DESIGN AND ACCESS STATEMENT

On land at

No.7 Thurnscoe Road
Bolton on Dearne
Rotherham

For

Mr A Smith

Prepared by

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Introduction:

- This planning, design and access statement has been prepared by Barraton Design Studio Ltd on behalf of Mr A Smith.

- The applicant is seeking planning permission to erect 1no. Four Bedroom Detached house with attached double garage in the garden of No.7 Thurnscoe road Bolton on Dearne that is presently owned by the applicant.

- The design and access element of the statement has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access Statements which came into force on the 10 August 2006.

Site & Physical Context:

Bolton upon Dearne is a small village in South Yorkshire in the part of the Dearne valley through which the River Dearne passes. It is approximately seven miles east of Barnsley, ten miles west of Doncaster and eight miles north of Rotherham.

The site is currently occupied by a single dwelling and is in a predominantly well established residential area. The site is irregular in shape and some existing trees are established on the southern boundary and the entrance boundary fronting Thurnscoe Road. The site varies in level front to back by approximately 2m, although the adjacent site to the west is substantially higher. The western boundary is formed by an existing rock face bank. Existing land to the north is again lower in level by approximately 6m retained by an existing stone retaining wall. An existing stone wall abuts the highway. Thurnscoe Road is a one way system. The site is located in the old village of Bolton on Dearne where properties are generally set within large gardens, although the relatively new development to the west of the proposal is a higher density development. The older buildings along Thurnscoe road are generally stone built with some detailing and sash windows, where as the newer properties are brick build with concrete tiled roofs. Windows are generally white either upvc or timber. The new properties have clipped eaves and projecting soffits; where as the older buildings tend to have stone corbels and parapet details.
In developing the site it is important to consider how the physical, social and economic characteristics of the surrounding area have influenced the scheme that is proposed for this site.

Social & Economic Context:

It is important in the design to take account of the social and economic context of the area within which the dwelling is to be set. Profiles of the types of people who live within the area and their social and economic group will be a determining factor in deciding the mix and types of dwellings that are most appropriate to the context of the area and market price that different houses are likely to command. It is recognised that this one off house type proposed by this application provides a more limited housing mix than would be the case for a larger development. Nevertheless, the provision is considered to contribute to the overall housing mix within the local area, and also the character of this type, and of particular importance in determining the most appropriate mix and type of housing, is the prevalence of couples with older children who live in larger houses. In providing a 4 Bedroom detached house that is aimed towards the buyer with potentially a growing family the proposal will enable those who want to take advantage of purchasing a house with amply accommodation in a well established and popular residential area.

The Proposal:

The applicant is seeking planning permission for 1no. Four Bedroom two storey detached house with an attached double garage.

The proposal has been designed to provide flexible accommodation for family living. There is amply associated garden area.

It is proposed that the property will comply with current Building Regulation standards relating to the internal design and construction of dwellings along with new sustainable construction.

This together with the overall design and layout of the site will ensure that the development can be accessed by all users.

Density and Scale:

The proposal is for 1No. Four bedrooms dwelling with an attached double garage, the site area 0.05 ha, the dwelling will be two storeys in height to minimise overlooking to neighbouring properties, albeit that the dwellings situated to the west are substantially higher than the proposed.

Design:

The dwelling has been carefully designed to fit the irregular plot and to give the principle rooms a south facing aspect onto the open garden area. The bathroom, utility and en-suite windows to the northern and western boundary overlook the rock face. The garage is situated to the front of the dwelling for ease of access to the garage and the main entrance to the property.

Appearance:

Having carried out an on site assessment of the sites' immediate and wider context we have concluded that the dwelling would fit well within the existing surroundings by being built in brick with brick verge details and stone heads and cills to windows and doors. A stone door entrance feature will be formed at the entrance and a bay window to the dining room to add interest. A feature window will create a feature to the bedroom above the garage. A brown red brick and grey artificial slate roof with white upvc mock sash windows and black rainwater goods.

Access & Parking:

The dwelling has parking for a minimum of four cars, two within the garage and a further two visitor spaces. Hard standing parking area associated with the dwelling is sited in order to afford easy access by all users.

It is proposed to create a new access onto the one way system of Thurnscoe road and retain the existing wall but create a new entrance. This entrance will provide access for both pedestrians and car to the proposed dwellings.

All entrances will have ramped approaches complying with Part M Building Regulations.

Policy Context and Appraisal:

There is a range of Central Government and local policy guidance on planning, design and access including PPS1 – delivering sustainable Development, PPS3 – Housing.

PPS1 – Delivering sustainable development

PPS1 was published in January 2005 and together with the accompanying General Principles document sets out the basis of the Government's approach to the planning system and the role it plays in contributing to sustainable development.

Paragraph 5 of the statement identifies how sustainable and inclusive patterns of urban and rural development should be facilitates and includes:

- Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life.
- Contribute to sustainable economic development
- Protect and enhance the natural and historic environment and existing communities
- Ensure high quality development that uses good design, and the efficient use of resources; and
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all member of the community.

PPS3 – Housing:

In order for Government to achieve its housing policy goal of everyone having the opportunity to live in a home which they can afford in a community of their choice the Government is seeking:

- Widen opportunities for home ownership and ensure high quality housing both affordable and market housing to address the requirements of the community.
- To create sustainable, inclusive mixed communities in all areas both urban and rural.

PPG13 Transport:

PPG13 outlines Government guidance on transport and sustainable development. With regard to the proposal the location provides a choice of means of travel to other facilities by means other than the private car, as this site has easy access to a number of regular bus services to Barnsley, Doncaster and Rotherham. The following is a list of basic services and facilities that are easily accessible from the site using an alternative means of transport to the private car.

Bolton on Dearne Railway station.
Dearne Carfield Primary School
Dearne High School.
Several Churches.
Shops
Post Office

Conclusion:

The Planning, Design and Access Statement have been written in support of a planning application for a single detached two storey 4no. Bedroom house with an attached double garage. The statement has evaluated how the design proposal has taken account of the physical, social and economic context of the site. The statement has identified the approach that has been taken into the design of the proposal and has assessed the amount, layout, scale and appearance and how this relates to the surrounding area.