NEWAYS
BUILDING & MAINTENANCE CONTRACTORS

DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS
(no listed building consent required)

Proposed development site –

Land adjacent 131 St Helens Street, Elsecar, Barnsley S74 8BQ

Proposed Development –

Construction of one pair of semi detached houses.

Assessment of the surroundings of the proposed development –

St Helens Street is a residential area containing a mixture of dwellings ranging from recently constructed dwellings,1970's houses and early 1900 traditional terraced houses.

Consultation -

We discussed suitable development possibilities with the council when we purchased the land from Barnsley MBC in 2006 / 7.

Evaluation –

The adjacent properties to the north are traditional terraced properties built circa 1900 and the adjacent property to the south is a semi detached house in the region of thirty years old. We have reviewed the local housing stock and propose a single housing block containing one pair of semi detached houses which will fit into the existing stock of dwellings and provide affordable housing for the area.

DESIGN COMPONENTS

Proposed Use –

We have assessed the local housing and propose houses with two bedrooms which will fit into the surrounding area and provide suitably sized dwellings to suite first time buyers.

Amount and density of development –

This is small narrow site and the width rather than the length will determine how the site is developed. We propose a single pair of semi detached houses which will fit onto the site without over development of the land to ensure that off street parking provision is made whilst retaining a lawned area for family use.

We propose two dwellings each containing two bedrooms.

St John's Church, Housley Park, Chapeltown, Sheffield, S35 2UE
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Layout -

As mentioned the layout of the proposed building is determined by the width of the land. The building line at the front has been set back from the line of the neighbouring property so that we can provide off street parking. The front elevation is set back five metres from the front boundary to provide the correct length for a parking bay.

A footpath has been designed to run down the side of each house so that access is possible to the rear garden without walking through the inside of the building.

Scale –

The height and scale of the new building does not over develop the plot and the proportions are in keeping with the surrounding houses.

Landscaping –

The existing boundary fencing to the south and east is not to be disturbed.

New timber fencing to match the south boundary to 131 St Helens Street will be provided on the northern boundary which is the existing side boundary. The same fencing to be used to form the new party boundary in the rear gardens. This will comprise of concrete posts & gravel boards with infill timber panels not exceeding 1.20M tall.

The new party boundary at the front of the property to be constructed in facing bricks to match the house and be 900mm tall x 0.22M thick.

Tarmac paving will be provided at the front to provide off street vehicle parking.

Tarmac footpaths will run down the side of each dwelling.

Grass lawns will be provided in the rear gardens.

Appearance –

Red facing bricks and plain interlocking roof tiles are proposed as these will not stand out against the existing adjacent dwelling at 131 St Helens Street. A pitched roof has been proposed for the same reason.

ACCESS COMPONENTS

Technical advice –

We discussed suitable development possibilities with the council when we purchased the land from Barnsley MBC in 2006 / 7.

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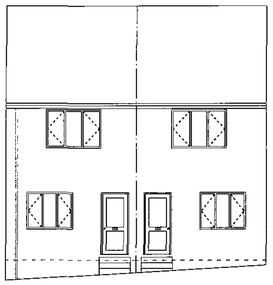
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Relevant Policies - We have tried to design a development that will fit into the local surroundings and provide suitable new housing to meet local demand for fist time home owners.
Degree of access Easy and safe access from the highway is provided. Specific Building Regulation requirements will be agreed with the Local Authority.
Future access requirements There is sufficient space to form a disabled ramp up to the front door should this be required in the future.
Emergency access Emergency services will be able to access the building easily from the front forecourt.

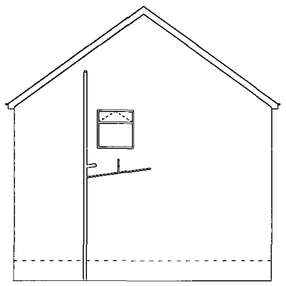
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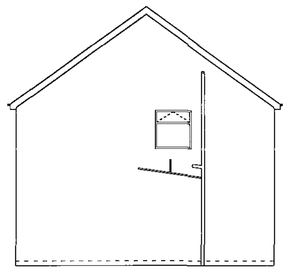
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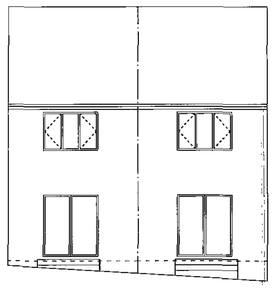
Proposed Front Elevation



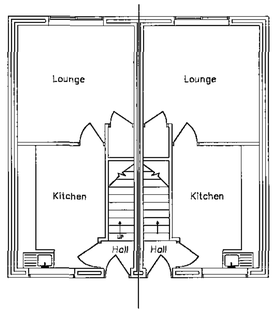
Proposed Side Elevation



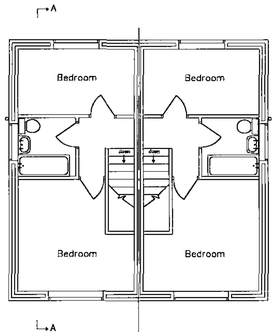
Proposed Side Elevation



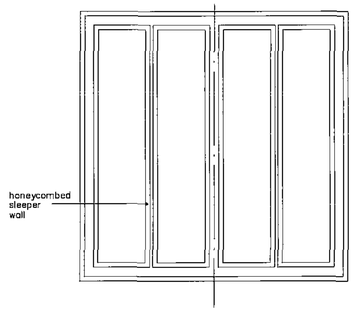
Proposed Rear Elevation



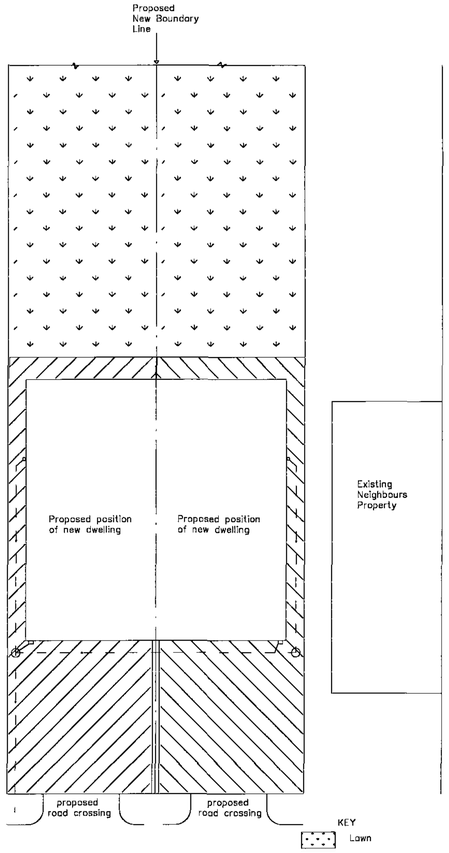
Proposed Ground Floor Plan



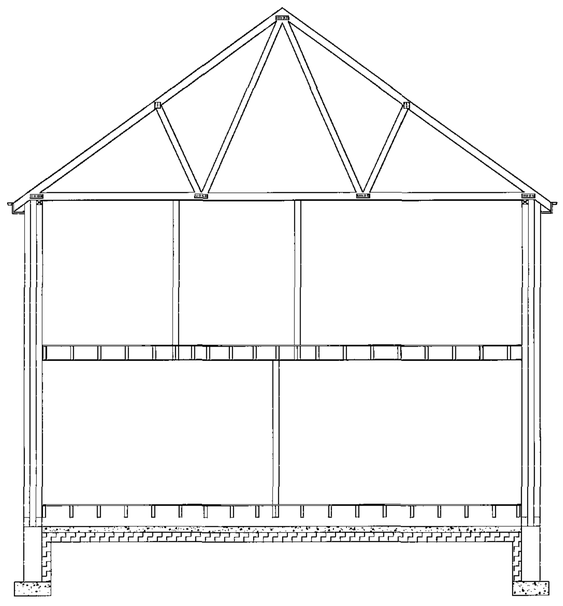
Proposed First Floor Plan



Proposed Foundation Plan



Proposed Site Plan



Proposed Section A–A

NOTES

SUBSTRUCTURE

600 x 225mm concrete strip foundation taken down to a suitable depth to the satisfaction of the DBS.
Foundations to be taken down below the invert levels of the drainage system.

7 N/mm2 foundation blockwork or common bricks to be used below ground level with concrete cavity fill taken to ground level.

Sub floor vented with 225 x 150mm airgrates c/w cavity liners and tray DPC over spaced at 1800mm max centres and 900mm min from corners.

Radon barrier to be provided in sub floor.

100mm thick oversite concrete on 150mm thick consolidated hardcore.
Top of concrete to finish level with adjoining ground level.

All foundations including foundations to the existing building are to be to the satisfaction of the DBS.

Sleeper wall to be built along centre line of building to reduce span of GF joists.
Wall to be honeycombed with DPC below joists.

CAVITY WALL CONSTRUCTION (0.35 U value)
Outerleaf – Red facing bricks set in sand:cement mortar

Innerleaf – 100mm insulation blocks : 3.5 N/mm2 as Supablock by Durox Ltd or equal and approved.

Cavity – 100mm wide formed with stainless steel ties spaced at 450mm c/c vertically and 750mm c/c horizontally (staggered). Narrow widths and reveals to have ties at 215mm c/c vertically.
100mm Rockwool insulation batts to be fitted in the cavity, retained with plastic clips. Cavity to be closed around all openings with insulation closers as "thermabate" or equal and approved. Eaves to be left open and insulation to terminate at the top of the cavity wall. New cavity to connect to the existing cavity and be maintained throughout.

Horizontal DPC to be 150mm above ground level : 75mm laps at joints : new DPC to connect to the existing DPC. All to the satisfaction of the DBS.

Openings to be bridged with Catnic Lintels : 150mm end bearing & tray DPC over or equal & approved.
Insulation fitted to prevent cold bridging

Returns at corners to be 385mm (min) on the internal side.

RESTRAINT STRAPS
30 x5 mm galvanised mild steel anchor straps once bent crossing 3No. joists / rafters and turned into the cavity 300mm. Mechanically fixed to solid timber noggings at 1800mm c/c.
Positioned at first floor ceiling & floor levels where walls run parallel with joists.

DRAINAGE
New underground drains to be 100mm diameter supersieve drains with flexible joints connected to the existing system.
New gulleys to be back inlet type.
Drains within one metre of buildings to be surrounded in pea gravel.
Drains passing through walls to be bridged with concrete lintols.
Contractor to ensure that the new drains are connected to the correct system should a separate system be in use on the site
Gutters to be 75mm section with 75mm matching rainwater pipes.
Soil & vent pipe to be 100mm diameter terminating 900mm above window heads.

All new kitchen & bathroom fittings to drain into the S&V pipe.

Waste pipe sizes :–
38mm to sink & bath
32mm to WhB
100mm to WC

New fittings to have deep seal anti vacuum traps.
Waste pipe gradients to comply with the current building regulations.

New IC's to be preformed plastic type installed to the manufacturers instructions.

Drains to comply with the requirements detailed in the Yorkshire Water approval letter.

Test to be carried out to establish whether surface water drains can connect to soakaways.
If Possible soakaways to be positioned 5.00M from buildings

All drainage to the satisfaction of YW and the the DBS.

ELECTRICS
Socket outlets and light specification to be agreed with the client and be installed by a qualified electrician to the current IEE standards.

All electrical work required to meet Part P (electrical safety)of the Building Regulations must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the DBS will require evidence of compliance to demonstrate that either :–
a) the work has been carried out by a member of a relevant "Competent Person Scheme"
or
b) an appropriate BS7671 electrical installation certificate has been issued

Phillips energy efficient light bulbs to be fitted in all rooms.

PLUMBING & HEATING
Gas fired central heating system (combi boiler) to be fitted.
All work to the gas boiler and appliances to be carried out by a GAS SAFE registered contractor to the current Gas Board regulations and relevant legislation.
Radiators to have thermostatic control valves.

Each house to have its own set of metered services for all the electric, gas and water supplies

INTERNAL WALLS
Full height stud partition walls containing door openings, comprising of 100 x 50mm sole & head plate and 100 x 50mm studs at 600mm (max) centres with 100 x 50mm noggins
9.5mm plasterboard with skim finish to both sides. all joints to receive scrim tape.
Extra for bathrooms.
10mm gyproc 1000 sound reducing insulation quilt fitted between studs with an additional layer of 9.5mm plasterboard fixed on the bathroom side of the wall.
Extra for bathrooms.

STAIRWAY
New timber staircase to have equal risers @ 190mm max
equal treads 250mm min.
Max pitch to be 42 degrees
Two metres minimum headroom to be achieved.
Handrail to be fitted 900mm above pitch line.

FIRE PRECAUTIONS
Smoke alarms to be fitted at ground and first floor levels wired to its own mains fuse. to BS58398: 2004

Services and pipes must not pass between dwellings

Fire stopping to be provided to top of part wall in roof space

Joist ends built into party wall must be fully sealed with mortar .

ROOF CONSTRUCTION

Marley Modern (or equal & approved) concrete roof tiles installed to the manufacturers recommendations on 50 x 25mm treated battens on sarking felt with 300mm laps at joints on
Gang–nail roof trusses at 600mm centres installed and manufactured to BS5268 part 3 : 1985
Truss bracing to comprise 45 degree diagonal bracing
longitudinal bracing to upper and lower webs
web chevron bracing
Trusses to be fitted with truss clip connectors to wall plates

Trusses to be mechanically fixed to innerleaf with 450mm straps.

Manufacturers calculations for trusses to be submitted to Local Authority for approval.

WALL PLATE
75 x 100mm treated softwood bedded in mortar and mechanically fixed to the innerleaf with 450mm long roof straps at 1800mm c/c (max).

INSULATION
Roof space to have 270mm thick insulation quilt : alternate layers laid at right angles to each other to provide 0.15 W/m2K
Ground floor to insulated with 120mm thick Celotex insiation boards to provide 0.22 W/m2K

VENTILATION
Klober Permo breathable underfelt to be installed.

FLOOR CONSTRUCTION (Ground Floor)
T&G flooring grade boards nailed with floor brads on 50 x 150mm SC3 joists at 450mm c/c max span not exceeding 2100mm.

FLOOR CONSTRUCTION (First Floor)
T&G flooring grade boards nailed with floor brads on 75 x 220mm SC3 joists at 450mm c/c max span not exceeding 4000mm.

WINDOWS
Windows to be white UPVC double glazed with 8000mm2 trickle vents and safety glazing to comply with part N of the Building Regulations. Opening lights to be 1/20th of the floor area.
Window patterns to the clients choice.
First floor bedroom windows to have a clear opening size of 450 x 850mm to provide fire escape provision.

Double glazing to have a 16mm gap with soft Low E coating.
All glazing to achieve a U value of 1.80W/m2K

GENERAL
Structural timbers to be treated and have 90mm end bearing. Joist ends not to project into the cavity.
DPC's and weather checks o be provided around all openings.

Extract cooker hood providing 40 litres / second to be fitted in the kitchen areas
Extract fan providing 30 litres / second to be fitted in the bathrooms. Fans to have 15 minute over run.

All walls to be lined with 12.5mm plasterboard with sskim finish fitted on dot & dab adhesive at to blockwork and screw fixed to internal stud partition walls.

All ceilings to be constructed from one layer of 12.5mm plasterboard with a plaster skim finish. All joints to receive self adhesive scrim cloth. All to provide half hour fire resistance.

All glazing in critical locations to be safety glass to BS6206 and be permanently marked indicating this.

Soft floor covering to be provided on staircase.

Hard landscaping to be laid to provide parking provisions to both dwellings
Finished ground level must NOT be higher than the oversite concrete level to the building.

Mains services & meters to be installed by approved contractors of the relevant utility Authority.

Work not to encroach over boundary lines.

Do not scale from AutoCAD drawings use stated dimensions only.

This drawing has been prepared for Local Authority approval only. The contractor is to establish all dimensions and levels on site before commencing the works.

Adjacent properties to be notified of the work to comply with The Party Walls Act 1996.

PROPOSED RESIDENTIAL HOUSES

FOR
NEWAYS ASSOCIATES LTD

AT
LAND AT ST HELENS STREET
ELSECAR
BARNSLEY

SCALES
1:100 & 1:50

DATE: MAY 2009

DWG No. 1

LA REF:

Planning:

Bldg Regs:

REVISIONS