Land at Greenacres Close
Hoyland, South Yorkshire



Design & Access Statement

Prepared by: Paul Green, The Old Vicarage, Southgore Lane, North Leverton, Notts, DN22 0AA

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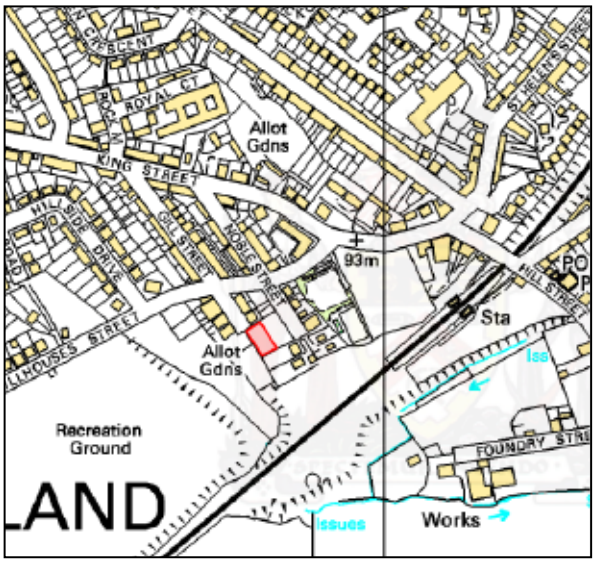
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1. SITE ANALYSIS



The proposed site is located just off Greenacres Close at the bottom of Gill Street and had previously formed part of a garden of a dwelling which was demolished in the 1980's.

The site is approximately 0.055ha (0.138ac, 560sq.m) and is of a rectangular shape. The site has brick walls to the northern and southern boundaries, a timber close boarded fence to the west and a brick wall with timber panels to the east. The land is level and clear of trees with only a small amount of surface scrub which has been allowed to grow over the last year.

2. SURROUNDING AREAS

The site is surrounded by residential dwellings. To the northern boundary sits 58 Gill Street, a 1900's Victorian terrace, to southern boundary is a 1950/60 detached dormer bungalow and four new build properties to the east, built in 2008 and comprising of a block of three, 3 storey town houses and a 4/5 bedroom double storey detached house. To the west is a small cul-de-sac of new build 5 bedroom 2 1/2 storey detached houses, built in 2008/9. There are no common house type within the immediate surrounding area, which means each property has different roof heights, setbacks, building lines, widths and architectural styles.

3. MOVEMENT AND CONNECTIONS

There is already access to the site which comes from the bottom of the Gill Street. It is proposed that the new access be from Greenacres Close and prior communications with the highways department through the planning department in 2008 had indicated no issues with this. On the road of Greenacres Close there is no designated parking as the properties have driveway parking.

4. POLICY BACKGROUND

The site falls within the area outlined in the UDP for residential use and forms part of the PPS3 5 year allocated housing land supply. It complies with Policy Number D1 set out in the LDF.

5. DESIGN

There has been much thought given to the site and what would be the most suitable scheme which delivers on government and local policies and also paying attention to the immediate surroundings. With this in mind it was decided that a single modern residential family dwelling would be most suitable with the main footprint being 7.461m wide by 12m deep with a side extension area of 2m extending a further 3m towards the rear and a 30sq.m double garage.

The layout has been given considerable thought and the building has been designed to accommodate a 12m privacy distance between the existing properties to the east and west. A single storey rear/side extension creates a private amenity for the proposed development which negates any potential overlooking. There has been a provision made for soft landscaping along the eastern boundary, to a height of 2m, to aide further with privacy from both viewpoints. Great attention has been given to the garage location and position in relation to the proposed building and surrounding buildings and has been positioned with 2m distance from the north and eastern boundaries and designed with a hipped roof and a ridge height comparable to the rear extension, overall

lessening the bulk of the building and the potential for overbearing to the properties to the east.
The design and size of the proposed property will complement the surrounding properties and is a representation of the properties on the Greenacre development completing the cul-de-sac.

The materials chosen are to match that of the Greenacres houses with a Hanson Hathaway brick, Marley Eternit grey tile, white uPVC windows and doors, white uPVC soffits and facias, black rainwater goods and a brindled block driveway. The ridge line falls lower than those of Gill Street and the 3 storey properties but slightly higher than those of Greenacres and to the south which creates a natural step in heights.

Proposed is a brindled block driveway to the front of the property with a provision of parking for up to four vehicles. This allows ample parking for the residents and any visiting guests to the property making off street parking very unlikely. There is an agreeable amount of space to the sides of the proposed property and over 10m to the rear which benefits the amenity. A planting of box privet or similar is proposed to the eastern boundary to further soften the impact with turf being proposed for the majority of additional outside space.

Surface and foul water will be taken care of by main drain and soakaways where possible.

The property has been designed to use materials which reduce future maintenance and allows flexibility for potential future changes. Suitable crime prevention measures will be addressed to include external lights, lockable gates, burglar alarms and door and window locks.

6. CONCLUSION

The proposed development falls within an area prime for residential development and is considered to represent an attractive development that will compliment the existing character of the area without harming the amenity of its neighbours. The proposed buildings are of suitable scale and careful consideration has been given to create a sympathetic design which gives maximum usability and minimum environmental and visual impact. The landscape has been managed responsibly and the site is protected on all sides and situated in a private location further lessening the impact on the local viewpoint.