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Design & Access Statement

Job N°:	13/10
Job Description:	New House, 55 Moorend Lane, Silkstone Common, Barnsley
Client:	Mr & Mrs Hughes
Date:	16.09.2013
Prepared By:	Peter Severn of Peter J. Severn Architectural Design Limited
Revisions:	

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1. INTRODUCTION

This report has been compiled in support of a Full Planning Application that has been submitted to Barnsley MBC Planning Department with a view to providing a new dwelling on the site of 55 Moorend Lane, Silkstone Common, Barnsley.

2. DESIGN

EXISTING / PROPOSED SITE

The site is located at 55 Moor End Lane, Silkstone Common, Barnsley, S75 4QZ.

Access to the site is gained off Moor End Lane via the established ramped driveway.

The site currently hosts a semi-detached residential dwelling with substantial gardens to the rear and an adequate frontage elevated above the highway.

The site benefits from clearly established boundaries on all sides, comprising timber fencing and hedgerows.

At the rear of the property the site is generally flat throughout, with minor deviations in level, however, at the front of the property there is a major level difference between the highway and the line of the existing dwelling. This is accommodated by a steeply ramped driveway and shared steps up to the front porch area. The existing levels on site can be viewed on the accompanying drawings/documents submitted alongside this report.

The total site area measures approximately 557m^2.



USE

As mentioned above, the site currently houses an existing semi-detached residential dwelling.

The proposals seek to demolish the existing dwelling located on the site and re-build a detached two and a half storey dwelling located centrally on the Clients' site.

The proposed use of the land/site will not change from existing – residential/domestic.



AMOUNT

Works will begin by the careful demolition of the existing dwelling, followed by remediation works to stabilize the remaining house left on the neighbouring site. Once the demolition works have taken place, this will allow the new dwelling to be constructed.

The amount of development has been restricted in order to create the least amount of impact possible on the neighbouring properties. The design has tried to keep the bulk of the new buildings' mass within the 'zone' that the existing property previously occupied. This way the visual impact and massing is minimized as much as possible.

The proposed dwelling will provide an internal floor area of approximately 183m^2.

LAYOUT

The layout of the proposals is very economic and efficient; dictated by the space available on site adjacent the neighbouring properties.

As mentioned previously, it is the intention to build over the footprint of the existing house (to be demolished), therefore minimizing the loss of amenity space both at the front and to the rear of the property.

The proposals seek to form a six bedroomed detached family home across two and a half storeys – vastly improving the accommodation currently available on site.

The layout of the site (particularly to the front of the property) is particularly important. Currently, due to the extreme gradient of the existing driveway, it is not possible to drive a car onto the property. As such, there are external works proposed in order to allow the safe access and egress to and from the site – both vehicular and pedestrian.

It is also proposed to provide adequate access around the building to allow future maintenance both for the property in question and the neighbouring properties.

For details of layout, please refer to the supporting documentation/drawings submitted as part of this application.

SCALE

The proposals will be restricted (in footprint) to the area remaining between the two existing dwellings on either side.

The total proposed floor area of the dwelling will equate to approximately 183m^2. That provides a split of 76.1m^2 at ground floor level, 72.7m^2 at first floor level and 34.2m^2 at second floor level.

The height to ridge will be approximately 8,450mm from external ground level, keeping the proposals lower to that of the neighbouring property.

To see the proposed massing/impact upon the existing street scene, please refer to drawing: 13/10-07 submitted alongside this document.

APPEARANCE

The existing property (to be demolished) is in an extreme state of dis-repair and has a negative impact aesthetically on the street scene as a whole. The proposals will provide a vast improvement on the overall appearance of Moor End Lane.

The proposed appearance of the new dwelling will be in keeping with the 'modern' homes built to the Eastern boundary of the site.

It is proposed to use a simple palette of materials and colours, comprising; red clay facing brickwork with subtle detailing, white UPVC double glazed window units, white UPVC fascias and soffits, black UPVC rainwater goods and concrete interlocking roof tiles.

For elevations of the proposals, please refer to drawing reference: 13/10-05.

SERVICES

All services are currently available on site and will be utilized as part of the proposals.

It is proposed to discharge surface water into new soakaways provided on the site.

3. ACCESS

SITE ACCESS

Access to the site is currently extremely poor. As mentioned previously in this report, the existing dwelling is a great deal higher than the highway (Moor End Lane), resulting in a steeply ramped driveway.

It is proposed to ease the steepness of entry by the careful adaption of the existing levels by grading the landscaping and providing small retaining walls (where necessary). This will allow safe vehicular access to the site as well as vastly reduced ramped access for pedestrians.

For details of proposed external works, please refer to drawing 13/10-06, submitted alongside this report.

BUILDING ACCESS

Access to the dwelling will be gained via the new main entrance located on the front elevation of the proposals.

As mentioned previously, ramped access around the site will be provided to overcome existing level issues, but level access will be provided into the building and around the ground floor of the proposals in accordance with 'Part M' of current Building Regulations.

SANITARY FACILITIES

Sanitary accommodation will be provided at ground floor level in accordance with 'Part M' of current Building Regulations.

4. SUPPORTING DOCUMENTATION

This report has been compiled in support of the Full Planning Application that has been submitted for the proposed works. Drawings identifying the details of the proposals should be read alongside and in conjunction with this report.

Drawings applicable to this application are as follows: 13/10-01, 02, 03, 04, 05, 06, 07, 08 & 09.