

DESIGN & ACCESS STATEMENT

PROPOSALS FOR THE ERECTION OF 4 No. 4 BEDROOM DETACHED HOUSES WITH DETACHED GARAGES

USE FOR PROPOSAL

Situated in the general settlement of Bolton-on Dearne the site of the proposal is that of formerly a local authority childrens centre converted from an original library building. The site is prominent having a large corner location and is within a locality of mixed residential development that could derive benefit from a selective residential development that gives an improved sense of definition and upgrade to the immediate community.

AMOUNT OF DEVELOPMENT

Located on a site with its main frontages to Thurnscoe Road and Carr Head Lane it has an existing vehicular access from Carr Head Lane together with pedestrian access from each frontage.

The site is roughly square and enclosed with good quality green coated paladin fencing, it has a gentle slope of approximately 2m in a northerly direction. Existing residential properties having their access from Farcroft nos. 3-10 Farcroft have frontages facing the north and west boundaries of the proposed development site and the development proposals ensure there will be no constructional access required from Farcroft ensuring the existing residents access arrangements are maintained undisturbed.

The site area is approx.2960sm (0.296ha.) It has the constraints of

- 1) A 6" water main passing diagonally across the site from Farcroft at the north west corner to Thurnscoe Road at the south east corner
- 2) A 9" surface water drain bisecting the south east corner

LAYOUT

The development proposal is to erect 4no. 4 bedroom dwellings each with its detached garage two of which would front on to Carr Head Lane with the other two fronting Thurnscoe Road.

The dwellings are sited to avoid 6m wide servicing strips required by Yorkshire Water for water main and surface water drain maintenance

Two particular house types are proposed :-

Type A Plots 2 & 3

A 4 bedroomed house having 3 first floor bedrooms with an additional bedroom formed in the roofspace. The ground floor footprint measured overall walls excluding the conservatory being 126.6sm

Plot 3 dwelling is handed and together with plot 2 forms a corner arrangement respectively facing Thurnscoe Road and Carr Head Lane

An individual garage is proposed for Plot 2 having a gym in the roofspace with a solar paneled roof facing south

Type B Plots 1 & 4

A 4 bedroomed house having 4 first floor bedrooms with a study formed in the limited roofspace The ground floor footprint measured overall walls excluding the conservatory being 123.5sm

Detached double garages are proposed for Plots 1, 3 & 4

Existing ground levels in the layout proposals are mostly maintained minimizing earth movement whilst yard levels are reformed where necessary to ensure appropriate turning areas and level access to the dwelling for disabled access, The nature of the ground soil is favourable to clean working and provision will be made for in site parking and materials storage. The existing vehicular access from Carr Head Lane would be the general access point for the development work

SCALE

The external walls footprint and internal layout of the development proposals are those of a contemporary family home with a traditional room layout with dimensions ensuring generous room space standards. The proposals use the limited space formed by the roof construction as additional room space.

Roofs to Type 'A' Plots 2 & 3 are hipped and pitched at 40 degrees and incorporate a turret pitched 45 degrees at the entrance area with its base set at the general eaves level.

Roofs to Type 'B' Plots 1 & 4 are hipped and pitched at 37 1/2 degrees.

APPEARANCE

The general purpose of the design proposals is to provide within its prominent position in the central area of Bolton on Dearne a development which can add to the overall character whilst ensuring the essential characteristics of the neighbourhood are observed. Walls of the dwellings are proposed as Red Rustic brick unifying the dwellings and associating the development with their general environment. Roofs are hipped and covered plain tiles mostly in character with surrounding dwellings, a Rustic Red colour is specified for Plots 1 & 4 with an Amarant colour chosen for Plots 2 & 3. Windows are sash type in uPVC with top hung open out ventilation panes. These are restrained in scale and establish a regular rhythm throughout the development.

Heads and sills of windows are reconstructed York stone. Conservatories and double garage plans are included to complete the overall development proposals.

LANDSCAPING

Boundary fencing is an existing green coated 1.7m high palisade type fence which is retained with openings and crossovers formed for vehicular access to plots 2, 3 & 4 plot 1 already having vehicular and pedestrian access each of which is retained

Boundaries between plots are proposed as close board in areas where privacy is desirable but of a demountable type where occurring over service strips. In frontal areas some inconspicuous low preservative coated timber post and rail is proposed

The low fence particularly is associated with that area of the site in the south east corner facing the roundabout where the large gardens to plots 2 & 3 will form a prominent landscaped area already favoured by the presence of 5 mature garden type trees. A 1.8m closeboard fence between plots 2 & 3 provides screening to rear garden areas

Forest type trees would not be planted but decorative type garden trees would be planted in frontal areas together with lawned areas and shrubberies

Rear garden areas where unpaved would be lawned

Forecourts, drives and paved areas would be permeable concrete block paviors

ACCESS

Level access to all houses would be provided at the main entrance door adjacent to a convenient vehicular drop off point The ground floor is level throughout and provided with 826mm wide doors

A separate ground floor toilet area with open out door sized to be suitable for wheelchair or ambulant disabled persons is provided in each dwelling

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Feb 2013