

Design and Access Statement for a Reserved Matters Application to Barnsley MBC.

This comprises a reserved matters submission following the earlier outline conditional approval (2008/0423) for the erection of three detached dwellings (matters of access already approved) on land to the rear of 3-5 Thurnscoe Road, Bolton Upon Dearne, Rotherham. This statement highlights the design process that has been undertaken.

The following reserved matters (required by Condition 02 to 2008/0423) are to be considered, although we have already engaged in an application submission/discussion with Barnsley MBC (S. Kirkham) subsequent to gaining the outline planning approval in June 2008:-

- Scale of the buildings
- Design and external appearance of the proposed development.
- Landscaping

Scale:

The scale of the proposed dwellings are considered appropriate to their immediate setting and are in keeping with the pattern and form of residential properties in the adjacent locality. The three units replicate the height of adjacent dwellings in both Thurnscoe Road and to the south in Wath Road. The proposed development relates to 3 No. two storey dwellings, one of which (plot 3) utilises room space. The heights introduced on each plot are very much typical of two storey traditional dwellings, the shallow roof pitches of particular note.

The design of each unit is dual aspect, windows facing out of the main front elevation towards the private drive and Wath Road beyond and to the rear to the vacant allotment plots/and the garden of a detached residential dwelling.

The scale of the dwellings fall within the upper parameters highlighted at the outline stage and contained within the approved Design and Access Statement and conditions imposed.

The scheme also follows similar density patterns to adjacent dwellings and meets the government agenda of the efficient use of land.

Design and External appearance:

Of paramount importance is that the layout scheme is in keeping with the character and appearance of adjacent dwellings, in both terms of density, development ratio and

choice of external materials. The layout also retains adequate private garden space for the host dwelling and its proposal to convert to two smaller semi-detached units.

The proposed dwellings are of a traditional design, replicating the character of cottages in the local area and co-existing with the form and pattern of properties in this older part of the village. Features such as stone kneelers and stone sills are of particular note, these key attributes to the residential layout and setting with this back land location.

The key aspect to neighbouring properties, including existing views, quality of light and sun angles, is not affected by the siting of these three dwellings.

Two parking spaces (minimum) and on site garaging are provided within the site for use by future residents and associated visitors. The layout also provides on site parking provision for the shortly to be converted host dwelling in terms of residents and visitors, an integral garage also proposed to one of these future units.

The scale is commensurate with the use proposed and will not be over dominant or overbearing on the existing properties in Thurnscoe Road, and the wider street scene in Wath Road and adjacent residential areas

Of paramount importance to the layout proposed and design concepts considered, was the need to have regard to the future intention of the applicant to convert the existing property and to safeguard some land for access, garden areas and parking provision. The layout proposed is therefore fully in accordance with the Councils policy on backland residential development highlighted in the Housing Guidance Notes, the outline approval supporting this standpoint

The interior of each of the dwellings has been designed with future clients own individual requirements and that of a small family in mind, providing all the requested accommodation whilst retaining a feeling of openness internally. Internally the dwellings will be capable of making use of new technology and energy efficient materials.

Consideration is shortly to be given to have all heating and lighting controlled via a master computerised system for maximum efficiency and to increase the dwellings sustainability. Each of these attributes meet government objectives on sustainable development and energy efficiency.

At plot 3 of the development solar voltaic panels will also be introduced to the front roof slope, this again meeting the wider local and national agendas on global warming and energy efficiency/savings.

Amenity areas to the rear of each dwelling are more than 10 metres long, each having a minimum 70 sq metres, and meeting amenity standards for new dwellings.

Materials : Thorpestone Architectural cast stone to external faces (samples to be approved on site prior to commencement of works)

Roof : Grey slate tile/Marley

Landscaping:

Due to the layout and nature of the development there has been little scope for a great degree of new public landscaping. However, the scheme has introduced soft landscaping at the request of the client and planning officers to areas that adjoin areas of private hardstanding, lawned areas to rear garden, some shrub planting to front garden and the retention of the native hedgerow along the south boundary of the internal private drive.

Particular attention has been give to the appearance of the dwellings when viewed from Thurnscoe Road in order that the overall scheme appears as a quality development (see layout drawing Drwg JJH001).

Hard landscaping for both the private drive itself and private access areas to the front of the dwellings that will be utilised by cars will be constructed of a solid and bound material that will enable its safe use.

Boundary fencing will be introduced to the rear boundary of each plot, with existing treatment and hedging retained on all other sides apart from where access is required.

Conclusion

The design and layout of this residential development scheme in respect of the reserved matters is considered to meet all the requirements of the conditional outline approval and will not damage either the amenities of the area or the existing nearby residents.

The detailed design and layout provides a very good standard of residential accommodation and will provide acceptable spacing standards and amenity areas for both the host unit and occupiers of the proposed dwellings.

It is on the above basis that a grant of these outstanding reserved matters for residential development on this site is justified with an appropriate design approach having being taken in the formulation of the final design and layout.