DESIGN AND ACCESS STATEMENT

14 TOWN HOUSES ON THE SITE OF THE FORMER HOYLAND COMMON INFANTS' SCHOOL, HOYLAND ROAD, HOYLAND COMMON

The site
The site is level and rectangular and contains no significant vegetation. It is bounded on three sides by Hoyland Road, Watson Street and Beaumont Street, and on the fourth side by the rear walls of buildings on Allott Street. A former caretaker's house and rear yard eats into the site on the Beaumont Street side.

Proposed use
The proposal is for 14 three bedroom town houses with associated gardens and on-site parking. Please see drawing HR 30F.

Site layout
We felt it was important to recognize the existing street pattern in the proposed layout, and so the houses are layed out in terraced rows along the three adjacent streets, to match the existing tradition. This leaves space for reasonably sized back gardens. The Watson Street row is set back to allow for the majority of the on-site parking. Two recycling areas, hidden away from public view, are shared by the three rows.

Amenity and privacy
The proposal provides for good private garden space, each garden bounded by either 1800mm high walls or 1800mm high fences. The site is well provided in terms of local amenities, being on Hoyland Road, a main road.

Design and appearance
The house design is two storey with rooms in the roof. This way the scale of buildings in the area is retained while allowing the scheme to be viable. The window patterns are regular and quite traditional, while the overall feel is modern but in keeping with the terraced house tradition of the area. Reconstituted stone is used as the walling material for both the houses and the garden walls that are up against the public domain, giving a solid, traditional feel to the site perimeter. Smooth stone surrounds add to the traditional feel while a blue brick band course and modern, gloss-painted front doors ensure that the scheme isn't pastiche. (Design Officer Nik King commented that the house design was 'strong'.)

Landscaping
While the vast majority of the green space on the site is private gardens, there are some green borders on the Watson Street side, which will be planted mainly with low shrubs to allow maximum visibility in the parking areas..

Vehicular access to the site
Please see drawing HR 30F.

Pedestrian access to the site
Please see drawing HR 30F.

Summary
The scheme submitted was worked up very much in conjunction with the Council's planning officers, and we all hope that we have an attractive, workable and, most importantly, viable scheme here. The test will be when the first units come up for sale, planning permission notwithstanding.