

Design and Access statement

On behalf of: Mr Chris Armstrong and Mr Ben Hacking

To accompany: A full planning application for permission to carry out a residential development.

Situated at: Adjacent to The Meadows Green Lane Hadfield SK13 2DT



Proposal: The erection of a two storey 4 bedroom house with integral garage and associated parking and external works.

Prepared by:



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1. Introduction.

This design & access statement has been prepared by **Brian Elwell and Co** on the instructions of Mr. C. Armstrong and Mr B Hacking and provides information to accompany a planning application for the proposed erection of a new 2 storey 4 bedroom dwelling, with integral garage, car parking and related external/landscaping work. The land is situated on Green Lane, between house number 14, (to the North East), and a house named The Meadows, (to the South West).

2. Use

The site is currently unused and is occupied by a single small dilapidated garage. The proposed use is to develop the site for residential use, in keeping with the existing properties within the vicinity of the site.

3. Planning history.

A search of the Local Planning Authority's records has indicated that the site has previously received planning permission for residential development. The following approvals are noted:

Application No HPK/2004/0441 – Outline planning for residential development for 1-2 units. Approved at committee on 28th June 2004.

Application No HPK/0003/6553 – Planning permission for 2 houses. Approved at committee on 24th September 1997.

Application No HPK/0003/6183 – Planning permission for 2 detached dwellings. Approved at committee on 23rd June 1997.

4. Amount, Layout and Scale.

The intention is to construct a single two storey detached house on the site. The ground floor will provide an integral garage as well as living space and 4 bedrooms with bathrooms will be located on the first floor. A front garden and driveway providing access from Green Lane would be provided, together with a rear garden.

The scale and massing of the property, being similar to the most recently built nearby houses on Green Lane, has been designed to create an appropriate visual effect on the streetscape and neighbouring properties. This will ensure that the building will have minimal impact, whilst not losing its significance as part of the streetscape.

5. Appearance

The materials for the proposed scheme have been chosen to be generally sympathetic with those of the neighbouring properties. The buildings adjoining the site are finished with rendered walls and grey slated/tiled roofs whilst those on the opposite side of Green Lane, (facing the site), have stone walls and slated roofs. The external walls of the new building would be in reconstituted stone from ground level to first floor level, with render above to eaves/verge level, whilst the roofs would be covered with grey concrete interlocking tiles with a flat profile. The fascias, soffits, bargeboards, windows and external doors will be in upvc except the rear bifolding doors and glazing above which will be metal.

6. Access

The current vehicular access point to the site off Green Lane will be relocated to enable an easy access into the car parking and garage facility. A new low level wall will be constructed at the back of footpath to demark the site's boundary.

In accordance with Part M of the Building Regulations the property and the ground floor habitable rooms will be accessible to most disabled people, (including wheel chair users), and this will include accessible sanitary facilities.

7. Crime Impact

The building will comply with the Building Regulations Part Q – Security in dwellings. This will also include the use of wall mounted lighting with dusk to dawn sensors as well as security light(s) with motion sensors.

8. Energy

The buildings will comply with the latest Building Regulations, ensuring that they will be environmentally efficient. All 'U' values will meet the requirements of Part L1 of the Building Regulations as a minimum.

9. Flood Risk Assessment

The Governments and the Environment Agencies web sites have been consulted for information on flood risk and these indicate that the site is located within Flood Risk 1, being an area of low probability of flooding. As the site is less than 1 hectare in area it is not necessary to prepare a Flood Risk Assessment.

10. Parking.

There is sufficient space within the driveway and garage to meet the Local Planning Authority's car parking standards.

11. Refuse disposal.

Refuse bins will be stored at the rear of the house, out of view from the street. The resident will take the wheelie bins to the front boundary on collection days.

12. Landscaping scheme

The intension for landscaping will include for new soil and turfing at the rear of the site, providing the occupier with a private garden which they can develop to their taste. The area at the front of the house would be partially hard standing to provide vehicular access and parking but some area will be formed into planting beds for shrubs etc as indicated on the site layout.

12.1. Driveway.



Proposed drive would be permeable resin bound gravel system allowing surface water to pass through to conform to governments SUDs regulations. Colour : grey

The following are the proposals for the boundary treatments.

12.2. Rear boundary.



Existing: Concrete post and timber fencing panels, (1800mm high).

Proposed: New fencing panels to be provided within existing concrete posts.

12.3. Side boundary to the Meadows – long section from the rear.



Existing: Concrete post and timber fencing panels, (1800mm high).

Proposed: New fencing panels to be provided within existing concrete posts.

12.4. Side boundary to the Meadows – short section from the front.



Existing: Low level hedge.

Proposed: Retain existing hedge.

12.5. Side boundary to 14 The Green- rear section.



Existing: Concrete post and timber fencing panels, (1800mm high).

Proposed: New fencing panels to be provided within existing concrete posts.

12.6. Side boundary to 14 The Green- front section.



Existing: Timber fence (900mm high).

Proposed: Retain existing fence.

12.7. Front boundary (back of footpath).



Existing: Open (temporary Heras fence)

Proposed: Low level wall to match The Meadows, (max 600mm high)

13. Conclusion

In conclusion the proposal will regenerate this dilapidated site and will provide high quality flexible housing, in keeping with the residential nature of the area.

We trust that this is sufficient detail to accompany this application however, should you require any further details or clarification please do not hesitate to contact Brian Elwell and Company.