supporting statement for new development

adjacent to Thurnscoe W.M.C.

High Street

Thurnscoe

Design & Access Statement

THE PROPOSAL :-

* to build two blocks of three storey houses consisting of one six block & one four block.

THE SITE :-

* the site has been vacant & allowed to remain untendered for a period in excess of twenty five years, prior to that allotment gardens existed on both this portion of the site & the adjacent land directly to the south.
* the site is over grown with scrub & other weed growth.

SURROUNDINGS:-

* to the west the site shares its boundary with THURNSCOE WORKING MENS CLUB, to the south, other overgrown land, to the east a public foot path & dwellings forming WALBERT AVENUE, to the north is HIGH STREET with red brick terraced properties facing the proposal. to the north east corner a gas governor takes up part of the site.
* a 900mm diameter sewer in the owner ship of Yorkshire Water passes through the site, details are shown on the site plan / layout.
* also facing the site on the Junction of HIGH STREET and KINGSWAY is a former Cooperative store which has had several uses over the years but at present the building has been converted to self contained flat units.

ACCESS:-

* there are no rights of way within or through the site.
* it is proposed to construct a new highway access onto the site, constructed to BMBC highways departments specification.
* on site parking bays are proposed along with additional disabled bays.
* access would suffice for:-
    1) refuse/recycling collections
    2) emergency services &
    3) postal services

DESIGN:-

* the proposed ten units have a design based on a traditional terraced property footprint.
* in order to maximise the use of the site, a three storey design has been chosen to:-
    1) allow a maximum number of properties to form the development which would result in favourable selling prices or favourable renting costs.
    2) create the type of properties which would attract interest within the community, considering the position of the proposal.

* a one metre high brick wall would be constructed along High Street, the remaining boundaries would have concrete post & gravel board, with timber panels over creating a two metre high fence.
* the design will consider both access & internal features for the disabled person.

GENERAL :-

* gas, electric & mains water supplies are available from within High Street.
* mains drainage is available on site, surface water outfalls will be discussed + agreed with BMBC Building Control Services
* access is readable available to public transport services, Thurnscoe has a good bus service & its own railway station.
* a good selection of shops & an Asda supermarket are within walking distance.
* Thurnscoe enjoys a good quite central position in roadway terms for access to several town ships.
* The proposal is not within greenbelt & is not within or adjacent to a conservation area.
* The proposal would not affect any watercourse.

* building regulation approval would be sought if the proposal is accepted from a Planing View point. Account would be given to green issues & fire safety with BMBCs building control services.

PLANNING POLICY CONTEXT:-

the proposal has been formulated in accordance with the details of PP1+PP3.

PP3:- PLANNING POLICY STATEMENT (HOUSING)

* the site is suitable & is in a suitable location for development.
* the proposal makes effective use of the land & the surrounding area, in so much as the dwellings are well laid out & designed so that the land available is used efficiently.
* the site is easily accessible & is well connected to the surrounding community & its facilities, including transport & educational services.
* the development as proposed would deliver a high quality dwelling that is both well designed & readily functional & most importantly would be highly appropriate to the site & its surroundings

ASSESSMENT & CONCLUSIONS :-

* the site is in an existing residential area.
* the design appears to be acceptable in principle & follows recently approved developments on the former sites of the Halfway public house, Goldthorpe & the Whinwood Hotel, Morrill Road, Thurnscoe. Both sites have proven to be a success since their completion.
* the orientation of the proposed dwellings takes into account the existing W.M.C & the properties facing High Street. A blank gable on plot 1 would face the properties in question.
* a shallow pitched roof design has been adopted in order to prevent over shadowing to adjacent dwellings.