Building Design Services

# PROPOSED NEW DWELLING,
# LAND ADJACENT 33 ANGEL STREET, BOLTON UPON DEARNE,
# ROTHERHAM, S63 8NA.

## DESIGN AND ACCESS STATEMENT

**JULY 2015**
**REF: 201432.DA1**

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**Bolton upon Dearne, Rotherham, S63 8NA.**

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## DESIGN AND ACCESS STATEMENT

## 1.0 Assessment

### 1.1 Physical Context

The Site is a parcel of land to the north of the existing end terrace house and faces Angel Street to the east which leads to the centre of Bolton upon Dearne to the north.

The existing property is a stone fronted end terrace with brick secondary elevations and a natural slate hipped roof with white PVC windows and varying door styles/materials.

Surrounding properties are a mix of single, two and three storey residential buildings in a mix of materials including brickwork, render and some natural stone under a mix of tiled and slated pitched roofs



The site viewed from Angel Street.

### 1.2 Social and Economic Context.

Due to the scale and nature of the proposals it is not anticipated that there will be any significant effects on the local social and economic climate, although if the proposals are successful it will enable the re-use of this under-utilized parcel of land and the creation of an affordable new house.

### 1.3 Planning Policy Context.

Planning policy has been reviewed during the design process and amongst the things considered at a national level was The Planning Policy Framework, PPS1 on sustainable development generally and PPS3 on Housing.

At a local level the borough councils council's previous UDP and LDF and their emerging Local Plans have been used to inform matters and the various policies have been compared and borne in mind during the design process, particularly those policies relating to settlement hierarchy, sustainability, Housing, Development and sustainable transport and general design principles in the core strategy and associated supplementary planning documents particularly.

Flood risk has been assessed and the site is located outside and above the locally affected parts of valley to the periphery of the River Dearne and with the use of sustainable drainage techniques in the new construction no off-site impacts are anticipated.

## 2.0 Evaluation

The assessments have highlighted the main considerations relevant to the scheme and these factors have been used to guide and influence the design wherever possible as discussed further in the remainder of this statement.

## 3.0 Design

### 3.1 Use

Existing residential property in an area to the south of the centre of Bolton upon Dearne where housing predominates that was identified previously in UDP as part of the towns housing policy area and moving forward as part of the "urban fabric" where existing uses are to predominate.

### 3.2 Amount

Construction of 3 bed 2 ½ storey dwelling of about 118 sq metres including integral garage approached via existing access from Angel Street.

### 3.3 Layout

The proposed dwelling has been positioned to the east of the site in an approximate alignment with the "building line" created by the existing terrace to maximize the private amenity space and the separation distances with the rear of the properties on Sheaf Crescent to the west in order for them to be at least equivalent to the existing distances and improved wherever possible particularly when compared to the existing adjacent raised dormer bungalow.

### 3.4 Scale

It is proposed that the new dwelling will be 2 ½ storey high and act as a transition between the traditional 2 storey existing end terrace house to the south and the full storey height raised dormer bungalow to the north.

### 3.5 Landscaping

The proposals incorporate a flagged terrace and lawned rear garden to the west of the proposed dwelling and as there aren't any significant landscape features in the immediate vicinity it does not impact upon nor is it influenced by any particular landscaping.

3.6 Appearance

The building will be constructed with natural stone principal elevation with facing brick secondary elevations under a slated roof in like manner to the existing terraced house and will incorporate grey coloured pvc windows and composite entrance door with GRP dormers in similar style to adjacent bungalow.

3.7 Access

The site will be accessed by vehicles via the existing private drive and pedestrians will have "level" access from the existing footpath.

## 4.0 Summary

Taking all factors in to consideration it would appear that the proposal is compatible with both national and local planning policy and it is therefore hoped that it can be viewed favourably during the planning process.

*J E Architectural Ltd*