

DESIGN STATEMENT

23rd FEBRUARY 2011

DEMOLITION OF 3 NO. DWELLINGS & OUTBUILDINGS AND REPLACEMENT WITH 3 NO. DWELLINGS WITH ATTACHED GARAGE & STAND ALONE GARDEN STORE:-

LANE HEAD FARM, CAWTHORNE, BARNSLEY

EXISTING CIRCUMSTANCES

- SITE IS LOCATED AT LANE HEAD FARM, CAWTHORN OFF NORTH LANE
- ACCESS IS VIA AN UNSURFACED PRIVATE DRIVE WHICH IS ACCESS FOR VEHICLES & PEDESTRIANS, THIS LEADS TO AN UNSURFACED COURTYARD AREA.
- THE BUILDINGS CURRENTLY STANDING ON SITE ARE USED AS DWELLING HOUSES & ALSO COMPRISES OF SEVERAL OUT BUILDINGS.

DESIGN PROPOSAL

THE EXISTING DWELLINGS WILL BE DEMOLISHED & REPLACED WITH 3 NO. NEW DWELLINGS WITH ATTACHED GARAGES AS PER THE PREVIOUS APPROVAL WITH THE EXTRA PROVISION FOR A STAND ALONE GARDEN STORE.

THE END GABLE WILL BE RETAINED AS THE DOMINATE FEATURE TO MATCH THE EXISTING BUILDING. THE EXISTING STORES WILL BE INCREASED IN WIDTH & ALSO BE EXTENDED INTO THE GROUND TO PROVIDE THE LIVING SPACE PROPOSED.

PROPOSALS SHOW A DESIGN TO MATCH THE ORIGINAL ARCHITECTURAL STYLE OF THE ELEVATIONS FACING INTO THE COURTYARD, ALSO THE BUILDINGS CURRENT RIDGE LINE BE RETAINED SO THAT THE CURRENT BUILDING APPEARANCE IS RETAINED.

THE PROPOSED SUNKEN COURTYARDS TO THE REAR OF THE PROPERTIES WILL PROVIDE ADDITIONAL OUTDOOR SPACE FOR RESIDENTS WHILE ALSO ACTING AS A LIGHT WELL, ENABLING THE LOWER GROUND FLOOR BEDROOMS TO BE NATURALLY LIT DURING THE DAY.

THE MATERIALS PROPOSED FOR THE SCHEME WILL MATCH THE EXISTING PROPERTY:-

- NATURAL COURSED STONE FOR EXTERNAL WALLS
- PITCHED ROOFS ARE PROPOSED AS BLUE SLATES
- EXISTING UPVC WINDOWS WILL BE REPLACED WITH HARDWOOD TIMBER FRAMES WITH STONE SILLS, LINTELS & MULLIONS.
- BLACK PAINTED TIMBER GUTTERS WITH BLACK UPVC DOWNPIPES

EXISTING DATE STONES WILL BE CAREFULLY REMOVED & INCORPORATED INTO THE PROPOSED BUILDING EXTERNAL WALL LEAF.

THE LANDSCAPING AROUND THE PROPOSED DEVELOPMENT WILL AIM TO PROTECT THE CHARACTER OF THE SITE AS WELL AS PROVIDING FUNCTIONAL ACCESS, THE EXISTING COURTYARD WILL BE RETAINED & ENHANCED TO ACT AS A VEHICLE DROP OFF AREA.

THE PAVED AREA TO THE FRONT OF THE DWELLINGS CREATES A DEFINITIVE ENTRANCE TO THE DWELLINGS FOR VISITORS TO THE SITE & PROVIDES A SAFE LEVEL ACCESS FOR PEOPLE TO STAND.

IT IS PROPOSED THAT A NEW SEPTIC TANK WILL BE INSTALLED WITH A CONNECTION MADE TO THE PROPOSED DWELLINGS.

THE SHELL OF THE PROPOSED BUILDING IS NOW CONSTRUCTED IN LINE WITH THE PREVIOUS APPROVAL WITH CONSTRUCTION MATERIALS APPROVED & AN APPROVED LANDSCAPING PLAN TO BE INCORPORATED. THE PROPOSED GARDEN STORE WILL PROVIDE A STRUCTURE THAT IS IN KEEPING WITH THE PROPOSED DWELLINGS AND BE SYMPATHETIC TO ITS SURROUNDINGS. THIS WOULD NEGATE THE NEED FOR A MORE COMMON TIMBER GARDEN SHED WHICH WOULD BE OUT OF CHARACTER WITH THE REST OF THE BUILD AND COULD BE SEEN AS AN EYE SORE.

ACCESS STATEMENT

23rd FEBRUARY 2011

CONTACT DETAILS

APPLICANTS DETAILS

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DESCRIPTION OF DEVELOPMENT

DEMOLITION OF 3 NO. DWELLINGS & OUTBUILDINGS AND REPLACEMENT WITH 3 NO. DWELLINGS WITH ATTACHED GARAGE & STAND ALONE GARDEN STORE

DESIGN STANDARD FOLLOWED

APPROVED DOCUMENT PART M (2004) & BS8300 (2001).

PHILOSOPHY & APPROACH

TO PROVIDE ACCESS TO COMPLY WITH BUILDING REGULATIONS PART M.

KEY ACCESS ISSUES OF THE DESIGN

THE SITE IS CURRENTLY ACCESSED FROM NORTH LANE VIA AN UNSURFACED TRACK ROAD, WHICH LEADS TO AN UNSURFACED COURTYARD SPACE, THAT CURRENTLY PROVIDE PARKING & AN AREA TO TURN VEHICLES. THE ACCESS WILL REMAIN AS EXISTING & THE TRACK WILL BE SURFACED WITH GOLDEN GRAVEL, DWG H107/303 SHOWS THE ACCESS WITH A TURNING CIRCLE IN THE CURRENT COURTYARD. ADDITIONALLY STONE ALONE GARAGES ARE PROPOSED WITH ONE PROVIDED FOR EACH DWELLING WHICH WILL PROVIDE OFF STREET PARKING FOR THE DWELLING RESIDENTS.

THE ENTRANCE TO THE PROPOSED DWELLINGS IS FROM THE COURTYARD SPACE, ALL DWELLINGS ARE SET ON THREE LEVELS, LOWER GROUND, GROUND & FIRST, ENTRANCES LEAD INTO HALLWAYS WITH A CLOAKS WC ACCESSABLE AT GROUND LEVEL, THE GROUND FLOORS GENERALLY COMPRISE OF KITCHEN, LIVING & DINING ROOM SPACES. STAIRS FROM THIS LEVEL LEAD ONTO LOWER GROUND OR FIRST FLOOR, FIRST FLOORS IN ALL DWELLINGS HAVE BEDROOMS & EN-SUITES, LOWER GROUND IN ALL DWELLINGS HAVE BEDROOMS, EN-SUITES & BATHROOMS WITH AN ADDITIONAL OUTDOOR COURTYARD SPACE WITH EXTERNAL STEPS LEADING TO GROUND LEVEL.

SOURCE OF ADVICE AND CONSULTATION

CURRENT BUILDING REGULATIONS

NATURE AND IMPACT OF ENVIRONMENTAL CONSTRAINTS

N/A

WHAT STEPS HAVE BEEN TAKEN TO ENSURE THIS INFORMATION IS MADE AVAILABLE TO BUILDING OCCUPIERS

COPIES OF PLANNING APPLICATION HAVE BEEN ISSUED TO THE CLIENT.

ADDITIONAL MATERIAL INFORMATION

PLEASE REFER TO PLANNING DRAWINGS H107 / 300 - 307 INCLUSIVE.