tree is only to be carried out in accordance with any valid permission which may be obtained from the planning authority.

Dense hedges will be planted to each rear boundary at a maximum height of 1.8m from ground level and maintained as such. This will enhance the security of the dwelling. Generous areas of planting will ultimately be evident at the front of the new building in keeping with nearby dwellings along Willow Bank.