Design and Access Statement

Proposed Five Bedroom Detached Dwelling with Detached Double Garage

Mr. Michael Beddows

Plot 3 Ivy Bank

Huddersfield Road

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South Yorkshire

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1. Introduction;

This design and access statement is to accompany a detailed planning application to construct a new five bedroom dwelling with detached double garage. The DAS has been written to meet the requirements of article 4c, of the town and country planning order 1995.

Design Principles & Concepts:

2. The Development:

On the site, we shall be constructing one detached family home with detached double garage. There will be no other developments.

The site has an area of approx. 785m^2. The site is of a triangular shape with a maximum length of approx. 41m and maximum width of approx. 32m. The areas shaded red and blue on planning drawing P-01 Rev – indicate a shared ownership access to be maintained by all parties.

We have carefully evaluated the site, with regards to accommodating the proposed dwelling and garage; we believe the site is of adequate size to accommodate the proposed development. The scale, positioning and layout are discussed later in the DAS.

The development is located along Huddersfield Road with open views to the front and a proposed housing development to the rear by Bovis Homes on Wellthorne Lane ref: 2009/1436 and 2009/1519. The site is currently shared with Ivy Bank Lodge No. 47A, Ivy Bank House No. 51 and Ivy Bank Cottage No. 53. There are also two other building plots with detailed planning ref: 2006/1092.

The dwelling we intend to develop will fit in well with the street scene of Huddersfield Road. The site is wide and deep, and will easily accommodate the proposed dwelling. The development will have no effect on the access, parking or amenity space arrangements of any existing or proposed dwelling.

3. Layout:

Looking at the development from the front of the proposed dwelling. To the left hand side is Plot 2 which currently holds planning for a detached dwelling with detached garage. The gable of the property is currently shown approx. 250mm from the development boundary. To the right hand side is Ivy Bank House No. 51 which is an existing refurbished properly and is approx 1.5m away from the development boundary. The rear boundary at the closest point is 5.8m from the main dwelling.

We have positioned the proposed dwelling in approximately the same location as the original detailed planning application ref. 2006/1092. There are no privacy issues with any of the surrounding properties.

Access to the proposed dwelling will be directly off Huddersfield Road and will not cause any highway visibility issues.

The layout chosen enables a large rear garden, which meet requirements currently set at a minimum 100m2. The rear garden for the proposed dwelling will be approximately 348m2.

All windows doors and locks will be designed to meet `secured by design` standards.

As a whole the site will be private with no public access.

4. Scale:

There are quite a few variations in roof heights and property types on Huddersfield Road. There are both bungalows and detached houses in the immediate vicinity. Ivy Bank is a private cul-de-sac and does not serve any other street.

The development comprises of 1No. detached dwelling with detached double garage. The dwelling will be approx. 13.0m wide x approx. 8.5m deep x approx. 9.8m high over three storeys. There is also a detached double garage of approx. 5.6m wide x approx. 6.1m deep x approx. 4.8m high.

5. Landscaping:

Looking at the development from the front of the proposed dwelling. To the left hand side of the property will be a 1.8m timber fence. To the right hand side of the properly is an existing timber fence boundary which is to remain. The rear boundary of the site is lined with various shrubs which are to remain where possible.

The front garden will be grassed and various shrubs planted to enhance street scene. The rear garden is to incorporate a patio area and remainder to be grassed. Driveways and pathways to dwellings will be block paved.

By retaining existing hedges this merits retention, and by planting/landscaping we have met the council's requirements. The site will be private and homeowner is to maintain the landscaping.

6. Appearance:

The character of the development will be in keeping with the adjacent properties. The character of Ivy Bank is stone or stone and render bungalows and house with various roof finishes including slate.

We have given considerable thought to the use of materials, we have decided to use 140mm coursed natural stone at ground floor with cream silicon render to the first floor front elevation. The rest of the property will be 140mm natural coursed stone. The corners of the dwelling will be finished with ashlar natural stone quoins with similar heads and cills above and below windows. The roof is to be hipped front to back with gables to the side elevations. The roof is to be finished with man-made grey slate. All windows and facias / soffits to be cream upvc, all doors to be brown upvc and all rainwater goods to be brown upvc.

We decided to create a family home, modern, pleasing to the eye that would fit in well with surrounding properties.

7. Access:

There is a primary school approx 1.8 miles away with a secondary / college approx 3.2 mile. The nearest train station is Denby Dale approx. 2.7m away. There are various bus stops along Huddersfield road serving surrounding towns and villages. It is approx. 11 miles to Huddersfield and approx. 9 miles to Barnsley.