OAKWORTH
HOMES

DESIGN AND ACCESS STATEMENT

CLIENT: Mrs E. Manterfield

PROJECT ADDRESS: 34, Westgate, Monk Bretton, Barnsley, South Yorkshire. S71 2DJ

PROJECT: Proposed erection of 4 detached dwellings & a single garage.

INTRODUCTION:

Previously containing timber sheds and chicken houses, the site is a currently unoccupied area of private land set back from the main road of Westgate, adjacent to the client's existing bungalow and its surrounding gardens at No.34. The sheds were taken down and the site cleared and prepared for building works in early 2010.

The new scheme proposes to provide a vehicular access with turning head following the line of the lower right hand boundary, as viewed from the road. The site is to be divided into 4 plots, each of which are to be accessed from this road and provide a minimum of 1 external parking space and 1 other parking space within the garages provided (plots 1-3 integral and plot 4 with detached garage.) Each dwelling has 4 or 5 comfortable double bedrooms/suites, large family rooms with ample dining/entertainment space and large garden amenities to the rear. With the option of feature glazing in the master suites and hallway atrium, bi-fold doors from the kitchen / dining room, built-in wardrobes and a quality finish throughout, the client hopes to produce 4 properties for resale that have not only a strong aesthetic appeal, but, coupled with a sustainable timber frame construction, underfloor heating and heat pumps, also have inherent environmental benefits.

BUILDING WORKS:

As the site is already cleared and prepared for development, the initial step is to install the foundations. This process is to be carried out by a sub-contractor of Oakworth Homes who will then await the arrival on site of the flat pack of timber frame panels and appropriate roof truss system. Subject to the client's approval, plot 4 will be constructed first then the following plots in sequence back towards the site entrance. The timber frame will then be erected on site to form each dwelling structure from foundations to roof, felted and loosely battened, ready to receive the chosen elevational finish and roofing material. All materials are yet to be selected and approved.
The driveways and road will then be dug, installed and finished to provide appropriate circulation and access into the site.

DESIGN AND CHARACTER:

The applicant has worked very closely with ourselves as the designers and under the guidance of the local planning officers to create a scheme that suits the setting and her requirements for a solid, high spec. development. It is not only important to the client from a resale standpoint, but also from a personal one, as the development is to provide her and the family with 'neighbours' for the foreseeable future.
Plots 1-3 are essentially the same housetype with minor modifications to the front elevation of each, to differentiate between itself and its neighbouring properties. At ground floor level, this housetype consists of a large hallway leading to the lounge, WC and large open plan area to the rear incorporating snug area, dining and kitchen facilities and utility with access directly from/to the garage. The 2 sets of bi-fold doors allow the occupants to open up the house to enjoy the garden space at the rear. At first floor level, the landing accesses all 4 double bedrooms/suites with various built-in storage and ensuite facilities and a comfortable house bathroom. The top floor suite houses an ensuite bathroom, expansive wardrobe space and an area for general storage – particularly useful for large family homes. The option to have the double feature window in the roof would allow views across the reservoir to the rear of the applicant's land. The variations in the style of the front elevations allow for plot 2 to accommodate further feature glazing and a small atrium to the hallway/landing (there is a slight amendment to the configuration of bedroom 1 to allow for this.) Similarly, the ground floor layout of plot 4 entrances into a large hallway leading to the lounge, family room, shower room (should the family room extension be used as further bedroom) and the large kitchen/dining area to the rear. As with plots 1-3, multiple access points are provided to the rear garden amenity. At first floor level, the open hallway becomes a feature of the property with the atrium to the front of the house and full height glazing. There are a further 3 double rooms (1 with ensuite facility), linen store and house bathroom. To the top floor there is a large bedroom with dressing area and ensuite as well as a storage area utilising some of the reduced height space at the top of the stairwell. As previously mentioned, this dwelling also has a detached single garage to provide additional parking.

The large bungalow between the applicant's land and Westgate, along with the road facing elevation of the depot building belonging to the bungalow, is finished in a mottled buff stone with dark grey, slate tiling to the roofs. The applicant would like to utilise this colour palette at the 4 new properties with a buff / yellow stone-effect brick, artstone corbels and black-grey slate tiling to the roofs – all materials are yet to be chosen and confirmed.

The site is entirely private and set back behind existing buildings from the main road. However, within the site, as recommended by the planning officers, a degree of landscaping would be incorporated to the final site to provide division between both the newly created plots and the client's existing home.

MOVEMENT AND CIRCULATION:

External access to the rear of each property is to be provided by at least 1 of the paths indicated to either side of the building leading to the gardens at the rear.
The front pedestrian entrance into each property is to be fully compliant with Part M of the Building Regulations providing sufficient level threshold access for both wheelchair users and those with other ambulant disabilities. The WC and shower room facility (plot 4), are situated within easy access of the principle entrance on all ground floors and are also designed to adhere to all specified code for required circulation and usage. The staircases are to be designed, fitted and finished in accordance with all relevant Part K specifications.

ACCESSIBILITY – VEHICULAR AND PEDESTRIAN:

The proposed vehicular access onto the site is to be designed in accordance with relevant codes and, at the recommendation of the planning officer, include an approved turning head at the corner point – as indicated on the Proposed Site Plan, drawing ref: 002 and in association with Access Application 2007/1497. As previously mentioned, each plot provides a minimum of 2 parking spaces; 1 externally and another internally via the integral garages and detached garage (plot 4) – as all properties are large family homes, parking provision away from the access road will benefit all residents of the site.

COMMUNITY SAFETY:

Although away from the main road, the client is creating a quality 'mini-estate' of houses in Monk Bretton, retailing at the higher end of the property market; unfortunately as such they can be a potential target for burglary. With this in mind, all residents/developers have a degree of duty to secure their property/s sufficiently to deter criminal activity on their own land and subsequently the entire area. The client proposes to provide security lighting and lockable gates to those paths used as rear garden access, providing separation between the front and rear of the plots. Furthermore, she would potentially like to install intruder alarm systems to the properties. At this stage, all security measures and boundary treatments are yet to be confirmed.

ENVIRONMENTAL SUSTAINABILITY:

Oakworth Homes are a specialist in the field of timber frame and pride themselves on the quality and integrity of their product. The project at Monk Bretton will utilise our sustainable timber frame kit constructed and fully insulated, as standard, to adhere to not only current regulations, but also in anticipation of forthcoming changes to Part L legislation and Code for Sustainable Housing upgrades. The property is also to include under floor heating throughout provided by external heat pumps – a further, more environmentally friendly technology compared to traditional, solid fuel methods.

Monk Bretton is located approximately 2 miles north east of Barnsley town centre. The site at 34, Westgate has strong public transportation links with 7 bus stops less than half a mile away. Within a 2 mile radius of the site, there are a variety of small shops, healthcare practices, post office facilities and car maintenance garages as well as a large Asda superstore and main train station. Within the Monk Bretton area, there are 2 primary schools, a high school and a college and in approximately 5 minutes, you can reach Barnsley centre (by bus or by car) for wider shopping, educational and recreational facilities.

CONCLUSION:

To summarise the process, the 4No. proposed 2 ½ storey, 4 and 5 bedroom properties will be erected on this site using the sustainable timber frame method and incorporating renewable energy technologies to provide further efficiency in their future running and maintenance. The properties will then be finished using high quality products and external finishes in keeping with the surrounding neighbourhood so as to maintain the inherent character of the area and provide a private, attractive and considered development for future occupants.