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DETAIL

1. STATEMENT

DESIGN & ACCESS STATEMENT

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Introduction

1. This statement is in support of a new dwelling to replace an existing end of terrace property. The new dwelling house will be detached but constructed within the confines of the original dwelling.

1.1 The site in conjunction with the adjacent area takes into account the sites location, street scene, topographical features, imposed constraints, characteristics and orientation. In addition central government guidelines combined with local authority planning policies and other material factors have been considered in its preparation.



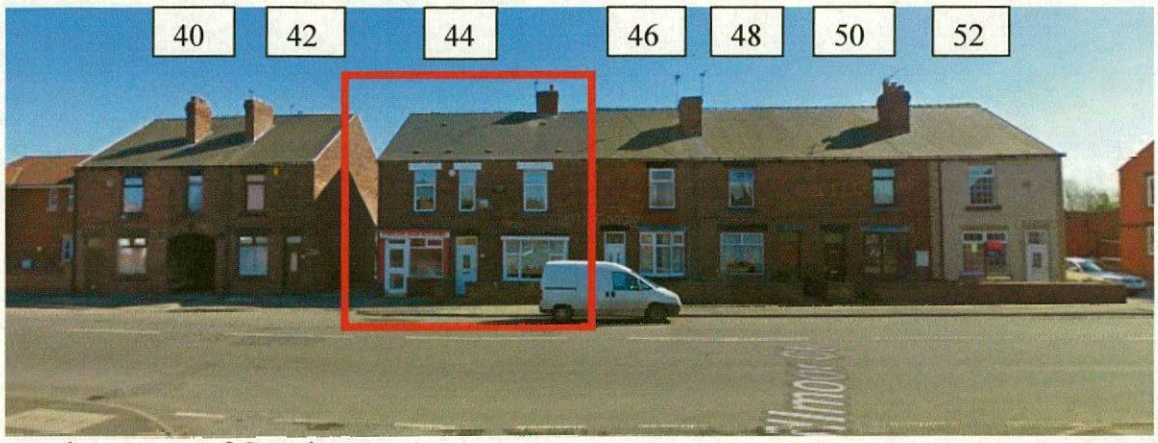
Photograph courtesy of Google maps

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 (existing terrace row)**

The existing street scene is made up of 5 terrace dwellings to the east side of George Street, each displaying individualism. Beginning at No 52 which is located at the intersection of Henry Street and George Street and the first of the row as you travel north towards the application address.



Photograph courtesy of Google maps

No 52, this dwelling has undergone the most significant changes to its superstructure, by way of an external concrete render laid over the original "Stairfoot" red brickwork. Also when viewed from the principle elevation pseudo stone quoins have been applied to the external corner and the abutment to No 50 to highlight the individual dwelling. In addition the original ground floor windows have been changed by removing the central stone mullion which would have primarily separated two original windows, has a result a larger casement window in white upvc has been fitted within the opening displaying multi panes suggestive of the Victorian period, to complete the narrative a white external upvc door is installed.

No50, the attached adjacent dwelling again has undergone some modification but not as radical to the overall aesthetic of the terrace row. This dwelling now displays a 3 splay leaded bay window in dark brown upvc, to the ground floor front elevation with entry exit door to match.

No48, continuing the theme this dwelling also shows alteration to the original ground floor window by removal of the central stone mullion to install a larger single casement window which in this instance is in white upvc. The entry door to the principle elevation is constructed from hardwood.

No46, the final dwelling before the application address is one which would have originally formed the end of terrace row before the construction of No 44 in 1897. The principle elevation to this building is similar to that of No 50, with a 3 splay bay window but this time in white upvc, the external door is also in white upvc.

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2.3 **Physical (No44 application dwelling)**

2.4 The existing dwelling of red brickwork forms an end of terrace property, which is known as 44 George Street, Darfield, set within the ground floor to the north corner of the buildings there are the remnants of a butcher's shop which has ceased trading. The current building although appearing to be a continuation of the existing terrace row, in fact displays a separation, which can be observed on the principle elevation by way of a 50mm wide gap extending from the ground level up to the eaves. This joint has been filled with a proprietor mastic sealant. In addition the roof line abutting the neighbouring dwelling also indicates a degree of separation this can be observed from George Street. To the principle elevation there are 3No windows to the first floor each depict aesthetic continuity in style and dimension to the rest of the terrace, the windows are in white upvc under a stone heads with stone sill to match. To the ground floor a large square bay window formed in white upvc is evident resting on stonework. The principle door to this elevation is constructed and finished in white upvc. It is also worthy of note that at some time in the past the original Welsh slated roof has been removed and replaced using Marley Eternit fibre cement slates.

West Boundary

The existing west boundary facing George Street consists of a low brickwork wall of 850mm in height with stone toppings. This wall encompasses a small front garden area which is currently paved. The existing wall currently stops short of the butchers shop window which, allowed public access along the shop frontage to be achieved when trading.

North Boundary

The brickwork gable wall of No 42 forms the north boundary of the site as shown on plan ref no 19/001 & 19/002. The open area between both gables of No's 42 and 44 provide an access not only to the rear of the residential dwelling but that of the farm complex, which borders the rear curtilage to the east, which is also in the ownership of the applicants. The wall heights on this boundary vary in height from 3200mm reducing to 2060mm as shown on plan ref No 19/001 & 19/002.

East Boundary

The east or rear boundary provides access to the farm complex via a galvanised steel gate spanning the full width between the north boundary and the workshop set on the south boundary.

South Boundary

The south boundary is made up of a number of outbuildings which begin near the rear of the original dwelling to the east boundary and beyond. Each building is of two storey height where depicted on plan 19/001 and 19/002 all constructed of red brickwork, under a slate roof. There are 2 further outbuildings on this boundary but single story in height also shown on plan 19/001.

No40 &42, George Street, The final dwellings to be highlighted is a pair of semi detached properties see drg 19/005 with No 42 being directly adjacent and forms the boundary to the north with its gable wall. These dwellings are of "Stairfoot" red brickwork under a Welsh slate roof. Both properties have dimensions and fenestration comparable to that of the terrace row.

3.0 Access audit (existing)

3.1 The existing access of 3050mm which provides entry to the residential dwelling No 44 George Street is of an adequate width for private vehicular traffic to access the rear of the dwelling. However the access is also utilised by modern farm vehicles which are significantly wider making entry between each gable wall of No 42 & 44 problematic.

4.0 Access audit (proposed)

4.1 Access to the new residential dwelling and farm complex is proposed to be increased in width to 3975mm to accommodate modern farm vehicles and allow easier access from the public highway into the site. A farm style gate will be set between the gable of No 42 and proposed new dwelling No 44. The gated entry will also provide demarcation of the private spaces from the public footway which runs parallel to the principle elevation. Private vehicles entering through the gated access point will be also be able to travel in a forward direction from the main highway to the rear of the dwelling and existing garaging facilities. The area to the rear of the dwelling provides manoeuvring space for vehicles to turn enabling emergence from the site onto the public highway in a safe forward direction.

4.2 Access to Motorways

The site is located 4.8 miles from junction 36 of the M1 motorway network, and within 0.621 miles of the Dearne Valley Parkway.

4.3 **Transport** (public)

An established public road transport system is in operation and located between Millmoor Road and Millmoor Court within 10metres (half a minutes) walking distance when travelling north and positioned at the intersection of Henry Street and George Street which is 32metres (one and half minutes) walking distance when travelling south.

4.4 **Refuse/recycling**

The dwelling has an area for the storage of bins located to the rear of the property. See proposed plan No 19/002. Waste collection is to be undertaken by the local authority, as currently provided with the onus placed upon the owners of the dwelling, to transport individual bins on collection days as currently in operation by the neighbouring residents.

The following bins are 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
4	Garden Waste 1 (Green)	720 x 650 x 1060	240 Litres

4.5 **Economic**

The scheme aims to provide a traditional detached dwelling similar in style and construction materials to that of the existing adjacent buildings and terrace row. The proposal also provides a practical solution for the family to maintain a sustainable viable business which contributes to the economy, and a design that integrates with the ethos of the family's future vision.

5.0 Relevant Planning Policies

5.1 The following policies have been taken into account in the submission of this application. The site is located within the established village of Darfield which is allocated in the adopted development plan as urban fabric.

National Planning Policy Framework & Government Guidance

National Policies

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.
Promotion of sustainable residential environments. A design that integrates and complements the local area, relating to its scale and form.

- National Planning policy framework, Sec 7 (Requiring good design).
- Sec 10 (Meeting the challenge of climate control)
- Sec 11 (Conserving and enhancing the natural environment.

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.

Local policies

Policy CPS 2, Sustainable construction

Policy CPS 29, Design.

LDF, SPD Designing new housing development 2012

South Yorkshire residential design guide 2011

Buildings for life (bfl12)

Highway safety :

Places, Streets and Movement, A companion guide to design Bulletin 32 – 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.

6.0 Relevant Planning History

6.1 The sites existing use:- The site consists of an existing end of terrace dwelling known as 44 George Street, Darfield, South Yorkshire.

6.2 Planning Enquiry 2019enq00175 abridged narrative, demolition of existing end of terrace, with construction of detached dwelling house and widening of access.

7.0 Involvement of community members and professionals, undertaken/planned.

7.1 No consultation has been entered into with any owner/tenant of adjacent residential dwellings prior to the full planning application being submitted to the local authority.

8.0 Evaluation of the context

8.1 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 and provide continued sustainable accommodation.

8.2 Identification of constraints

The overall design of the new dwelling house will be sympathetic to the immediate surroundings including the semi-detached dwelling to the north and remaining terrace row to the south. Positioning of the proposed dwelling has been pre-determined by the theoretical building line which follows the principle elevations of the existing buildings, as drawing 19/002. The overall foot print of the new dwelling house will be similar to that of the demolished dwelling but re configured to provide an improved access and living environment.

9.0 Design of the scheme

Use

Is this justified in terms of :- Site and surroundings.

The site/building has residential developments to the north, south and west of the site.

Land use –

The site/building lies within the established village of Darfield, Nr Barnsley, South Yorkshire and within a designated Urban fabric area, but adjacent to green space to the east/rear boundary, which is accessed through the application site which is known as Townend farm.

Amount

Is their justification for :- How much development is proposed?

Due to the existing site constraints only one replacement dwelling house with a single ancillary drive is proposed.

Layout:

The proposed detached dwelling is restricted by pre- defined boundaries to the north, south east and west.

Ground floor

The ground floor consists of an entrance lobby gained from the principle elevation which displays an open stairwell providing access to a landing at first floor level with lancet window with opaque glazing to provide natural light, to the integral stairwell and lobby area. See proposed floor layout drawing 19/004. Radiating from the entrance lobby, and set to its left a front lounge is formed, which also gives access through a set of double doors to the dining and kitchen areas. In addition and adjacent to the kitchen an internal passage provides access to a study, utility room and wc cubicle. Access to the rear external area of the dwelling is via a door set adjacent to the wc cubicle.

First floor

The first floor is accessed from the integral flight of stairs, which terminates at a landing see drg 19/004 this provides access to three bedrooms and family bathroom. The master bedroom will have an integral wardrobe, with window to the rear, to complete bedroom 1/master bedroom area an en-suite is incorporated with opaque glazing to window. A further second bedroom will also be accessed off the landing; this bedroom will have purpose made wardrobes with 2No windows installed to the principle elevation. A third single bedroom set adjacent will incorporate purpose made wardrobes with a single window set within the principle elevation.

Landscaping : (hard & soft)

Rear

Due to the nature of the development, the existing rear amenity area will have new hard surfacing as required to areas which have been disturbed during the demolition and construction of the new dwelling. However these areas will be laid with permeable materials eg dry jointed block paving allowing for percolation of surface water to occur contributing to a sustainable development. Additionally and set in a juxtapose position is the existing access drive which serves both the residential dwelling and provides access to the farm buildings and complex beyond the east boundary, which has always been in existence; and will continue to be used no alteration to this environment is envisaged. See drg 19/001 & 19/002.

Front

Set to the front/principle elevation a continuation of the small boundary brickwork wall will be carried out this wall will be 850mm in height, thus allowing for the statutory visibility distance along George Street to be observed. The small front garden area will be retained and finished with permeable materials to allow sustainable drainage to take place.

Appearance :

With respect to the architecture, the new dwelling is of a simple and traditional building form, to match the existing terrace row and surrounding buildings. All the elevations will be constructed from "Ibstock" Ivanoe Cottage Blend brickwork, under a trussed roof structure displaying closed eaves. The roof pitch has been set at 40^0 which will compliment the street scene. The use of similar construction materials will also provide a global aesthetic to the immediate and wider surroundings. All rainwater goods including down pipes will be in black plastic, with external soffits, fascias to the front and rear elevations in maintenance free upvc in grey to match the windows. The main entry threshold will conform to part M of the building regulations and the criteria laid down by the equalities act. In addition a purpose made canopy will be constructed over the principle entry/exit door.
All windows and external doors will be hermetically sealed double glazed units with a minimum of A+ rating and manufactured in grey Upvc. Finished colour to be approved by the local authorities planning department.

10.0 Environmental (flood risk)

10.1 The Environment Agency's flood map data has been checked and the existing structure is not located within a flood zone. See data in Appendix 'A'. In addition the detached building will not cause flooding to occur locally or off site.

11.0 Ecology (wildlife)

11.1 There is no evidence of any endangered or protected species or their roosts within the existing building to be demolished.

Mitigation measures.

Non

Arboriculture

There are no trees within the residential curtilage or adjacent to it which would cause concern.

12.0 Surface water (existing & proposed system)

As with many properties of this age especially with building techniques of the 19th century split drainage systems are rare to find, therefore to ascertain the site drainage, investigation of the existing system has been carried out see drg No 19/001and highlights that, the surface water runoff from the dwelling indeed forms part of a private combined drainage system which serves No 44 only. During investigation it has also been noted that the layout of the site with the current topographical features, would not lend itself to any form of individual rainwater drainage system by way of soakaways therefore, it is viable that no change in the current working system will be carried out other than replacement of the existing clay pipework where required using Marley upvc underground drainage to BBA Certificate 88/1977.
The surface water discharge from the new dwelling into the combined system will be no worse than that which existed before.
Roof water/surface water is proposed to be dealt with by means of classic style gutter in black plastic as calculated to BS EN 12056 – 3 : 2000 and the Building regulations 2002 Approved document H part H3.

13.0 Foul water Discharge

All foul water drainage will discharge into the existing on site combined mains drainage system. Contractor to note that authorisation from the governing water authority is required for minor alterations to and/or renewal of a public sewer under the water industry act 1991 section 185 and section 106. Therefore before moving/altering or adding to the existing system. The existing on site drainage runs are is to be appraised for ownership and the appropriate water authority to be contacted.

14.0 Energy & Environmental Performance of Dwellings

Standard Assessment Procedure (SAP) calculations are required for the new dwelling and must be carried out by a registered assessor.

In addition air tightness testing of the dwelling is also to be undertaken to satisfy part L1A of the building regulations. Testing to be carried out by a UKAS accredited company.

15.0 Concluding statement.

15.1 Preliminary enquiry prior to the enclosed formal planning application been entered into with the local authorities planning officer enquiry No 2019enq00175 to ascertain the suitability of the proposal with regard to the demolition and re-building of a dwelling house.

15.2 The proposed development meets the requirements of national, regional and local planning policies therefore the local authority should be supportive of the proposal and grant full planning approval.

15.3 In conclusion and to sum up the proposal is twofold, first to provide a more convenient and wider access, enabling modern farm vehicles to easily transfer from George street and travel between the existing gable of No 42 & the new gable of No 44 to the farm complex beyond in a safe controlled manor. The second is to replace an existing building which, over the years has suffered from intrinsic historic deterioration and the effects of inadequate building practices, as a consequence the existing dwelling is now not fit for purpose, culminating in significant widespread external and internal structural defects.