
**PROPOSED DWELLING
ON
LAND AT
37 TOWNGATE
THURLSTONE**

FOR

MR S. SIMPSON

**DESIGN AND ACCESS
STATEMENT**

Prepared by

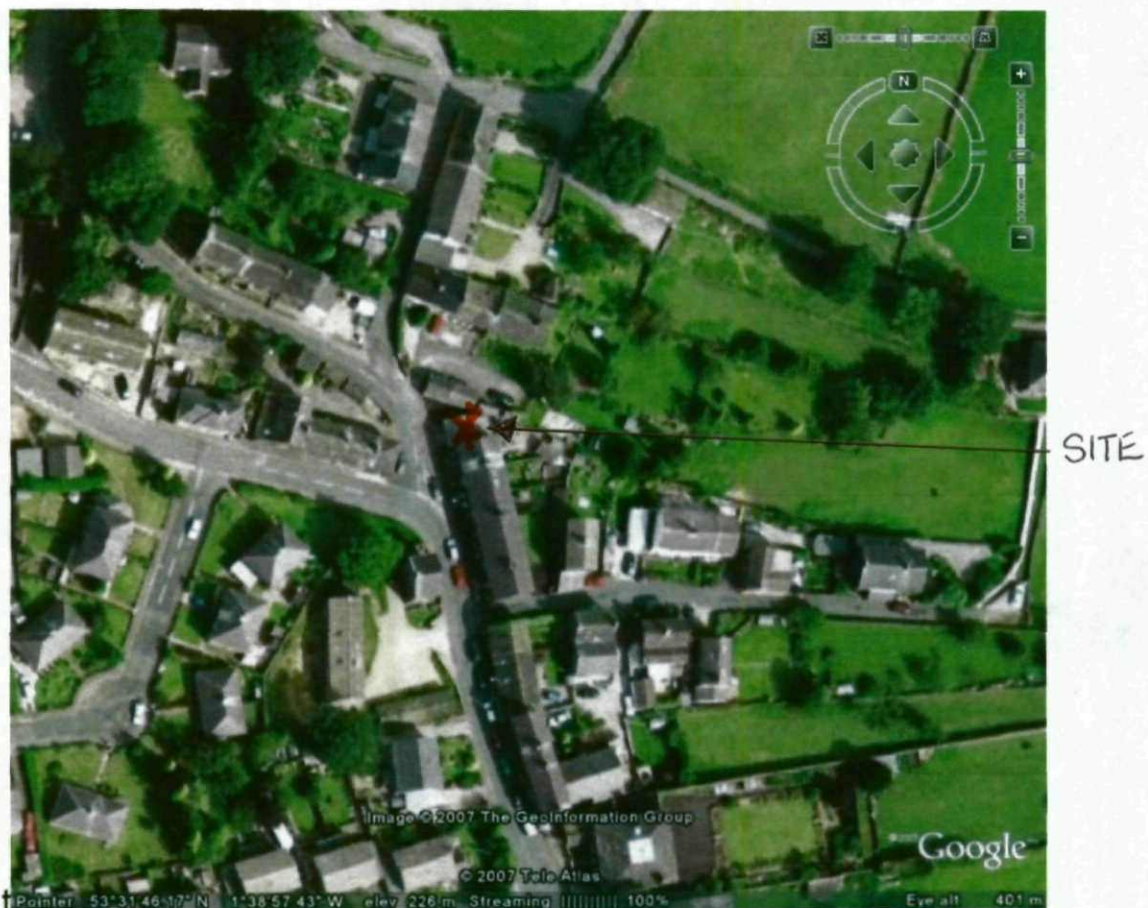
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1 BACKGROUND

This application is for Town & Country Planning approval for the demolition of the existing single storey dwelling and the erection of a single dwelling on land at 37 Towngate, Thurlstone

2 THE SITE

Thurlstone is a small village to the west of Penistone on the main Barnsley to Manchester Road (A638). The site is within a residential area with open countryside to the east. Towngate is immediately adjacent the site on the western boundary and immediately to the south are a row of stone fronted terraced houses. There are dwellings to the north with associated outbuildings. The area is residential in nature with a mix of terraced and detached properties



Towngate is an adopted highway and is part of the village road network

The properties in the vicinity of the site in the locality generally are of traditional construction with masonry external walls under pitched roofs.

The general character of the area is that of a compact residential district with properties in close proximity served by a road network.'

There is an existing single storey, one bedroom dwelling on the site. The outline of the existing building is shown on the submitted plan. The building is a single storey and of timber construction with a felt covered flat roof.

Off street parking already exists to the dwelling on the site with direct access from the highway. I

The site has access to the local highway network and Public Transport routes. Public transport services are available to the nearby town of Penistone with access to other bus and train links.

3 THE PROPOSALS & DESIGN CONSIDERATIONS

The constraints on the development from the physical/social/economic context have been identified. This includes the topographical aspects of the site, the quality and size of the surrounding properties and market forces.

The roof configuration and eaves height has been determined with regard to the existing first floor window on the gable of the adjacent property.

Constraints regarding separation distances, access, and land use have been identified and the scheme designed accordingly.

The size and accommodation proposed for the dwelling is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The building is sited with regard to site boundaries, access position and separation distances to surrounding properties.

There will not be a significant increase in overshadowing or overlooking of adjacent properties or private amenity areas.

No through routes across the site are proposed.

There are no natural features on the site (trees,, water features etc,) that require retention or special consideration.

The site is level and no re-levelling or construction of retaining walls is required.

There will be no loss of existing businesses arising from the development.

It is envisaged that future occupants will support local businesses where available.

The proposals will not adversely affect the attractiveness of the area to investors.

The scheme does not have an adverse affect on the amenity of the locality or any properties in the area. On the contrary, the removal of the existing timber construction will improve the visual amenity of the area.

The scheme relates to its surroundings in terms of the scale, size and choice of materials.

There are no different uses proposed therefore there are no relative locations to be considered.

The orientation and aspect of the building has been designed with regard to separation from adjoining buildings, footways, highways, site topography and scale of surrounding features.

The size and location of openings has been determined with full regard to the scale of building, orientation of accommodation.

The development has not been designed in isolation. Consideration has been given to buildings in the wider context and the impact of the proposals on views from surrounding properties, the highway and pedestrian routed.

The layout of the development was governed largely by the location of the access and off street parking requirements.

There is no additional off site landscaping proposed.

The architectural style is consistent with the existing buildings in the locality.

The materials are compatible to other properties in the area.

4 ACCESS

Off street parking already exists to the dwelling on the site with direct access from the highway. It is intended that the existing parking and access arrangements, together with the parking facilities will be retained.

The site is reasonably flat and it is intended that approaches to the entrance doors will meet the requirements of Part M of the Building Regulations with regard to a 'level' approach from the footway and parking areas.

Entrance doors, and the internal layout of dwellings will meet or exceed the requirements of all relevant provisions of the Building Regulations, Particularly regarding features and provisions to meet Part M requirements for disabled people and Part B in relation to fire and emergency escape and Part K regarding guarding of stairways and prevention of falling (particularly with regard to children).

Comments on crime prevention are limited to those only in respect of measures considered in relation to the layout of the site and buildings. No reference is made to the physical features of the dwellings (i.e. locks etc)

'Secured By Design' is the official police flagship for security and designing out crime.

The principals set out therein have been adopted where appropriate. This includes:

Vehicular and pedestrian routes have been designed in a way that ensures that they are open, direct and used as much as possible. The layout does not undermine the defensive space of neighbourhoods because of the positioning of boundary fences and location of private amenity areas.

The position of walls and fences has been determined to ensure that they do not obscure windows or doors.

Vulnerable areas such as the rear garden will have defensive barriers provided by fencing minimum 1800mm high. or hedges

The proposed dwelling has in-curtilage parking.

5 ASSESSMENT

The removal of the timber structure will improve the general visual amenity of the area. *By giving careful consideration to eaves heights and roof configuration the loss of aspect and light to the adjacent property will be within acceptable limits.*

The site is within a Housing Policy Area and as such policy H3 is of particular relevance. This states that areas defined on the proposals map as Housing Policy Areas will remain predominantly in residential use.

The development meets the requirements of Policy SPG3 in regard to infill residential development.

In accordance with H8D the development will not cause any significant harm to the local environment or amenities of adjoining residents.

The requirements of Policy T2 are met as there will not be detrimental to highway safety.

The site is currently used for residential purposes.

In accordance with Policy HD8 the proposals will not create additional, unacceptable loss of privacy or nuisance due to noise, light or traffic.

The site is a brownfield in character and the development meets local and national guidelines with regard to development of brownfield sites

A two storey dwelling of the type proposed ^{is} are fully compatible with the general character of the locality.

The site is residential on the UDP and will not impact on land safeguarded on the UDP for other purposes.

The development is within an existing settlement, close to existing amenities and public transport links.

The access meets the Local Authority requirements with regard to highway safety.

Because the scheme is small in scale it will not impact on the community infrastructure, services or facilities.

The density of the proposed development is acceptable in relation to the surroundin
