



G a r r y
Greetham
associates
limited

PLANNING DESIGN AND
ACCESS STATEMENT

Relating to Proposed Residential Development
consisting of 2 no. Detached Dwellings

To land within curtilidge:
31 Tankersley Lane,
Hoyland Comon, Barnsley. S74 0DS.

March 2014.

Applicants: Garry Greetham Associates Limited on behalf of
Client: Mr. Ben Dalton.

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:

Site Layout / Location Plan.	Dwg. No: 788-01.
External Works Layout.	Dwg. No: 788-03
Plot 1 Layouts.	Dwg. No: 788-04.
Plot 1 Elevations.	Dwg. No: 788-05
Plot 2 Layouts.	Dwg. No: 788-09.
Plot 2 Elevations.	Dwg. No: 788-10.

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- 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 buildings and their 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.
- 1.3 In terms of the details of the proposed development, this involves the construction 2 no. detached units as described below;

Plot 1: detached 2 storey dwelling 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. 7.70m,(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 ceiling level);

The max. width at 11.465m and max. length at 13.153m.

Plot 2: detached 2 storey dwelling with 4 no. bedrooms with separate w.c. facilities on the ground floor with a family bathroom on the first floor with the sizes for the unit being indicated below:

height from the finished ground floor level to the ridge line at approx. 7.10m,(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);

The max. width at 11.916m and max. length at 12.253m.

The development also involves the demolition of an existing detached dwelling with an attached single garage which is in poor state and has been empty for a number of years and also involves the removal of 5no. large conifer trees located to the centre / rear of the site.

The rear boundary of the site, to the rear of Plot 1 has numerous conifer trees located on such which – approx. height of 4.00m and these will be trimmed and cut to approx. 1.80m high and the existing 700mm high artificial stone wall to the rear of Plot 2 – adjoining Green Lane, will be retained however to include a 1.80m high screen fence located to the inside of such to provide screening to the private rear garden area.

There will also be a proposal for areas of turf to both the front gardens of both these 2 No. plots with areas of low shrubs as indicated on the External Works Layout.

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

- 2.1 The site of the proposed development is relatively level and is currently occupied by a single detached dwelling, which is run down and in a poor state of repair, and the ground cover is a mixture of concrete and grassed areas.

A level hard surfaced pedestrian / wheelchair access will be provided from the main pavements as shown on the submitted plans. The access from the pavements, 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.

If the levels are greater, then "ambulant access" should be designed for the property. The threshold to the entrance doors to both these dwellings will be no higher than 15mm above the floor levels on either side and if above 15mm, the thresholds are to have rounded edges and will be min. 1000mm wide.

- 2.2 In terms of the internal circulation within these dwellings, both the entrance halls will 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. areas to both these dwellings with an outward opening door in order to provide access to anyone who falls over within the room.

- 2.3 The staircases to both these dwellings will be a min. 850mm min. between handrails.

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 both these dwellings are 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 Tankersley Lane is a 700mm high artificial stone wall which is to be retained, with the proposal for a 2.4 x 60m forward visibility splay if required, hence still retaining this wall.

The driveway for Plot 1 will be taken from Green Lane – as per the original dwelling which is to be removed whilst the driveway for Plot 2 will be taken direct from Tankersley Lane – as previously approved under the Outline Number 2012 / 0061 – both driveways constructed from block paving and both these proposed openings will also provide the disabled access to both of the proposed dwellings.

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

To one side of the proposed site, separated by an existing 700mm high artificial stone wall, and on the other side of Green Lane is No.27 Tankersley Lane, this building being a standard height 2 storey semi-detached stone residential dwelling, with a gabled roof construction consisting of slate materials. The other side, separated by a proposed 700mm high stone wall, is open fields.

To the rear is No. 29 Green Lane, which is a standard 2 storey large detached natural stone residential dwelling, with a lean-to red brick outbuilding (facing our proposed site) with gabled roof construction consisting of slate materials.

In front of the site (facing the proposed site frontage) at the opposite side of Tankersley Lane and located behind a 700mm high stone wall, is a standard height 2-storey stone fronted with remainder being red brick gabled detached residential dwelling.

- 2.5 The design of both these proposed dwellings are also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of the dwellings have been determined, to ensure sufficient car parking standards are achieved - 2 car parking spaces plus the integral double garage for Plot 1 and 1 car parking space plus the integral garage for plot 2.

The siting of these dwellings also ensures that adequately sized, rear and side 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 one side of each of the dwellings only.

These 1.00m wide footpaths also provides access to both the refuse and recycling bins which are located to the rear of the properties and shall be brought in front of the proposed dwellings to the Tankersley Lane footpath on collection days.

- 2.6 The external facing materials for the proposed dwellings 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 Natural Coursed Pitched Stone to the main front elevations with red rustic brick facing material for the remainder of the external walling on both properties, with the use of artstone heads and cills with flat profiled grey coloured concrete interlocking roofing materials.

The external windows will be constructed of light oak UPVC, with coloured composite external doors and also with black rainwater goods, all to complement the surrounding properties.

- 2.7 The design and size of both the proposed dwellings, will complement the surrounding properties and hopefully shall sit well against the adjacent dwellings and create an attractive street scene in respect of this small infill development, namely;

Plot 1: a detached 2 storey structure with a gabled roof construction using a 30 degrees pitch, with a 35 degrees gabled projection to the frontage as shown.

Plot 2: a detached 2 storey structure with a hipped roof using a 30 degrees pitched main roof construction with a front projecting gabled design.

Both properties will have light oak UPVC barge boards and fascias, all to match the surrounding properties.

2.8 With respect to the availability of the local public transport, Tankersley Lane itself leads from Sheffield Road, Hoyland Common, which has numerous local bus stops providing easy access to Rotherham, Barnsley and Sheffield.

2.9 The materials proposed for both these properties, have been taken into account to reduce the future maintenance of the dwellings namely UPVC Windows and Doors; UPVC Barge and Fascia boards including eaves; the main external walling is also solely constructed of natural stone and brickwork with no render which obviously means a maintenance problem.

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 to comply with PAS 24:2007 + A2:2011 – enhanced security performance requirements;
Windows with double latch system throughout to comply with BS 7950 – proved fit for purpose;
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 integral garages;
Lockable external gates located to the side of the properties 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.