



G a r r y
Greetham
associates
limited

PLANNING DESIGN AND
ACCESS STATEMENT

Relating to Proposed Residential Development
consisting of Single Detached Dwelling

to land adj. "Gate Inn", Chapel Road,
Pilley, Barnsley. S75 3AR.

March 2014.

Applicants: Garry Greetham Associates Limited on behalf of
Client: Mr. Neil Anthony.

1 Introduction.

- 1.1 This is a detailed Planning Design and Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Site Layout / Location Plan.
External Works Layout.
Proposed Layouts.
Proposed Elevations.

Dwg. No: 751-15.
Dwg. No: 751-17.
Dwg. No: 751-18.
Dwg. No: 751-19.

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- 1.2 The purpose of the Planning Design and Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The Design Statement highlights the particular characteristics of the building and its relationship with the adjacent buildings and the character of the wider area. This statement also relates to the accessibility of the proposed development by people with disabilities and those who are otherwise disadvantaged, such as elderly people and single people with young children.
- 1.3 In terms of the details of the proposed development, this involves the construction 1 no. detached unit as described below;

Detached 2 storey dwelling with 3 no. bedrooms with a separate w.c. facility on the ground floor and a family bathroom on the first floor with the sizes of the unit being indicated below:

- height from the finished ground floor level to the ridge line at approx. 8.30m, (2.70m from the finished ground floor level to the finished first floor level and 2.40m from the finished first floor level to the finished ceiling level);
- The max. width at 9.00m and max. length at 13.00m.

2 Design of the Dwelling including Access to the Site and Building.

- 2.1 The site of the proposed development slopes very slightly from the rear down to the front of Chapel Road and is currently occupied by ground cover of poor state tarmacadam from the adjacent redundant public house.

A level hard surfaced pedestrian / wheelchair access will be provided from the main pavement as shown on the submitted plans. The access from the pavement, together with a hard-surfaced path around one side of the building, will be provided and will have a maximum gradient of 1 in 15 and if possible as low as 1 in 20, especially immediately adjacent to the entrance door acting as “principle” door.

If the levels are greater, then “ambulant access” should be designed for the property. The threshold to this entrance door to this Dwelling will be no higher than 15mm above the floor levels on either side and if above 15mm, the threshold is to have rounded edges and will be min. 1000mm wide.

- 2.2 In terms of the internal circulation within this dwelling, the entrance hall will have a min. width of 900mm and internal doors will have a min. clear opening to the Lounge, Kitchen / Dining and W.C. of 838mm and the space required opposite door openings will not be obstructed.

An accessible separate w.c. will also be provided to this dwelling with an outward opening door in order to provide access to anyone who falls over within the room.

2.3 The staircases to this dwelling will be a min. 900mm between handrails.

Any external steps will be 150mm (max.) risers and 280mm (min.) going with non slip surfaces, which caters for ambulant disabled.

All the switches and socket outlets are to be provided between 450mm and 1200mm from finished floor level, switches, door bells etc. – at 1200mm max. sockets, T.V. sockets, telephone points at 450mm min. from floor levels in accordance with part M – access for disabled people.

2.4 The design of this proposed dwelling is also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of this dwelling has been determined, to ensure sufficient car parking standards are achieved - 2 car parking spaces plus the integral garage.

The siting of this dwelling also ensures that an adequately sized, rear private garden will be provided, which are in the interests of the amenities of future residents and access to such will be given by 1.00m min. wide footpath to one side of each of the dwelling only, with 1.00m wide gap at the other side.

These 1.00m wide footpaths also provides access to both the refuse and recycling bins which are located to the front of the property in a fenced area and shall be brought in front of the proposed dwellings to the Chapel Road footpath on collection days.

2.5 The external facing materials for this proposed dwelling will be agreed in full with the council before any works are commenced on site, but at this stage it is our clients intention to use matching natural pitched coursed stone material for the external walling, with the use of artstone heads and cills with flat profile concrete interlocking roofing materials.

The external doors and windows will be constructed of light oak UPVC, with black rainwater and soil goods, all to complement the surrounding properties.

2.6 The design and size of this proposed dwelling, will complement the surrounding properties and hopefully shall sit well against the adjacent dwelling and create an attractive street scene in respect of this small infill development, namely;

a 2 storey structure with a gabled roof construction using a 35 degrees pitch, to match the adjacent property, with a gabled projection to the frontage as shown.

This property will have light oak UPVC barge boards and fascias, all to match the adjacent property.

- 2.7 The materials proposed for this property, have been taken into account to reduce the future maintenance of the dwelling namely UPVC Windows and Doors; UPVC Barge and Facia boards including eaves; the main external walling is also solely constructed of natural stonework with no render which obviously means a maintenance problem.

There will also be provided an area, located in the rear garden, to enable a free standing rotary washing line to be erected and therefore reducing the excessive use of any tumble dryers which may be located within the property.

- 2.8 Regarding crime prevention measures, several items, both internally and externally, have been catered for during the design stage namely;

Internally: External Doors with shoot bolt locking systems to comply with PAS 24:2007 + A2:2011 – enhanced security performance requirements;
Windows with double latch system throughout to comply with BS 7950 – proved fit for purpose;
Burglar alarm system wired to the mains electric with battery back up in case of power failure.

Externally: P.I.R. lighting to the front entrance of the property,
Flood light P.I.R. to the integral garage;
Lockable external gates located to the side of the property for access to the rear amenity spaces.

- 2.9 Take note that the design of this small infill site, complies with Policy Numbers H6; H18; T2 and E52.