

DESIGN AND ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR THE ERECTION OF 6 HOUSES ON FORMER QUARRY, COMMON ROAD, BRIERLEY, BARNSELY.

This document is to be read in conjunction with all drawings and supporting documentation.

Use.

The site is currently a disused quarry. The proposal is to erect 6 houses together with a new access road to serve parking / turning area to the rear of the site.

Amount.

The total site area is 2,557 square metres, 0.25Ha. Of this 556 square metres, or 22% of the area, is used for the houses. 463 square metres is used for the new access road / parking and turning areas. 60% of the site is open space or gardens serving each property.

Layout.

The site being a former quarry obviously has great falls from the front down to the former workings. The layout has taken this into account with 2 blocks of 3 houses fronting Common Road, with a new central access road between the blocks. This allows for 4 storey houses with garage / parking / turning area in the quarry, but only 3 storeys visible from the main road. The garages use the natural contours and are buried into the existing ground.

Scale.

The residential buildings are 4 storey but with only 3 storey visible from Common Road. The 3 storeys to the front enable an economic use of the land together with views at first and second floor levels over the open countryside beyond Common Road. Although possibly deemed large scale to the rear these views are restricted from adjoining sites due to its depth and existing trees surrounding the boundary which are proposed to be retained.

Landscaping.

The site has already mature trees to its boundaries which are to be retained. Trees within the site are in various conditions and many of these are to be removed to allow for the development, some to the front will be retained. New trees will be planted to the front between the houses and Common Road. It is intended full details of this and hard and soft landscaping proposals would be subject to detailed plans following consultation with the LA Landscape Architect and I would expect this to be part of the conditions of the planning approval.

Appearance.

The materials indicated on the drawings are subject to final approval by the LA. It is intended the walls and copings to balconies / terraces will be reconstituted stone. Roofs will be stone slates or a concrete tile. Windows and doors will be softwood with a paint finish. Garage doors will be insulated uypvc panel doors, colour and pattern to be agreed with the LA. The main access road will have a tarmac finish with parking / turning areas and lower road finished in brick paving.

Environmental Issues and Energy Saving.

With the Government encouraging buildings to be energy efficient several steps will be taken with the proposed residential building and the site generally to reduce the carbon footprint / energy use.

- Current specifications used by Miles Designs on all new buildings have on average reduced heat loss of 15% as a minimum over that required by Part L Approved Document of the current Building Regulations by using increased insulation to various elements. If my practice were asked to fully detail the scheme these would be incorporated into the detailed design.
- Solar panels have been indicated to each property for the water heating.
- The properties can achieve level 3 of The Code for Sustainable Homes, please refer to the attached pre-assessment document.
- A communal area has been indicated for bin / recycling in the common landscape area.

Access.

Access from the site is directly off Common Road via a new road between the 2 proposed blocks. Vision splays from this road in both directions of Common Road comply with current standards.

Parking / garaging for each property is provided within the curtilage of each property together with turning area and casual parking.