



G a r r y
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limited

PLANNING DESIGN AND
ACCESS STATEMENT

Relating to Proposed Detached Dwelling
With Detached Double Garge
To land at rear of ;
120 Upper Hoyland Road
Hoyland, Barnsley. S74 9NL.
September 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 dwelling with a detached double garage as described below;

Detached dwelling between 1.5 and 2 storey with a games room located in a basement area; a single storey Lounge / Dining area to the rear with 1 no. bedroom and separate w.c. facilities on the ground floor, with a family bathroom and 3 further bedrooms on the first floor. Also note that a games room is to be provided in a basement construction to the front of the property, with the size of the unit being indicated below:

height from the finished ground floor level to the ridge line at approx. 6.60m. 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 wall plate level);

The max. width at 7.300m and max. length at 19.500m.

The rear boundary of the site, has several self setted shrubs adjacent an existing post and rail fence which will be retained. There will be proposals for turfed rear garden with areas of shrub beds as shown.

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 front entrance door to the Dwelling will be no higher then 15mm above the floor levels on either side or 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 hall will all have a min. width of 1200mm 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.

The 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 within 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 proposed dwelling are to be provided between 450mm and 1200mm from the finished floor level; i.e. switches; door bells etc. – at 1200mm max. with the sockets; T.V. sockets; telephone points etc at 450mm min. from the finished floor levels in accordance with part M – access for disabled people.

2.4 To the front / side 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 (refer to site layout) and being the full width of the existing opening approx. some 4.30m (including the existing public footpath which will be clearly be de-marked) and this will remain as the drive entrance for the proposed dwelling and will also 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 kicker rails, 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, all 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 but poor unkempt mature hawthorn hedgerow, generally at about 4-5m high which will be either be;

- i) retained and laying of the hedge which should improve its condition and therefore its life however would still require substantial maintenance on the public footpath side or,
- ii) remove completely and replace with 1.80m high close boarded timber fence which would create a far more user friendly effect and should enable the footpath to be kept clear in the future.

There is also an existing 450mm high dry stone wall separating the footpath and the adjacent open field on the other side.

In front of the site (facing the proposed site frontage) and located behind a 1800mm high screen fence is a standard height 2 storey stone gabled detached residential dwelling at No. 120 Upper Hoyland Road. This dwelling is situated some 35.5m away (rear of existing unit to front of the proposed dwelling) with its rear garden facing the frontage of the proposed dwelling.

- 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 garden will be provided, which is in the interests of the amenities of future residents and access to such will be given by 1.00m min. wide footpath to one side of the dwelling. The blockpaved drive way also provides access to both the refuse and re-cycling bins which will be located to the front of the property and shall be brought 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 client's intention to use matching coursed natural stone facing material throughout the dwelling 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 fascias, 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 nearby providing easy access to the local centre. Also the site is within easy walking distance into both Hoyland and Hoyland Common town centres. There is a local train station at nearby Elsecar providing access to the main city centres further a field.

- 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 throughout 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 to the rear, 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 property.

- 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 property,
Flood light P.I.R. to the front detached garage;
Lockable external gates located to each side of the property for access to the rear amenity space.

- 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 their response.