

DESIGN & ACCESS STATEMENT

Proposed Conversion of Building to Form Dwelling, Land Adjoining Spring Bungalow, Old Mill Lane, Thurgoland.

Applicant: Mr E Hague.

1. Introduction.

- 1.1 This is a detailed Design & Access Statement to support the submission of a formal Planning Application for the above-mentioned development. This statement has been prepared by Simon M Elliott - Dip URP.
- 1.2 The purpose of this Design & Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The statement looks at the siting and design of the proposed development, in the form of a single detached dwellinghouse, and its relationship with the adjacent properties and the character of the wider area.
- 1.3 In particular the design of the dwellinghouse has been largely influenced by the particular characteristics of the site as well as the external appearance of the existing and surrounding properties and the functional requirements identified by the applicant. This statement also highlights the particular characteristics of the existing and proposed access arrangements as detailed on the submitted plans.
- 1.4 The proposed development involves the continued use of the existing access that has served the application site, adjacent buildings and land for many years. The existing access is to be retained in its current state and a turning area will be created within the main body of the site to enable vehicles to enter and leave the site in a forward gear.

2. Design of The Proposed Development.

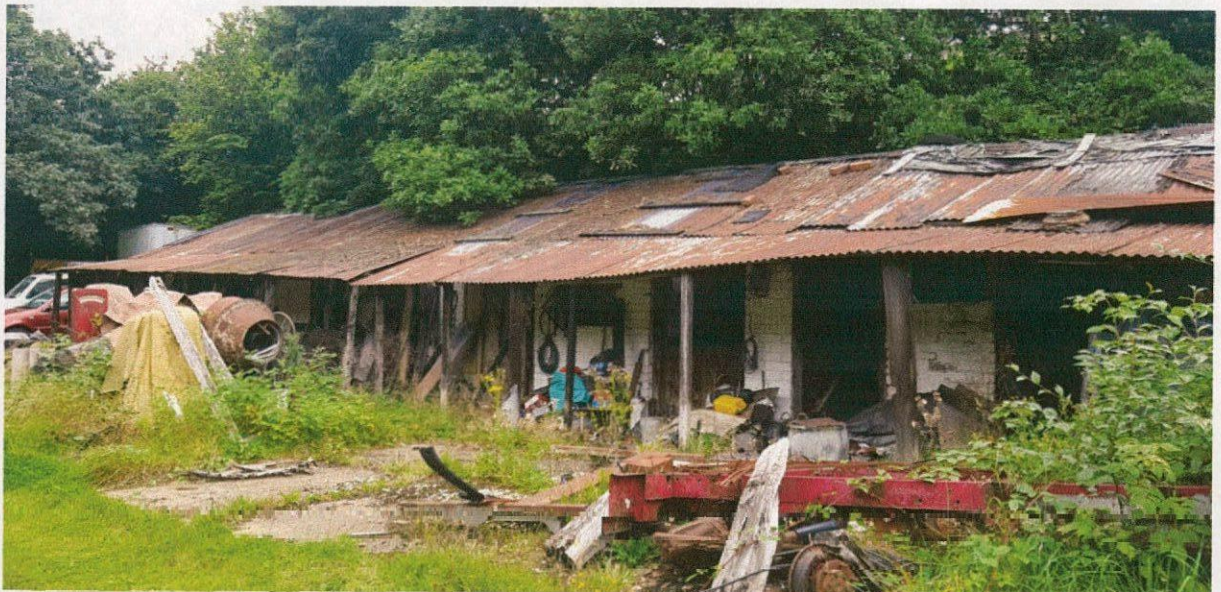
- 2.1 In terms of the details of the proposed development it involves the refurbishment and alteration of the existing building, which is sited adjacent to a property called Spring Bungalow on Old Mill Lane. The siting of the proposed development is clearly dictated by the site of the existing building, with no increase in the footprint of the building being proposed, as can be seen from the existing and proposed plans and elevations of the building.
- 2.2 It is proposed to accommodate a single storey dwellinghouse on the application site, with the building being large enough to accommodate an attractive two or three bedroom residential unit. There is an embankment to the rear of the existing building, which slopes above the height of the building up to the level of Old Mill Lane. Because of this, the design is relatively simple, with all of the habitable rooms having openings facing the front and side elevations rather than facing onto the embankment, which is also on the northern side of the building. The hallway linking the different rooms within the bungalow has therefore been sited along the rear wall of the building but this acts as an effective layout with the habitable room windows all facing out to the west, south and east of the building.
- 2.3 This design ensures that the positions of the windows and outlook from the main habitable rooms will provide an attractive outlook from the dwelling over the access and parking area to the paddock below. The layout of the property and the positions of all windows will also ensure that the development complies with the Council's standards and Planning Policies for outlook and separation distances between buildings. This will ensure that the Council's current guidelines are adhered to in all respects to protect the amenities of existing and future residents alike.
- 2.4 As with a large proportion of new development proposals the design of this development has been reached as a result of the functional requirements of the development and the limitations that the existing building has in terms of its size and orientation.

- 2.5 The design and external appearance of the proposed development is considered to represent a material improvement in the appearance of the building when approached down the driveway and also when viewed from Old Mill Lane itself. The adjacent dwelling at Spring Bungalow that fronts onto Old Mill Lane is also a bungalow, with rendered walls, a Blue Slate roof and white PVC windows and doors. In contrast, the next bungalow at Avalon is constructed of facing brickwork with concrete interlocking roof tiles and again white PVC windows and doors. It is considered that the replacement of the existing corrugated roofing sheets with more attractive roof tiles or slates and the use of a through coloured render to the exterior of all the walls will fit in well when viewed adjacent to the neighbouring buildings. These alterations will also represent a significant improvement in the design and appearance of the building itself, to the benefit of the visual amenity of the area.
- 2.6 In terms of the external appearance of the proposed dwelling it is proposed to retain the openings in the front elevation in almost all cases where they are at present. It is also proposed to retain the scale and massing of the building so that the openness of the Green Belt is protected. A variety of window and door sizes have been incorporated into the design of the dwelling to add interest and variety to the external appearance of the building without them being viewed as an unattractive or alien feature in this rural location.
- 2.7 The proposed external openings will have a simple but predominantly traditionally vertical emphasis, again in line with the general character of the surrounding properties. It is considered that the overall design and external appearance of this proposal represents an attractive development with simple lines and materials providing a clean crisp design on this otherwise open site.

Photograph from the South West Showing the Appearance of the Existing Building.



Photograph from the South East Showing the Appearance of the Existing Building.



3. Access Considerations.

- 3.1 In terms of the access that will serve the proposed development this is a long established access off Old Mill Lane that has served the application site for several decades. The access is located between Spring Bungalow and Avalon and has been used by a variety of vehicle types and sizes including cars and larger lorries that were used until fairly recently to deliver coal from the site.
- 3.2 The current proposal includes the provision of sufficient car parking spaces immediately adjacent to the dwelling unit as well as a turning area for vehicles in front of the proposed dwelling to allow all vehicles to enter and leave the site in a forward gear. It is likely that the parking and turning area will be surfaced with brindle or similar block paving to act as a permeable and attractive area adjacent to the building. The access drive may be retained with a generally hardcore surface but if a tarmac or other hard surface is needed adjacent to the public highway then that will be provided to the satisfaction of the LPA.
- 3.3 It is presumed that the Council's highways development control officers will be happy with the means of access and egress to serve the proposed development owing to the history of the site and the fact that it has and remains to be used on a regular basis to serve the building and adjacent land. It is considered that the proposed access represents the best means of access to serve the site without spoiling the layout of the development or the use of the site.
- 3.4 It is considered that the proposed development will not result in a significant increase in the amount of traffic visiting the site compared to the previous and current use of the site. The parking and turning areas are considered to be sufficiently large enough to serve the needs of the future occupiers of the dwelling on this site in all respects.

- 3.5 The entrance doors into the dwelling unit will have a level threshold, as required under the Building Regulations. The threshold of the entrance doors to the properties will be no higher than 15mm above the floor levels on either side and if above 5mm the thresholds are to have rounded edges.
- 3.6 In terms of internal circulation within the dwelling the entrance hall to the ground floor will all have a minimum width of 900mm and internal doors will have a minimum clear opening of 750mm and the space required opposite door openings will not be obstructed. An accessible W.C. will also be provided on the main entrance level with an outward opening door, if necessary, in order to provide full access as required under the current Building Regulations.

Photograph Showing the Rear of the adjacent Spring Bungalow and the Existing Access Drive.

