

Kennedy Design Ltd.

Design and Access Statement

Mr & Mrs S Swift

Kevin Kennedy
8/25/2022

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Land adjacent Chevet off Thurnscoe Road Bolton-upon-Dearne Rotherham S63 8JW

Proposed Outline Planning Application for a Single Residential Building Plot All

Matters Reserved

Introduction

The application for out-line planning permission with all matters reserved being submitted to Barnsley MBC's Planning Department is to establish the site is suitable for residential development.

The site is located within a residential area of the village of Bolton-upon-Dearne. The area is made up of mainly detached domestic dwellings constructed at different dates utilising different materials, there is not dominant architectural style within the area.

Relevant Planning History

An internet search on Barnsley Councils web site has revealed no relevant planning history for this site. Reference to adjacent sites has been made but not noted here as we feel they are not relevant to this particular application.

Use

The proposed use has a single residential building plot is in-keeping with the surrounding area, the indicative plans X18-02 shows that the site would accommodate a reasonable sized 4-bedroom detached property with associated parking and amenity space for the occupiers.

Amount

The surrounding area is made up of detached domestic two storey dwelling houses with a few detached dormer bungalows. Either side of the development site are two storey detached dwellings of a similar size and scale. The indicative plans demonstrate that the proposed use would not be over development of the site, has noted above the site is sufficiently large to accommodate the building, parking space and amenity area.

Layout

The detail of the internal site layout would be subject to a detail planning application, but the indicative layout indicates that the site would be able to deliver on parking requirements, access and egress off Thurnscoe Road while still leaving space to build a 4-bedroom dwelling house.

Scale

The suggested layout indicates that the proposed development would not have an adverse effect upon the area or the adjacent properties. The proposed eaves and ridge height will be comparable to those of the existing dwellings adjacent the property.

Appearance and Materials

There is no particular architectural style that is dominant in the area around the site. Development in the past has been to a large extent organic with no central plan. This is very much what one would expect of an old mining village/town. Each phase of building is of its time, terraced housing for the pit workers with later better quality social (council) housing in the form of semi-detached dwellings. The area around the site is in the older part of the village and here detached dwellings are more the norm.

The prominent materials are smooth red/drown face brickwork under a slate roof.

The development maintains the tradition of face brickwork and flat tiles, the architecture pays homage to past styles. But the intension is to be honest and create a building of its time adding to the mix and vibrancy of styles along the existing street scene.

Landscaping

A comprehensive scheme of both soft and hard landscaping will be incorporated into the development. This would form part of any detail planning application.

Flood Risk

The site is in Flood Risk Zone 1 Low Probability,

Drainage Statement

Building Regulations and Planning refers to a hierarchy of drainage (SUB's) therefore the design process will consider the use of infiltration structures first, then discharge to a watercourse or if none of the above are available then attenuated discharge to an existing drainage system or public sewer.

To assess the viability of infiltration structures a percolation test will be undertaken for this purpose. A trial pit will be excavated to reveal the prevailing strata and ground make up. This will be examined on site by the drainage engineers to see if the ground is suitable for soakaways etc.

