THE PADDOCK
HIGH STREET
THURNSCOE
ROTHERHAM
SOUTH YORKSHIRE

DESIGN & ACCESS STATEMENT

CONTENTS

1. STATEMENT

PREPAIRED BY :

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1.0 Introduction

1.1 This statement is in support of a planning application to erect a single detached dwelling, with detached garage off the High Street Thurnscoe, Rotherham, South Yorkshire.

1.2 The site in conjunction with the adjacent area has been visited and this statement takes into account the sites inconspicuous location, characteristics and orientation. In addition central government guidelines combined with local authority planning policies and other material factors have been considered in its preparation.

2.0 Assessment of the sites immediate and wider context.

2.1 This statement has been carried out to satisfy the requirements of section 42 of the planning and compulsory purchase act and covers the design concepts and principles combined with access issues.

2.2 **Physical**

2.2.1 The site occupies approximately 1000 square metres and runs parallel to the High Street in Thurnscoe; its location is to the north of Thurnscoe Hall nursing Home, and once formed part of its curtilage. Before being sold for individual building plots. Within the site a significant number of mature trees are evident, which have been the subject of an arboriculture assessment and planning application. The remaining trees mask the site from the north, south and east.

2.2.2 The sites topography displays an even and level surface although covered with vegetation.

2.2.3 The residential dwellings to the sites immediate north boundary display double storey height semi detached and detached properties each of differing architectural styles and construction materials. To the immediate east an existing rough surfaced road abuts the site and provides access not only to the site but a single garage owned by the occupant of the Hall bungalows and a new detached dwelling house currently under construction to the south. The existing road is scheduled for upgrading by the main contractor to the South Yorkshire approved standard. From this road it is

proposed to provide two independent private drives into the site in support of the new dwelling as shown on drawing CAD/QA/P1001. To the west a pair of single storey semi detached bungalows known as the hall bungalows exist which are constructed of brick under a slate roof. (OS extract appendix 1)

2.3 Access audit

2.3.1 The existing site has one access point which intersects at 90° with the High Street. This will remain unaltered maintaining access to and from the site. The surface finishes to this access road is substandard but scheduled for improvement. Incorporated into the scheme are two private drives one to the west and east of the proposed detached garage. Each drive will have a tarmacadam surface finish to match the new road when it is upgraded. The area in front of the garage will also incorporate a turning heads to enable vehicles to manouver and leave the site in a forward direction to promote highway safety.

2.3.2 Site parking
In addition visitors to the dwelling house will also be able to park within the curtilage of the site to negate any congestion issues along the access road.

2.3.3 Access to Motorways
The site is located within a short commute to Junction 36 M1 of the motorway network, via the newly constructed arterial Dearne Valley Parkway.

2.3.4 Transport
A public road transport system is in operation and located within 200metres (4minutes) walking distance of the site if travelling north or south bound.
Railway transport system is in operation and located within 550metres (8 minutes) walking distance of the site.

2.4 Social

2.4.1 The proposed new development of one detached dwelling on this site will be an attractive scheme and in keeping with the surrounding area particularly the existing bungalows to the west boundary, which have been constructed of similar materials. The proposal changes the sites usage. But in doing so creates a more sustainable environment. The proposed dwelling does not pose any interference with the neighbouring residential dwellings to the north, south, east or west and causes no privacy issues. This

conforms to the current guidelines of the local authorities planning policies and supplementary notes for guidance No 3 etc. for infill residential developments. Consideration has been given to the provision of windows within the dwellings external elevations and therefore only one 525mm high x 1135mm wide window will be installed on the ground floor servicing the hall facing the west boundary this will be fitted with obscure glazing to protect the privacy of the existing bungalows to the west.

2.4.2 Refuse/recycling
The dwelling will have an area set aside for the storage of bins located to within the dwellings curtilage. Waste collection to be undertaken by the local authority.
The following bins will be provided.

	Type of refuse	Dimensions	Volume
1	General 1 (Grey)	720 x 650 x 1060	240 Litres
2	Recycling 1 (Blue)	560 x 560 x 1060	140 Litres
3	Recycling 1 (Brown)	560 x 560 x 1060	140 Litres

2.5 Economic

2.5.1 The scheme aims to provide good quality housing within an existing town environment and has good transport links to Barnsley, Doncaster, Sheffield, Wakefield, and the motorway network.

3.0 Relevant Planning Policies

3.1 The following policies have been taken into account in the submission of this application.

National Policies & Government Guidance
PPS1 Planning positively for the achievement of good quality design. Good design should contribute positively to making better places for people. A design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions should not be accepted.
PPS3 Promotion of sustainable residential environments. A design that integrates and complements the local area, relating to its scale and form.
The accepted principles of urban design. (DETR 2000)

- Character : A place with its own identity.
- Ease of movement : A place which is easy to get to and move around.
- Legibility: A place that clearly defines private spaces.
- Adaptability : A place that can change to suit current trends.

Places, Streets and Movement, A companion guide to design Bulletin 32 – these sets out site line requirements for junctions and access points. For access onto a main road with a 30mph-speed limit a sightline of 2m x 90m is normally required, reducing to 60m where speeds will be contained to 30mph.

Local Policies
The site is located within the existing township and allocated as housing policy area in the Unitary Development Plan. Policies H8, H8D, DA2 are relevant to this proposal.

Policy H8D
Planning permission for infill, backland or tandem development involving single or a small number of dwellings within existing residential areas will only be granted where development would. Not result in harm to the local environment or the amenities of existing residents, create traffic problems or prejudice the possible future development of a larger area of land.

Policy DA2
In accordance with policy H8, the areas shown on the proposal map will remain in residential use.

SPG Note3
Supplementary planning guidance note3 – infill residential developments.

4.0 Relevant Planning History

4.1 There have been previous applications made on this site. These include

- 2007/0429 Grant of planning permission. This however has no lapsed
- 2009/0042 application for the removal of trees with new planting.

5.0 **Involvement of community members and professionals, undertaken/planned.**

5.1 Due to the time constraints the owners/tenants of the adjacent residential dwellings surrounding the site have not been consulted.

5.2 This statement includes the original tree report as a resubmission for the new application because of the work already carried out on the site.

6.0 **Evaluation of the context**

6.1 Identification of opportunities
There are a number of benefits arising from the re development of this site. There will be a positive gain in the visual amenities by a sympathetic and well designed development. It will constitute a positive addition to the area. Provide sustainable living accommodation within an existing town environment.

6.2 Identification of constraints
The design should be sympathetic to the immediate surroundings. Massing and density should play a key role in the design. The sites topography reflects a constant level and even surface. The quantity and positioning of the existing trees provide the site with natural screening from the public carriageway along high street.

7.0 **Design of the scheme**

Amount: The proposed development consists of one detached dormer bungalow with an ancillary detached garage.

Layout: The building is confined to the pre determined boundary of the site and utilizes the positioning of the existing trees for privacy. The ground floor consists of an entrance porch leading to an inner hall which in tern leads to a bathroom, kitchen, lounge and 1 ground floor bedroom. Access is gained to the first floor via stairs emerging from the hall to a landing. This floor provides a second bathroom with further two bedrooms plus a television room. The dwelling has been designed to accommodate the local authority's criteria of privacy distances.
In addition there is a purpose designed detached garage set at the south eastern side of the dwelling with a hobbies room over.

Landscaping: Due to the nature of the development landscaping of the site has been pre defined in planning application 2009/0042. Paved areas for vehicles will be constructed of permeable materials.

Appearance: The external design of the dwelling has been based upon existing dwellings to the west and east of the site which are built to a similar scale thus enabling a coherent style to be achieved. The immediate area is dominated with red brick structures, therefore to keep in line with the overall methology red brick will be used as the construction medium. The roof covering will be grey pantiles tiles again to match the existing dwellings. All windows and doors will be maintenance free double glazed units in light brown upvc. The development will positively enhance the existing street scene and surroundings. Similar in design as the main dwelling. The site will incorporate a detached garage for private use.

Access: The development will comply with the requirements of approved document 'M' to the current building regulations. All the ground floor has been designed to aid in the movement of a wheelchair. External ramps will be provided to achieve a safe and practical means of entry or exit from the unit. All gradients will be less than those recommended by BS8300 and the Lifestyle home standards. Tactile surfaces will be provided to enable hazard areas and obstacles to be easily identified. External entry door sets will be 1022mm wide. Internal door sets to be 900mm wide.

8.0 **Concluding statement**.

8.1 This design and access statement is written in support of a planning application and demonstrates the requirement of section 42 of the act.

8.2 During the design process, a number of meetings have been held with a dedicated planning officer, to seek primarily, advice on good design and to address any potential problems facing the site. The comments made by the planning officer, have been taken into account and incorporated into the overall scheme.

8.3 In conclusion, the proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the scheme and grant full planning approval.

Appendix 1

O.S. Extract showing the site area with the existing access road