

Design Statement

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Design Statement

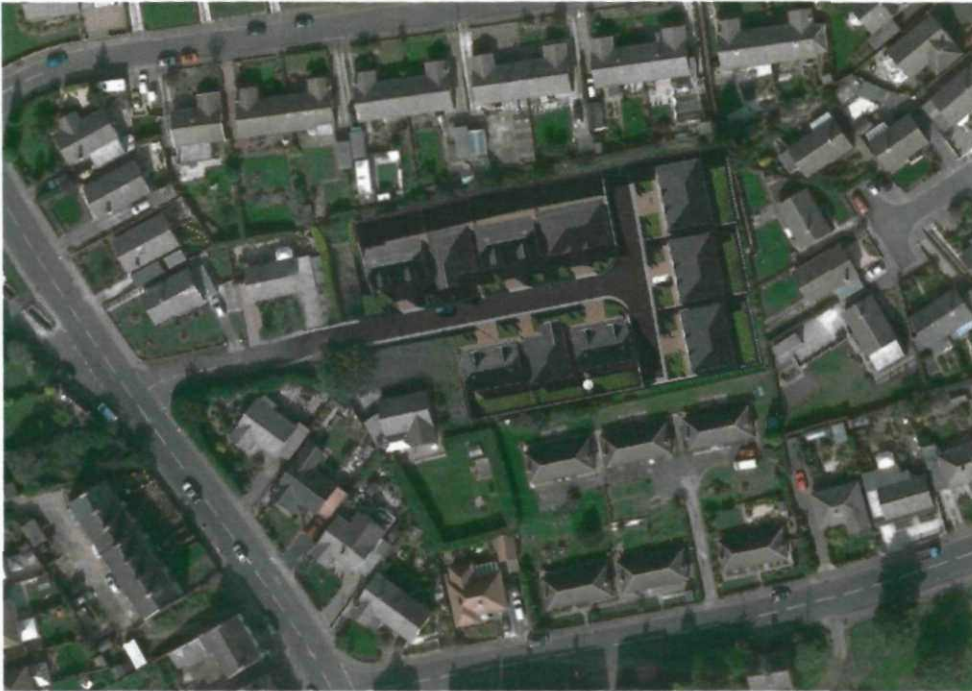
1 INTRODUCTION

The Applicant recognises the importance of good design whilst taking a sympathetic approach to the density of the scheme within its surrounding environment.

The Applicant feels that this development can make a positive contribution to the localised area enhancing the local environment.

The scheme will provide good sized bungalow and dormer bungalow homes with a total of 18 new 2 and 3 bedroom dwellings, all with private off road parking and front and rear private gardens.

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2 SITE LOCATION

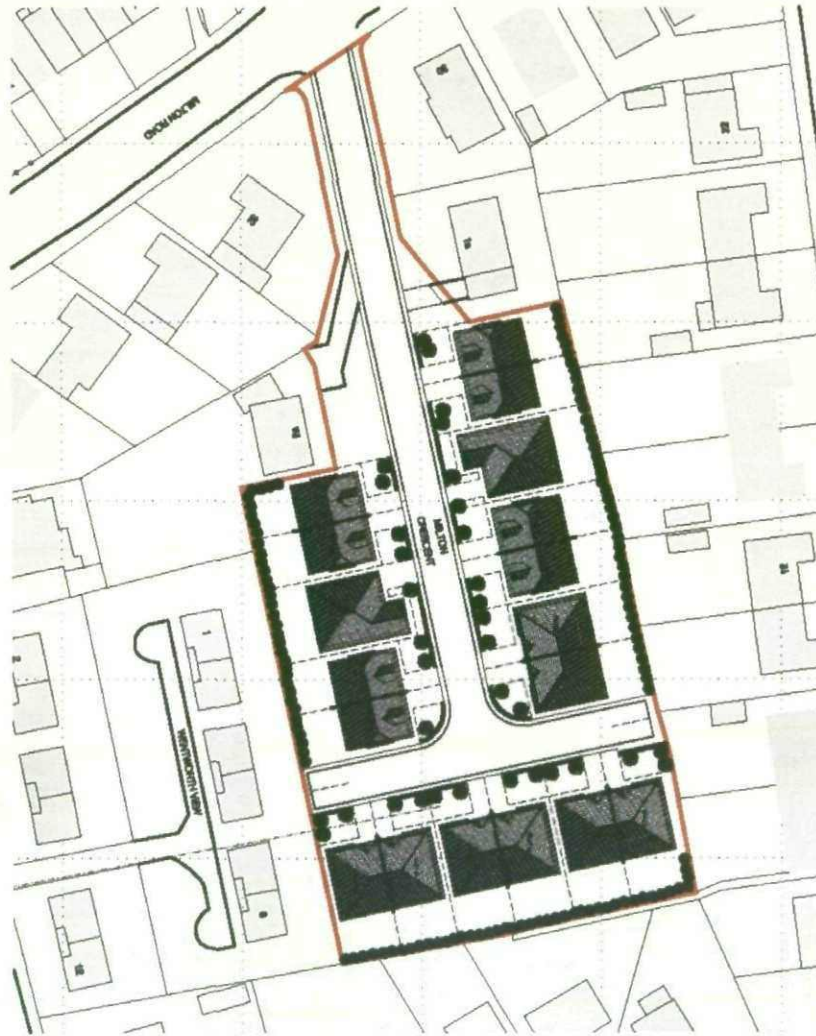
The site is situated at Milton Crescent which is accessed from Milton Road, close to the village centre of Hoyland.

The site was previously occupied by 18 bungalow's and was owned by the Local Authority. The site was subsequently cleared and is currently a vacant "brown field" plot of land.

Milton Crescent is bound by single storey properties on Milton Road, Southlea Drive, Southlea Close and Wentworth View and would form a welcome infill development to the community.

Following initial correspondence with the local Planning Department it was advised that this particular area has been ear marked for residential development.

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3 AMOUNT

As previously mentioned the site previously housed 18 bungalows and as such 18 new build bungalows are proposed for this redevelopment.

Given a site size of 0.45ha and the proposed number of dwellings being 18 this gives a ratio of 40 dwellings per hectare, which fits in with the planning policy requirements for new developments of between 30 and 50 dwellings per hectare.

The 18 bungalows have also been split in to 3 types to give a more aesthetically pleasing look to the development.

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4 LAYOUT

The nature of the site in terms of overall dimensions and levels, really dictated the layout of the properties on the site.

With the existing properties having only on street parking, and the width of the one way style road around site, access was greatly compromised around site. The proposed scheme allows private off road parking, with possible on street parking, and more than adequate space for vehicle maneuvering including fire appliances and refuse vehicles.

As previously mentioned the site levels are a key factor to this development with a good degree of alteration being required to make the scheme work. The North side of the site would see the levels reduced, benefiting the existing properties to Southlea Drive, while the South of the site sees a minimal increased height to allow the individual properties access on the new central highway, without the highway being set at a much steeper gradient. This increase in height only affects the properties which are set a good distance back from the properties on Wentworth View so as no overlooking occurs from the proposed properties.

The proposed properties have been arranged, with informal advice from the local authority planning office, and they have been positioned on the site so they do not cause any form of visual impediment to the existing properties in their locality, whilst maintaining a sense of privacy to each proposed property and its surroundings.

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5 SCALE

During initial feasibility studies, and along with consultation from the Planning Authority, it was decided the properties on the site should be 2 and 3 bedroom bungalows and dormer bungalows to match the current surrounding housing stock.

The new properties being in line with the surrounding dwellings of 2 and 3 bedroom properties.

The dormer bungalow properties were introduced as means of maintaining a good deal of living space within the property and provide good amenity space to the dwellings while only providing a small overall footprint, so as not to make the development feel over crowded or over developed.

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6 APPEARANCE



A sympathetic approach was taken during the design of the properties to ensure they will blend in with surrounding dwellings as regards materials, and architectural detailing such as eaves overhangs.

The majority of the properties to surrounding the site are traditional red brick, with a number of existing houses to Milton Road being stone finished buildings.

The choice of materials was made to complement the surrounding area:
The Bricks are Caradale Traditional Brick – Royal Smooth.
There are feature smooth art stone cills and heads to the doors and windows.

The roof tiles selected are;

Marley – Modern interlocking concrete tiles – Smooth Grey.

All windows are to be uPVC framed double glazed units finished in cream.

All of the fascias boards are to be white uPVC.

All rainwater goods are to be black uPVC.

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7 ACCESS

Vehicular

There is currently access to the site from Milton Road on to the existing Milton Crescent. The scheme is for a new access road to serve the proposed dwellings with turning space for all vehicles including fire appliance and refuse vehicles at the head of the road.

The access road, cul-de-sac and private driveways would be laid to specific levels due to the level nature of the site – please refer to drawing A(90)-06 – Proposed Levels Plan for details.

The private driveways of each property would be identified in herringbone block paving.

Inclusive Access

Pedestrian access would be granted via the access road and cul-de-sac. Within the site there will be level access on hard surfaces around the site and to each dwelling for pedestrian traffic.