20th Nov 2013

Design & Access Statement

Land Adjacent 150 Keresforth Hill Road, Barnsley. S70 6RG

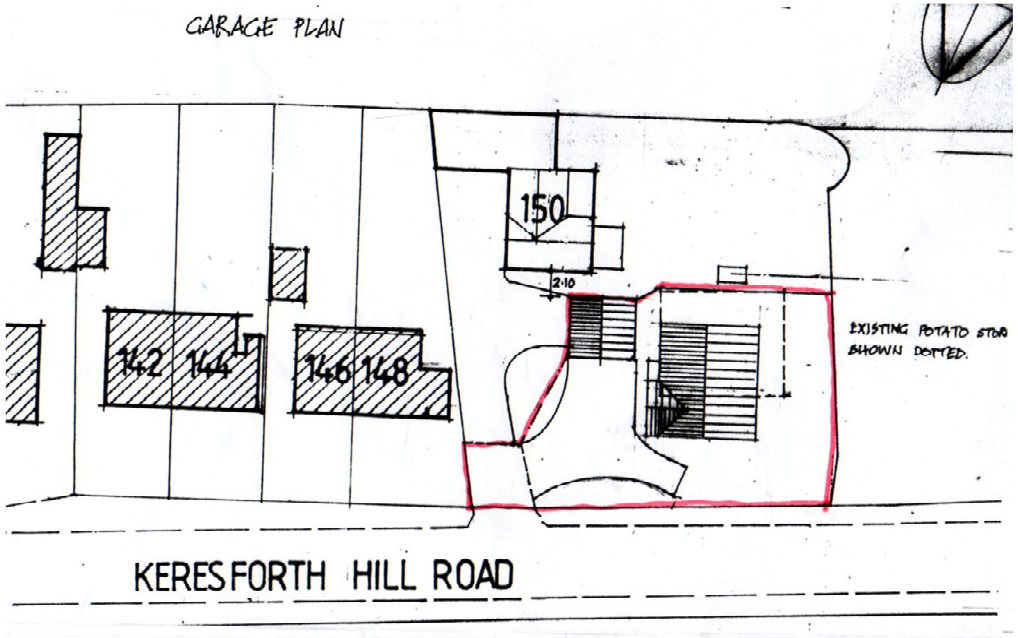
1.1. The Surrounding

The area is on the periphery of Barnsley Town Centre, it is predominantly residential and the site is within a housing policy area. There is open countryside surrounding and the M1 motorway passing to the south east. The site is well located for the many facilities of Barnsley town centre and in a good commuter location for Sheffield and Leeds. There is a recently redeveloped primary school opposite the site.

1.2. The Site

The site measures approximately 550m² and is located on Keresforth Hill Road, a relatively busy road used for access to Barnsley town centre from surrounding villages. The site contains a large brick built flat roofed outbuilding that was originally used as a store by the applicant's father for his potato business. The applicants parents live in the two storey detached brick and render property (No.150) adjoining the proposed site and they will share an access, although there will be a distinct division of properties with a 1.8m wall and fence. The site slopes gently from the north east to the south west; there is a change in level and high hedge between the road and a further mature hedge along the western boundary with an area of scrubland. To the south will remain the garden of No. 150. There is a modern primary school building opposite the site to the north and a number of brick and render semi-detached properties to the east.

1.3. Planning History & Relevant Policy



2007/1303 – Residential development of 1 detached dwelling and garage - approval expired.

Residential development for one dwelling in this location was established by the previous application

1.4. Consultation

The proposal was submitted to BMBC for a pre application enquiry, Planning Officer Racheal Roddick had no objections to the proposal but suggested that the side elevation of the conservatory facing No. 150 was of solid masonry construction and that the rear of the garage roof was hipped to further reduce the impact, both these suggestions have been taken on board and the proposal amended accordingly.

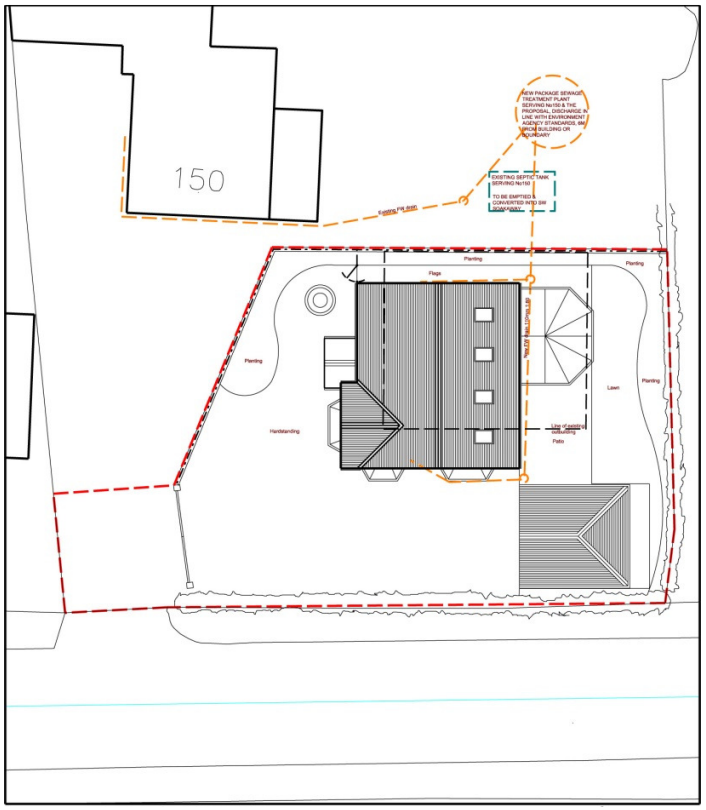
No.150 is owned by the applicant's parents and they have been involved in the design process.

2.1. Use & Amount

Keresforth Hill View

The application is for a single occupancy five bedroom dwelling, the use and amount has not altered from the previously approved application; the use and amount is therefore established for the site.

2.2. Layout

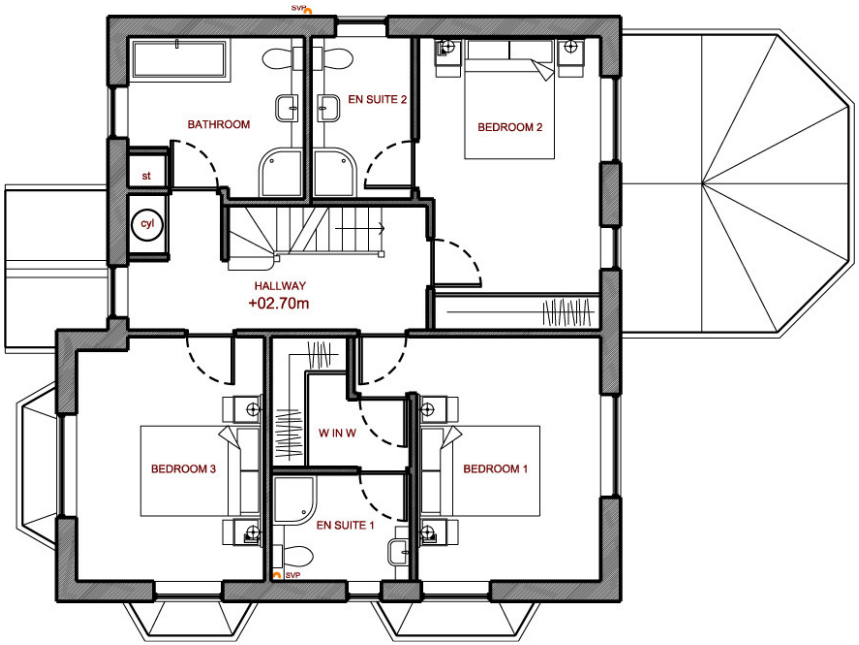


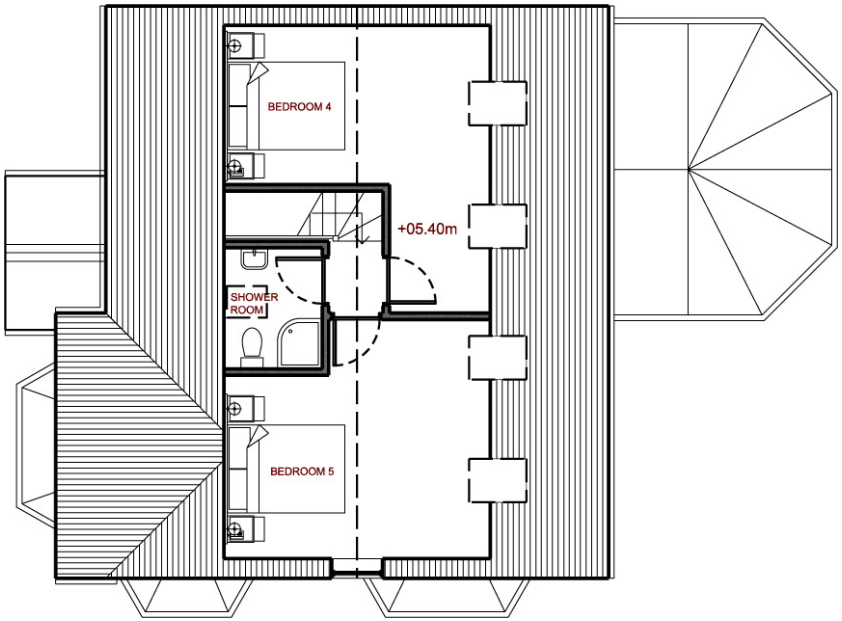
Site Plan

There have been minor alterations to the site layout from the previously approved application, although the house remains of the same size. The detached double garage has moved to the north west corner of the site from the south east corner, it was felt the original position caused an unacceptable clash with No.150 a partial obscuring of the principal elevation of this building, the revised location is set approximately 1m below Keresforth Hill Road and behind a 2m high hedge so as can be seen in the following image, little will be seen of the garage in this location. The positioning of the garage allowed the house to be moved marginally to the east to give an improved rear garden space, while still achieving a comfortable relationship with No.150. A conservatory and porch have been added to the application both of these would have been permitted development so should not cause any planning issues

Ground Floor Plan

First Floor Plan



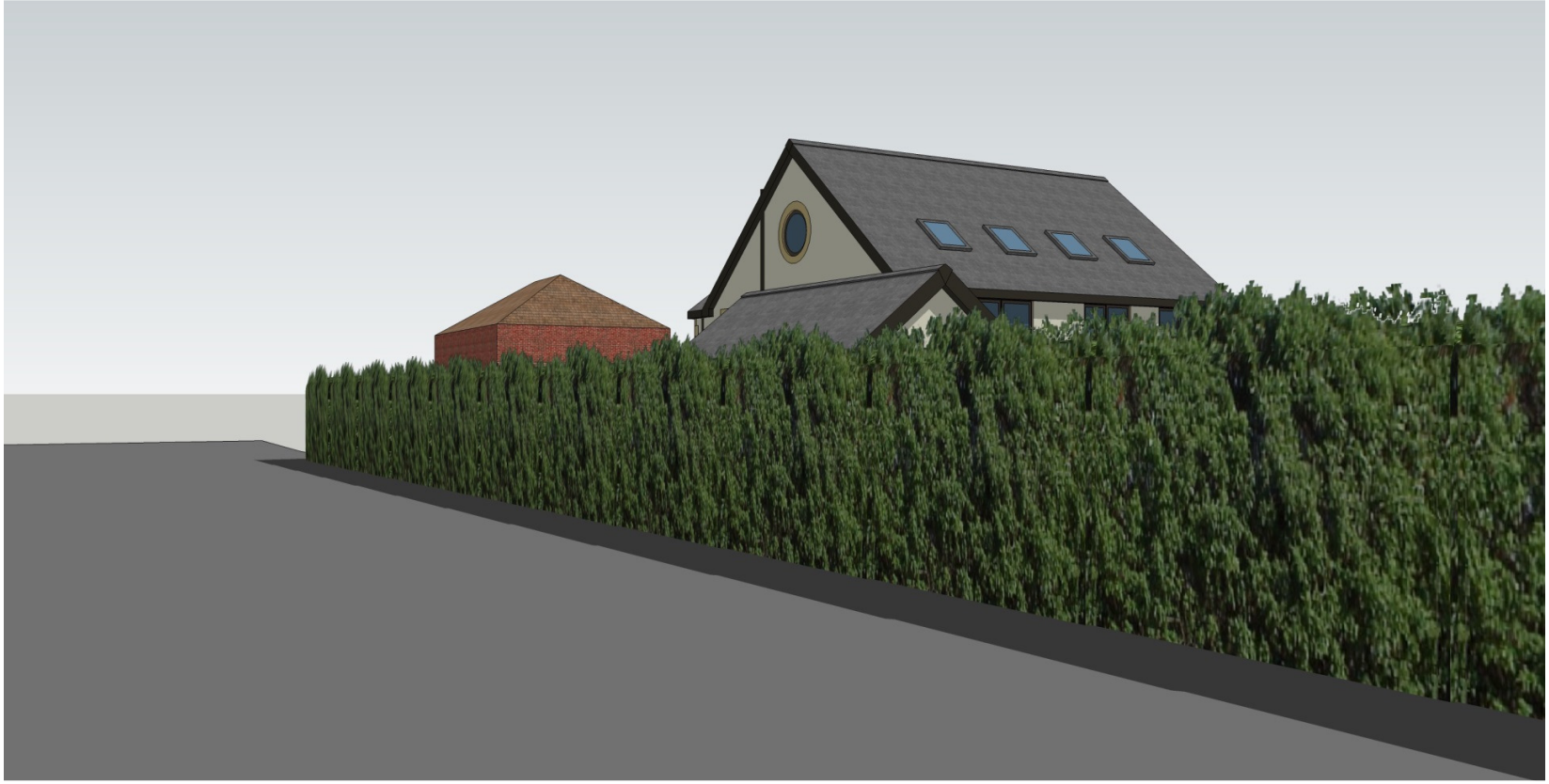


2.3. Scale

View from Keresforth Hill Road of the principle elevations

The scale of the house has not altered from the previous planning approval, so it is taken that the scale is acceptable, but as can be seen from the following images the scale is in keeping with the surrounding buildings. The new location of the garage given its lower elevation and high deciduous boundary hedge will have little impact on the development or surrounding buildings. Windows are of a scale in keeping with a domestic dwelling and the surrounding properties.

Aerial view of south and west elevations, note the side elevation of the conservatory is now to be solid rendered masonry, in line with the planning officers comments.



View from Keresforth Hill Road. The garage roof is barely visible over the hedge, the garage has been amended to incorporate a hipped roof, further reducing the impact on this view from that shown above.

2.4. Appearance

Materials have altered slightly from the previous approval which was constructed of ground floor brick and upper floor render, this was felt to be a slightly dated approach, so the proposal is for a good quality building combining render with art stone quoins, headers and cills and dark grey roof tiles. Windows will be PVCu in either a grey, cream or wood grain. All proposed materials can be found in one form or another in buildings around the area.

2.5. Landscaping

Landscaping will be simple and low maintenance using indigenous shrubs and plants, the driveway will be asphalt matching the existing with brick or stone built planters and features, to the rear will be a stone flagged patio area and lawn with area for planting. The boundary fence will be formed of a dwarf stone or brick wall with a timber fence over (overall height 1.8m).

3.1. Access

The current highways access will be retained on Keresforth Hill Road and shared with No.150 for approximately 5m from which point will be direct access into a private drive with on-site turning and parking for 2 cars with a further 2 in the detached garage.

Emergency services can gain access to the property from Keresforth Hill Road.

Refuse & recycling area is provided at the side of the house, roadside collection.

Pedestrian access to the entrance from the parking area will be level with level thresholds into the building; a reception space and an accessible WC is provided at ground floor level, corridors and doorways will meet part M of the building regulations.

A new package sewage treatment plant is proposed shared between the proposal and No.150 and on land belonging No.150, replacing the current outdated septic tank

All surface water will be dealt with on site with soakaways and other SUDS.

The building will follow ‘secured by design’ principles as far as is reasonably possible.

4.1. Contact

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*All illustrations in this document are indicative only and should not be used for detailed consideration of massing or heights in relation to other buildings, please consult the technical drawings in this regard.

5.1. Design Space Architects - Projects

DSA are award winning architects who specialise in one off, sustainable, contemporary homes and have been established for over five years, The Principle Architect, Andrew Brown, has a further ten years commercial London practice experience.

New Dwelling, Thurlstone

The first sedum roof and environmentally aware building in the area, with a striking form on a hilltop location overlooking the market town and conservation area.

Example of weavers cottage

New Dwelling, Rockside Road, Penistone

Designed in a conservation area well renowned for its weavers cottages, the row of high level windows and industrial steel trusses give the building its historical reference in a contemporary open plan home.

Building currently under construction

New Dwelling, St Johns Drive, Grantham

A building of three parts currently under construction; two curved sedum planted roofs, slicing into a central 'modernist' box reduced the apparent scale and created a beautiful ever changing building from any angle, cutting edge ICF construction and the latest renewable energy sources complete this truly unique building.