Garry Greetham associates limited

PLANNING DESIGN AND ACCESS STATEMENT

Relating to Proposed Residential Development consisting of single Detached Bungalow with 2 no. Car Parking Spaces to land adj. 14 Hillside Drive, Hoyland, Barnsley. S74 9LF.

December 2011.

Applicants: Garry Greetham Associates Limited on behalf of Clients: Mr. & Mrs. R. A. Windle.

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.	Dwg. No: 749-01.
Proposed Elevations.	Dwg. No: 749-02.
Proposed Layout.	Dwg. No: 749-03.
Typical Cross Sections.	Dwg. No: 749-04.

Residential Design Consultant

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Directors: G. G. Greetham; J. A. Greetham

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 bungalow 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 of a single detached bungalow on the site of a previous semi-detached bungalow – mirror image and attached to no. 14 Hillside Drive, which was demolished in approx. 1984 and subsequently the land was sold to the owners of no. 14 Hillside Drive and has since been used as a private side garden area.

The construction being a detached bungalow with 2 no. bedrooms and a family bathroom, with the sizes for the unit being indicated below:

height from the finished rear ground floor level to the ridge line at approx. 4.60m – 6.20m from the front due to the existing ground slope; (2.40m from the finished floor level to the finished horizontal ceiling level);

The max. width at 9.103m and max. length at 12.478m.

The development also retains the existing terraced rear garden areas as shown with to the rear boundary of the site being an existing concrete post and kicker rail with timber infill fence at 1.80m high which will be retained. This fencing detail will also be carried to the side boundary adjacent no. 14 Hillside Drive.

There will be a proposal for an area of raised low level planting to the front garden as shown.

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

2.1 The site of the proposed development slopes from the rear to the front, adjacent Hillside Drive and also from side to side as shown and is currently occupied by a private side garden used solely for no. 14 Hillside Drive, and the ground cover is a mixture of grassed and heavily soft landscaped areas.

A level hard surfaced pedestrian / wheelchair access will be provided from the main pavement on Hillside Drive as shown on the submitted plans. The access from the pavement, together with a hard-surfaced path around the whole of the bungalow and due to the existing levels regarding this site, then an "ambulant access" has been designed for this property.

The threshold to the side entrance door will be no higher then 15mm above the external 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 the bungalow, the entrance hall from the internal porch will have a min. width of 1050mm and internal doors will have a min. clear opening to the lounge, kitchen and bathroom of 838mm and the space required opposite these door openings will not be obstructed.

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

2.3 The external steps leading to the side entrance door (acting as principle door) will be 150mm (max.) risers and 300mm (min.) going with non slip surfaces, including a quarter landing as shown, which caters for ambulant disabled.

However the other access to have 200mm (max.) risers and 300mm (min.) going, again with non slip surfaces.

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

2.4 To the front of the site, adjacent the public footpath on Hillside Drive, will be open to allow for a large single driveway for 2 no. car parking spaces of 3.00m x 5.70m each, constructed from block paving, with an opening of approx. 7.50m wide to serve both these car parking spaces, with piers to each side of the opening and will remain as the entrance for the dwelling and will also provide access for the emergency services if required and will also provide the disabled access to this proposed dwelling.

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

To the high side of the proposed site, separated by an existing 1800mm high timber fence located over a red brick dwarf wall, is No.10 Hillside Drive, this property being a standard height single storey red brick (with artificial stone infill to the front) residential bungalow, with a gabled roof construction consisting of concrete interlocking materials.

The lower side, separated by a proposed 1.80m high concrete post and timber panel fence over a 900mm retaining wall, is No. 14 Hillside Drive which is a standard single storey detached brick (with artificial stone infill to the front) constructed residential bungalow, with a gabled roof construction consisting of concrete interlocking materials.

In front of the site (facing the proposed site frontage) at the opposite side of Hillside Drive and located behind a 600mm high dwarf wall, are several standard height single storey red brick (with artificial stone infill to frontage) gabled semi-detached residential bungalows, with their front gardens facing the dwarf walling.

2.5 The design of the proposed bungalow is also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of the bungalow has been determined, to ensure sufficient car parking standards are achieved - 2 car parking spaces located to the front as shown.

The siting of this bungalow 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 footpaths to both sides of each of the bungalow.

Both the refuse and re-cycling bins which are located to the front of the bungalow as shown on Dwg. No: 749-01 and shall be brought in front of the proposed bungalow to the Hillside Drive footpath on collection days.

2.6 The external facing materials for the proposed bungalow 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 red brick facing material for the external walling including artificial stone infill to the front, with the use of soldier course cills (as applicable – refer to the elevations), with matching profiled concrete interlocking roofing materials.

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

2.7 The design and size of the proposed bungalow, will complement the surrounding properties and hopefully shall sit well against the adjacent dwellings and create an attractive stepped street scene in respect of this small infill development, namely a detached bungalow using a 25 degrees pitched main hipped roof construction, this roof design reduces the impact due to the existing site levels.

The bungalow will have white UPVC barge boards and facias, all to match the surrounding properties.

The ridge line of the proposed bungalow will be higher then no. 14 Hillside Drive however this creates a stepped design and creates an attractive appearance to the street scene to Hillside Drive.

2.8 With respect to the availability of the local public transport, Hillside Drive itself leads from both Millhouses Street and King Street, which has numerous local bus stops nearby providing easy access to Barnsley town centre. Also note that Elsecar train station (located just off the end of Millhouses Street) is within easy walking distance.

2.9 The materials proposed for this bungalow, 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 brickwork with infill of artificial stone to match the surrounding properties.

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 garden, to enable a free standing rotary washing line to be erected and therefore reducing the excessive use of a tumble dryer which may be located within the bungalow kitchen.

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 side entrance of the bungalow,
Flood light P.I.R. to the front car parking;
Lockable external gates located to the side of the bungalow 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. Also note that neighbour consultations have taken place and they will have viewed the submitted drawings and at present, we are awaiting their response.

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Garry Greetham Associates Limited		
Address:	12 Hillside Drive,	Date: December 2011
	Hoyland, Barnsley. S74 9LF.	Drawing No. 749-05-01
For:	Mr. & Mrs. R. A. Windle.	Revised:

Door Schedule				
No.	Location	Size	Lintol ref	Notes
D1	External Void	686 x 900	Lintol 1200	External frame, ledged & braced
D2	French Doors	2x686 x 2100	Lintol 2550	External french doors with opening
				side lights in o/all frame 2148
D2	French Doors	2x686 x 2100	Lintol 2550	External french doors with opening
				side lights in o/all frame 2148
D4	Porch	1000 x 2100	Lintol 1800	Front Door with low threshold
				in o/all frame 1473
D5	Porch / Hall	838 x 1981	n/a	internal
D6	Bedroom 2	762 x 1981	n/a	Internal
D7	Bedroom 1	762 x 1981	n/a	Internal
D8	Bathroom	838 x 1981	n/a	Internal
D9	Store	686 x 1981	n/a	Internal
D10	Lounge	838 x 1981	n/a	Internal
D11	Kitchen	838 x 1981	n/a	Internal
Meters			750 G690/0750	

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Address: 12 Hillside Drive,	Date: December 2011
Hoyland, Barnsley. S74 9LF	Drawing No. 749-05-02
Mr. & Mrs. R. A. Windle.	Revised:

Window Schedule				
No.	Location	Size	Lintol	Notes
W1	Bedroom 2	1810 x 1050	Lintol 2100	
W2	Bedroom 1	1810 x 1050	Lintol 2100	
W3	Bathroom	910 x 1050	Lintol 1200	Obscure Glazing
W4	Lounge	910 x 1200	Lintol 1200	
W5	Dining	686 x 1200	Lintol 1050	
W6	Kitchen	1248 x 1050	Lintol 1550	
W7	Hallway	350mm dia	n/a	Glidevale Sun Tunnel

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