Garry Greetham associates limited

PLANNING DESIGN AND ACCESS STATEMENT

Relating to Proposed Detached Dwelling
To land at rear of ;
120 Upper Hoyland Road
Hoyland, Barnsley. S74 9NL.
May 2009.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. S. West.

1 Introduction.

1.1 This is a detailed Planning Design and Access Statement to support the submission of a formal planning application for the above-mentioned development and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Location Plan.	Dwg. No: 703-01.
Site Survey.	Dwg. No: 703-02
inc. Site Layout and Cross Sections.	
Elevations and Layouts.	Dwg. No: 703-03.

1.2 The purpose of the Planning Design and 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 Design Statement highlights the particular characteristics of the building and the relationship with the adjacent buildings and the character of the wider area. This statement also relates to the accessibility of the proposed development by people with disabilities and those who are otherwise disadvantaged, such as elderly people and single people with young children.

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1.3 In terms of the details of the proposed development, this involves the construction a single detached unit as described below;

Detached dwelling between 1.5 and 2 storey with 4 no. bedrooms with separate w.c. facilities on the ground floor and a family bathroom on the first floor with the sizes of the unit being indicated below:

height from the finished ground floor level to the ridge line at approx. 6.80m. max.,(2.70m from the finished ground floor level to the finished first floor level and 2.40m from the finished first floor level to the finished horizontal ceiling level and 1.80m from the finished first floor level to the wallplate level);

The max. width at 8.300m and max. length at 30.500m.

The rear boundary of the site, has several self setted shrubs adjacent a post and rail fench however these are not worthy of retention and will be removed from site. There will be proposals for turfed rear garden with areas of native hedgerow planting; semi mature trees and shrub beds.

2 Design of the Dwelling including Access to the Site and Building.

2.1 The site of the proposed development slopes very slightly from the rear, down to the front on Upper Hoyland Road and is also has an adjacent public footpath which will be retained at all times both during and on completion of all construction.

A level hard surfaced pedestrian / wheelchair access will be provided from the main pavement on Upper Hoyland Road as shown on the submitted plans. The access from the pavement, together with a hard-surfaced path around the whole of the building, will be provided and will have a maximum gradient of 1 in 15 and if possible as low as 1 in 20, especially immediately adjacent to the entrance doors acting as "principle" doors.

The threshold to the entrance doors to the Dwelling will be no higher then 15mm above the floor levels on either side and if above 15mm, the threshold are to have rounded edges and will be min. 1000mm wide.

2.2 In terms of the internal circulation within the Dwelling, the entrance halls will all have a min. width of 900mm and internal doors will have a min. clear opening to the lounge, kitchen and w.c. of 838mm and the space required opposite door openings will not be obstructed.

Accessible separate w.c. area with an outward opening door will be provided in order to provide access to anyone who falls over within the room.

2.3 The staircases to the Dwelling will be a min. 850mm between handrails.

All / any external steps will be 150mm (max.) risers and 280mm (min.) going with non slip surfaces, which caters for ambulant disabled.

All the switches and socket outlets to the Dwelling to be provided between 450mm and 1200mm from finished floor level, switches, door bells etc. – at 1200mm max. sockets, T.V. sockets, telephone points at 450mm min. from floor levels in accordance with part M – access for disabled people.

2.4 To the front of the site adjacent the public footpath on Upper Hoyland Road is an existing 900mm high natural dry stone wall which is to be retained, with the proposal for a single driveway, constructed from block paving or tarmacadam and being the full width of the existing opening approx. some 4.30m (including the footpath) and will remain as the drive entrance for the proposed dwelling and will provide access for the emergency vehicles if required. This opening will also provide the disabled access to the proposed dwelling.

In connection with the surrounding properties, they consist of the following;

To the lower side of the proposed site, separated by an existing 400mm high flag on edge with a 1800mm high concrete post and timber panel fence with concrete plinths, are 3 No. existing properties fronting Upper Hoyland Road.

These existing residential dwellings being large dormer constructed properties, being 2 storey to the rear (facing the proposed site) and 3 storey to the frontage facing Upper Hoyland Road (with rooms located in the roof spaces) with gabled roof construction consisting of flat profile concrete interlocking materials.

The difference in finished floor levels between these dwellings are approx. 3.10m however these properties are located 18.700m away from our proposals – measured from our side gable to the adjacent properties rear elevations.

The other side, separated by the existing min. 2.50m high hawthorn hedgerow (which will be retained and reinforced with the use of timber post and 3 rail fencing until established) is the existing footpath with a 450mm high dry stone wall separating the adjacent open field.

In front of the site (facing the proposed site frontage) at the opposite side of Seagrave Road and located behind a 1800mm high screen fence is a standard height 2 storey stone gabled detached residential dwelling, with its rear garden facing the frontage of the proposed dwelling some 35.5m away.

2.5 The design of the proposed dwelling are also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of the dwelling has been determined, to ensure sufficient car parking standards are achieved (2 car parking spaces plus the double integral garage including turning facility as shown.)

The siting of this dwelling also ensures that an adequately sized, rear private gardens will be provided, which are in the interests of the amenities of future residents and access to such will be given by 1.00m min. wide footpaths to both sides of the dwelling. These 1.00m wide footpaths also provides access to both the refuse and re-cycling bins which may be located to the rear of the property and shall be brought in front of the proposed dwelling to the Upper Hoyland Road footpath on collection days.

2.6 The external facing materials for the proposed dwelling will be agreed in full with the council before any works are commenced on site, but at this stage it is our clients intention to use matching natural stone facing material for the lower external walling with a 1 coat colour finish render for the upper levels (to provide the appearance of reducing the impact), with the use of artstone heads and cills as applicable with artificial slate effect roofing materials. The external doors and windows will be constructed of light oak wood grain UPVC, with brown rainwater goods, all to complement the surrounding properties.

2.7 The design and size of the proposed dwelling, will complement the surrounding properties and hopefully shall sit well against the adjacent dwellings and create an attractive infill development, namely;

Between a 1.5 and 2 storey structure with a gabled roof construction using a 25 degrees pitch, with reduced internal heights to the wallplate levels.

The property will have light oak wood grain UPVC barge boards and facias, all to match the surrounding properties.

The ridge line of the proposed dwelling will be similar with the surrounding existing split level properties to the side.

2.8 With respect to the availability of the local public transport, Upper Hoyland Road itself leads from Hawshaw Lane, which has local bus stops providing easy access to the local town centre. Also the site is within easy walking distance into both Hoyland and Hoyland Common centres.

2.9 The materials proposed for these properties, have been taken into account to reduce the future maintenance of the dwellings namely UPVC Windows and Doors; UPVC Barge and Facia boards including eaves; the main external walling is also constructed of natural stonework to the lower sections with the use of 1 coat finish colour render which obviously means no maintenance problem. Any / all fencing proposed will utilise concrete posts with concrete kicker rails to the base, therefore reducing the chance of any timbers rotting.
There will also be provided an area, located in the rear garden, to enable a free standing rotary washing line to be erected and therefore reducing the excessive use of any tumble dryers which may be located within the properties.

2.10 Regarding crime prevention measures, several items, both internally and externally, have been catered for during the design stage namely;

Internally: External Doors with shoot bolt locking systems,
Windows with double latch system throughout,
Burglar alarm system wired to the mains electric with battery back up in case of power failure,

Externally: P.I.R. lighting to the front entrance of the properties,
Flood light P.I.R. to the detached garage;
Lockable external gates located to the side of the property for access to the rear amenity spaces.

2.11 Take note that the design of this small infill site, complies with Policy Numbers H6; H18; T2 and E52. Also note that neighbour consultations have taken place and they will have viewed the submitted drawings and at present, we are awaiting there response.