Garry Greetham associates limited

OUTLINE PLANNING DESIGN AND ACCESS STATEMENT

Relating to Proposed Residential Development Under Outline Permission consisting of 2 no. Detached Dwellings.

To land at rear of "Stonehurst", Green Road, Dodworth, Barnsley. S75 3RP.

June 2013.

Applicants: Garry Greetham Associates Limited on behalf of Client: Mr. J. Whitworth.

1 Introduction.

1.1 This is a detailed Planning Design and Access Statement to support the submission of a formal outline planning application for the above-mentioned development and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Site Layout / Location Plan. Dwg. No: 627-01.

Residential Design Consultant

Westwood House
18 Carr Lane, Tankersley
Barnsley, South Yorks. S75 3BE
Telephone/Fax: 01226 746573

Member of the British Institute of Architectural Technologists
Registered in England 5451918

Directors: G. G. Greetham; J. A. Greetham

1.2 The purpose of the Planning Design and Access Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed development. The Design Statement highlights the particular characteristics of the buildings and their relationship with the adjacent buildings and the character of the wider area.

This statement also relates to the accessibility of the proposed development by people with disabilities and those who are otherwise disadvantaged, such as elderly people and single people with young children.

1.3 In terms of the details of the proposed development, this involves the construction of 2 no. 2 storey detached units, these being a mixture of 3 and 4 bedroom with separate w.c facilities at ground floor to each of the units.

There will be a proposal for turfed front and rear garden areas, and also to provide the shared tar macadam driveway together with the block paved driveways to each individual properties.

2 Design of the Dwellings including Access to the Site and Building.

2.1 The site of the proposed development is quite level, as the previous use for this site was for private tennis courts, now redundant.

To the front of the site adjacent the public footpath on Green Road (fronting "Stonehurst" is a min. 1.00mm high Natural Stone, pitched face wall, which is to be retained, with the proposal to retain the existing shared driveway to serve both the 2 no. proposed dwellings and "Stonehurst", which is constructed from black tarmacadam with an existing opening adjacent Green Road of approx. 7.50m wide which is to serve all 3 properties and will remain as the drive entrance for the dwellings and provide access for the emergency vehicles if required. This existing opening will also provide the disabled access for both of the proposed dwellings.

In connection with the surrounding properties, they consist of the following;

To the rear of the site, served from Strafford Walk, are numerous council constructed single storey bungalows, having buff coloured brickwork with a *mixture of both hipped and gabled roof construction with grey flat concrete tiles.*

To one side of the proposed site, separated by an existing 2.00m.min. conifer hedge, is "Fieldhouse", being a privately built large detached standard height 2 storey red brick residential dwelling, with a hipped roof construction consisting of grey coloured concrete tiles. This property benefits from a detached double garage within its grounds. Adjacent "Fieldhouse" is another large privately built detached 2 storey red brick residential dwelling, again with another hipped roof construction and grey coloured concrete tiles. A detached double garage is also included within its grounds.

In front of the site (facing the proposed site frontage and adjacent Green Road and is located behind a 1000mm high stone wall with a 2.00m high evergreen hedge,) is "Stonehouse" a large detached standard height 2 storey Stone constructed residential dwelling, with a detached double garage situated within the front garden area.

2.2 A level hard surfaced pedestrian / wheelchair access will be provided from the private driveway. The access from this private driveway, together with a hard-surfaced path around the whole of the building, will be provided and will have a maximum gradient of 1 in 15 and if possible as low as 1 in 20, especially immediately adjacent to the entrance doors acting as "principle" doors.

If the levels are greater, then "ambulant access" should be designed for the property. The threshold to these entrance doors to all dwellings will be no higher then 15mm above the floor levels on either side and if above 15mm, the thresholds are to have rounded edges and will be min. 1000mm wide.

2.3 In terms of the internal circulation within these dwellings, the entrance halls will all have a min. width of 900mm and internal doors will have a min. clear opening to the lounge, kitchen, w.c. and bathroom of 838mm and the space required opposite door openings will not be obstructed.

Accessible w.c's will also be provided to the ground floor with an outward opening door in order to provide access to anyone who falls over within the room.

2.4 All staircases within these dwellings will be a min. 850mm between handrails.

All / any external steps will be 150mm (max.) risers and 280mm (min.) going with non slip surfaces, which caters for ambulant disabled.

All the switches and socket outlets to these dwellings are to be provided between 450mm and 1200mm from finished floor level, switches, door bells etc. – at 1200mm max. sockets, T.V. sockets, telephone points at 450mm min. from floor levels in accordance with part M – access for disabled people.

2.5 The design of the proposed dwellings are also affected, to some extent by other legislation such as The Building Regulations and in particular the Disability Act. The siting of these dwellings have been determined, to ensure sufficient car parking standards are achieved (min. 2 no. car parking space plus the garages for both the Plots.)

The siting of these dwellings also ensures that adequately sized, rear private gardens will be provided, which are in the interests of the amenities of future residents and access to such will be given by 1.00m min. wide footpath to one side of each of the dwellings only, with 1.00m wide gap at the other side. These 1.00m wide footpaths also provides access to both the refuse and re-cycling bins which are located to the rear of the properties and shall be brought along the private driveway, and located adjacent Green Road footpath on collection days.

2.6 The external facing materials for the proposed dwellings will be agreed in full with the council before any works are commenced on site, but at this stage it is our clients intention to use Natural Stone, pitched facing material for the external walling on both properties, with the use of artstone heads and cills (as applicable).

With Natural Welsh Slate roofing materials. The external doors and windows will be constructed of UPVC, with UPVC rainwater goods, the colour to complement the surrounding properties.

2.7 The design and size of these proposed dwellings will complement the surrounding properties and even though these will be situated to the rear of "Stonhurst", which is adjacent Green Road, and hopefully shall sit well against the adjacent dwellings and create an attractive small infill development.

Both these properties will have UPVC barge boards and fascias, all to match the surrounding properties.

2.8 With respect to the availability of the local public transport, Green Road itself leads from the main Dodworth Road, which both roads providing numerous local bus stops, each giving access to Barnsley town centre. Also Junction 37 of the M1 motorway is situated at the end of Dodworth Road together with the local train line with Dodworth train stop within walking distance.

2.9 The materials proposed for all these properties, have been taken into account to reduce the future maintenance of the dwellings namely UPVC Windows and Doors; UPVC Barge and Facia boards including eaves; the main external walling is also solely constructed of Natural stonework.

All fencing proposed will utilise concrete posts with concrete kicker rails to the base, therefore reducing the chance of any timbers rotting.

There will also be provided an area, located in the rear garden, to enable a free standing rotary washing line to be erected and therefore reducing the excessive use of any tumble dryers which may be located within these properties.

2.10 Regarding crime prevention measures, several items, both internally and externally, have been catered for during the design stage namely;

Internally: External Doors with shoot bolt locking systems,
Windows with double latch system throughout,
Burglar alarm system wired to the mains electric with battery back up in case of power failure,

Externally: P.I.R. lighting to the front entrance of the properties,
Flood light P.I.R. to any detached garages;
Lockable external gates located to the side of the properties for access to the rear amenity spaces.

2.11 Take note that the design of this small infill site, complies with Policy Numbers H6; H18; T2 and E52.