Garry Greetham associates limited

OUTLINE PLANNING DESIGN AND ACCESS STATEMENT

Relating to Proposed Residential Development Under Outline Permission consisting of 2 no. Detached Dwellings To land to rear of "Stonehurst", Green Road, Dodworth, Barnsley. S75 3RP. June 2010.

Applicants: Garry Greetham Associates Limited on behalf of Client: Mr. J. Whitworth.

1 *Introduction.*

1.1 This is a detailed Planning Design and Access Statement to support the submission of a formal outline 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. Dwg. No: 627-01.

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 buildings and their relationship with the adjacent buildings and the character of the wider area.

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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 of 2 no. detached units as described below;

Plot 1: detached 2.5 storey dwelling with 3 no. bedrooms with separate w.c. facilities on the ground floor and a family bathroom on the second floor, with a detached garage to the rear with the approximate sizes of the unit being indicated below:

The max. width at 8.50m and max. depth at 8.00m.

Plot 2: detached 2 storey family dwelling with 5 no. bedrooms with separate w.c. facilities on the ground floor with a family bathroom on the first floor, with a integral double garage with the approximate sizes for the unit being indicated below:

The max. width at 13.00m and max. depth at 19.00m.

The rear boundary of the site, has an existing beech hedge with timber fencing which will be retained. There will be a proposal for turfed front and rear garden areas, and also to provide the shared tar macadam driveway together with the block paved driveways to each individual properties as shown.

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

2.1 The site of the proposed development slopes from rear to front and is currently occupied by a ground cover mixture of tar macadam and grassed areas.

A level hard surfaced pedestrian / wheelchair access will be provided from the private driveway. The access from this private driveway, together with a hard-surfaced path around the whole 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 doors acting as "principle" doors.

If the levels are greater, then "ambulant access" should be designed for the property. The threshold to these entrance doors to all dwellings will be no higher then 15mm above the floor levels on either side and if above 15mm, the thresholds are to have rounded edges and will be min. 1000mm wide.

2.2 In terms of the internal circulation within these dwellings, the entrance halls will all have a min. width of 900mm and internal doors will have a min. clear opening to the lounge, kitchen, w.c. and bathroom of 838mm and the space required opposite door openings will not be obstructed.

Accessible w.c's will also be provided to the ground floor with an outward opening door in order to provide access to anyone who falls over within the room.

2.3 The staircases within these dwellings will be a min. 850mm between handrails.

All / 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 to these dwellings 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 To the front of the site will be a proposal for a single shared driveway leading from Green Road, constructed from black tar macadam with an opening of approx. 4.50m wide to serve both properties and this opening will remain as the drive entrance for these dwellings and also provide access for the emergency vehicles if required. This proposed opening will also provide the disabled access to both these proposed dwellings.

In connection with the surrounding properties, they consist of the following;

To one side of the proposed site, (adjacent Plot 2) separated by an existing 2.00 min. high beech hedge, is an area of open grassed area for the benefit of the adjacent bungalow estate development on Low View.

The other side, separated by an existing min. 2.00m high natural stone wall, is a large 2 storey detached natural stone residential dwelling known as "Stonehurst", with a gabled roof construction consisting of slate materials.

In front of the site (facing the proposed site frontage) at the opposite side of the private drive and located behind a 600mm high brick wall, is a large brick built, detached family dwelling known as "Fieldhouse", with a gabled roof construction consisting of concrete interlocking tiles.

2.5 The design of these proposed dwellings are also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of these dwellings have been determined, to ensure sufficient car parking standards are achieved (min.1 car parking space plus the detached garage for Plot 1 and 2 car parking spaces and integral double garage for Plot 2.

The siting of both these dwellings also ensures that adequately sized, rear private gardens 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 dwellings 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 rear of the properties and shall be brought in front of the proposed dwellings to the Green Road footpath on collection days.

2.6 The external facing materials for these proposed dwellings 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 artifical stone facing material for the external walling on all of the properties, with the use of artstone heads and cills with grey coloured concrete interlocking roofing materials. The external doors and windows will be constructed of white UPVC, with black rainwater goods, all to complement the surrounding properties.

2.7 The design and size of these proposed dwellings, will complement the surrounding properties and hopefully shall sit well against the adjacent dwellings and create an attractive small infill development, namely;

Plot 1: a 2.5 storey structure with a gabled roof construction using a 45 degrees pitch, with a gabled projection to the frontage as shown.

Plot 2: a 2 storey structure with a hipped side roof construction and gable to the front as shown, both using 35 degrees pitch.

Both these properties will have white UPVC barge boards and fascias, all to match the surrounding properties.

The ridge line of the proposed dwellings will be stepped to coincide with the slope of the existing ground, which should provide an attractive infill as viewed from Green Road..

2.8 With respect to the availability of the local public transport, Green Road itself leads from Dodworth Road, which both provides several local bus stops, each providing easy access to Barnsley town centre.

Also Dodworth town centre and the train station is only a short walk away with the junction 37 of the Motorway M1 quite close by.

2.9 The materials proposed for these 2 properties, have been taken into account to reduce the future maintenance of the dwellings namely UPVC Windows and Doors; UPVC Barge and Facia boards including eaves; the main external walling is also solely constructed of artifical stonework with no render which obviously means a maintenance problem. All fencing proposed will utilise concrete posts with concrete kicker rails to the base, therefore reducing the chance of any timbers rotting.

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

2.10 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.
Windows with double latch system throughout,
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 properties,
Flood light P.I.R. to the detached garage;
Lockable external gates located to the side of the properties for access to the rear amenity spaces.

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