

October 2013

DESIGN AND ACCESS STATEMENT FOR A PROPOSED DETACHED BUNGALOW WITH ROOM IN THE ROOF, ON LAND TO THE REAR OF HOUSES ON WEST STREET, GOLDTHORPE.

Background

A pre-application submission was made for this proposal in February 2011 (Ref MLS/Main Street), and at that time the main objection was the close proximity of houses on Main Street, Goldthorpe. These houses have now been demolished and therefore an application is now submitted. The only other objections at the time were the separation distances from existing properties and size of the rear garden area. These points have been addressed, and as can be seen from the site plan, the rear garden is 10.5metres long and 8 metres wide, giving a rear garden area of 84 square metres. Separation distance from the habitable rear windows of houses on West Street will be 12 metres, and from Church House, 17 metres to the nearest habitable room window.

1. Introduction

The statement must be read in conjunction with associated layout and elevational drawings.

2. The Design

The site is currently vacant, having previously been the rear garden of 39 Main Street.

The proposed development is for a single storey, two bedroom bungalow, one bedroom being in the roof space, with an integral double garage. Internal accommodation includes entrance hall, living room/kitchen, toilet, and one bedroom to the ground floor. There is a further bedroom in the roof space, with a shower room and dressing area.

The proposed bungalow is to be sited as shown on the site plan.

The site is generally flat, which will assist in achieving full disabled access to the property. All existing boundaries are to be retained. A range of grading materials- tarmac, block paving, flags etc are proposed to delineate garden and drive areas, Landscaping in the main will be planting of low level species, to further enhance the development, in the interests of visual amenity.

Distances of 12 metres from habitable room windows of the existing properties on West Street have been achieved to minimise any potential for overlooking.

The scheme provides adequate private amenity areas for the proposed dwelling.

The building has been designed not to overbear on the existing properties in West Street. The key design principle achieved is to not introduce any dormer style windows at the first floor level. The use of roof lights will reduce any overlooking concerns to adjacent properties, dormer windows are considered inappropriate.

The key aspect of neighbouring properties, including quality of light and sun angles is not affected by the siting of the proposed bungalow.

The building has been designed to compliment existing properties which have recently been rendered by BMBC, and so rendered walls and concrete roofing tiles have been specified. However firm choices of materials are subject to discussion with the Planning Department, but would reflect the fact that this is a modern building.

The site is in the heart of the village of Goldthorpe and is located within a Housing Policy Area.

3. Access

The rear ground floor entrance is designed to exceed the minimum widths required by Part M of the Building Regulations, with full compliant wheelchair accessible threshold.

Access drive and footpaths within the site are to be designed not to exceed gradients of 1 in 12, with 1 in 20 gradients adjacent to the dwelling.

Entrance door widths, internal door and corridor widths in excess of the required standards are proposed.

Internally, wheelchair/ambulant disabled manoeuvrability have been considered and incorporated in the design.

Sockets and wall switches will be located at heights required in Part M throughout the development.

Vehicular access will be from the rear access road, and pedestrian access from this road and from Main Street.

Summary

Having regard to the above, it is requested that the Planning Authority support the proposal.