Breslin Building Surveys (BBS)
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Proposed Three Bedroom House. To be sited to the South Side of 18 Walker Road Tankersley Barnsley S75 3DB.

Building Design and Access Statement.

Ref: Mrs. Woods 18 Walker Road Tankersley Barnsley S75 3DB.

27/09/2008.

For:

Proposed three Bedrooms detached House. To be sited to the South Side of 18 Walker Road Tankersley Barnsly S75 3DB. Brick work and roof tiles to match the existing. Windows and doors to be U.P.V.C. Egress type Double glassed units to be safety glazing 20mm air gap with soft low E coating or 12mm argon filled and a-soft low Ecoating. Back ground ventilation to be min 800mm square and a min opening ventilation of 1/20th of the room area. For further detail: Please refer to the Site Notes and Drawings. The access to the proposed House would be from Fenn Road.

The owner Mrs. Woods 18 Walker Road Tankersley Barnsley S75 3DB is in agreement with the Proposals.

Site History:

The Proposed three bedroom house. Would be built on land to the side of 18 Walker Road Tankersley Barnsley S75 3DB that is been used only for parking and let go to waste.

Local Buildings:

This development complies with Planning Policy H6 This development lies within the existing boundaries and does not encroach on any other land. It is compatible with the existing buildings. The Proposed windows would not look out on to any other Property.

Site Profile:

The site is in established residential area with a mix house types. The land is flat and level with easy access to the road. Boundary is a mix of fencing and Hedges. There are bus stops nearby. The new roof would be of Concrete Tiles. The property is not in a designation or Conservation area and there are no listed buildings in the surrounding area. There are no constraints for development in this area from physical/social/economic context identified in this brown belt area of Commercial sector and Private domestic properties. The development of the land as we have proposed will be in keeping with the councils Land use Policies. The impact on the social and economic context would be it seems would be limited and neutral to the area.

The proposed development would be beneficial to the property and to the area with a good impact to visitors and locals with its impact on the neighborhood.

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The Scheme:

An Outline Application for a three Bedroom House with Parking and bin stores also a tarmac turning area to the front and side of the new Proposed Property.

Flooding:

There is no flooding in this area as the maps we have supplied show.

Radon:

There is a moderate risk of Radon in this area.

Landscape Features:

There are Hedges but they do not need to be removed. There are no Water features on this site. There are no protected species or wildlife habitats on this site. There will be soft landscaping so there will be a need for someone to attend to the landscaping and gardening and general maintenance this will be carried out by the residents of the proposed property.

Site Access:

The front of the property will be Tarmaced to for parking space plus bin stores and turning point. This development complies with transport Policy T2. The area is well served with buses and Metro stops that are within easy walking distance.

Local Amenities:

There are shops within easy walking distance of this site which in turn complies with Policy T2. The new premises would be supplied separately for water and Sewage plus electricity from the existing mains that is already in the area.

Design Principles:

Considering PPS3 there is a National shortage of adequate affordable properties. This dwelling will be built to the latest insulation standards and will be sympathetic to the surrounding buildings. Access to the site is from Fenn Road.

The Proposed new House has been designed to help fulfill the national shortage of reasonable priced dwellings. The Proposed Building would be designed to reflect the character of the existing buildings in the area with facing brick to match the existing. The concrete roof tiles to the roof to complement the existing buildings in the area. Wired smoke detectors to both floors. All water / Electricity / to be mains. Extractor Fans to be installed in all W/Cs / Kitchens and Bathrooms. The design of the building is to keep the present aspect of the area. Building the proposed Property with Bricks to match the existing with Concrete roof tiles. The new premises would be supplied separately for water and Sewage plus electricity from the existing mains that is already in the Area.

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Security:

Crime prevention measures would include the fact that people would be living in the house.

Economic Content:

There would be jobs created by the building of the property and new people Living in the area.

Access Statement:

The access to the proposed House would be from Fenn Road which is flat and Level.

Design and Access Justification:

This is an existing residential area so a dwelling is appropriate in principle in line with 4.1.3.of the UDP (FA). Housing Density. Which satisfies PPs 3?

Regards John.

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