DESIGN & ACCESS STATEMENT
PROPOSAL FOR DEMOLITION OF NO. 14 WILLOW LANE, BOLTON UPON DEARNE ROTHERHAM AND SUBSTITUTION OF 2 NO. 4 BEDROOM HOUSES WITH DETACHED SINGLE GARAGES

USE FOR DWELLINGS

Situated in the general settlement of Bolton upon Dearne, the site of the proposal is within a geographical area that could benefit from selective development that could give a greater sense of purpose, definition and upgrade to the community.

AMOUNT OF DEVELOPMENT

Located on a site situated at the furthest extent of Willow Lane, a cul de sac development of longstanding within the settlement the proposals comprise 2 no. 4 bedroom houses referenced as Plots 1 & 2. Each Plot being developed with a 4 bedroomed house having a single detached garage.The proposals are for 2 storey houses of moderate dimensions being of a traditional 3 bedroomed type but utilizing the roof space as an additional bedroom/ multipurpose space to make up the proposed houses to larger type family homes
The external footprint of each house is 59sm excluding garage and the within external walls floor area of each home is 98.8sm + 24.4sm attic space. Each garage is 19sm

LAYOUT

Access to the site is via cul de sac (Willow Lane) from Mexborough Road. Properties in this cul de sac are restricted to 2 main blocks of terraced type houses ranging along the west side of the incoming service road culminating at its furthest extent in the derelict dwelling No. 14 which is proposed for demolition. Mostly the properties have an individually owned 4m approx.forecourts which mainly serve as footpath/ off road parking. The development proposal site has in its ownership an area of existing road and kerbed forecourt approx. 4m wide at the northern extent with curved tapering to nil at the southern extent The design intent would be to recognize the importance of improving the street scene with the construction and improvement of the road adjacent to the properties

The main frontage of plot 1 has a building line set 5.5m from the boundary whilst plot 2 main frontage is set at a 7.5m building line allowing a stagger effect generally aiding the openness to opposite dwellings in particular no 76

SCALE

The external walls footprint and internal layout of the development proposals are consistent in area and layout with that sought of as a family home . Dimensions ensure acceptable space standards The general tenor of the choice of building materials takes account of the continuation and the blend of the dwellings to adjacent buildings

APPEARANCE

The proposal is ostensibly of a simple form having a regular rhythm of sash type windows quite similar in type and proportion with windows of neighbouring properties. The proposals would be built in materials and to construction details that relate to planning ideals of the overall development preferences

LANDSCAPING

The front boundary would be open to the adjacent road whilst other boundaries would be 1.8m concrete post and closeboard fence Hard pavings would be brick paviors of permeable construction with other areas being traditional grassed garden with some shrubbery. A number of garden type trees in selected areas are proposed mainly of evergreen varieties

ACCESS

Level access would be provided at an appropriate entrance door adjacent to a convenient drop off point The ground floor is provided with 800mm wide doors together with a toilet area suitable for disabled persons whilst the staircase provided is straight flight and suitable for the ambulant disabled

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