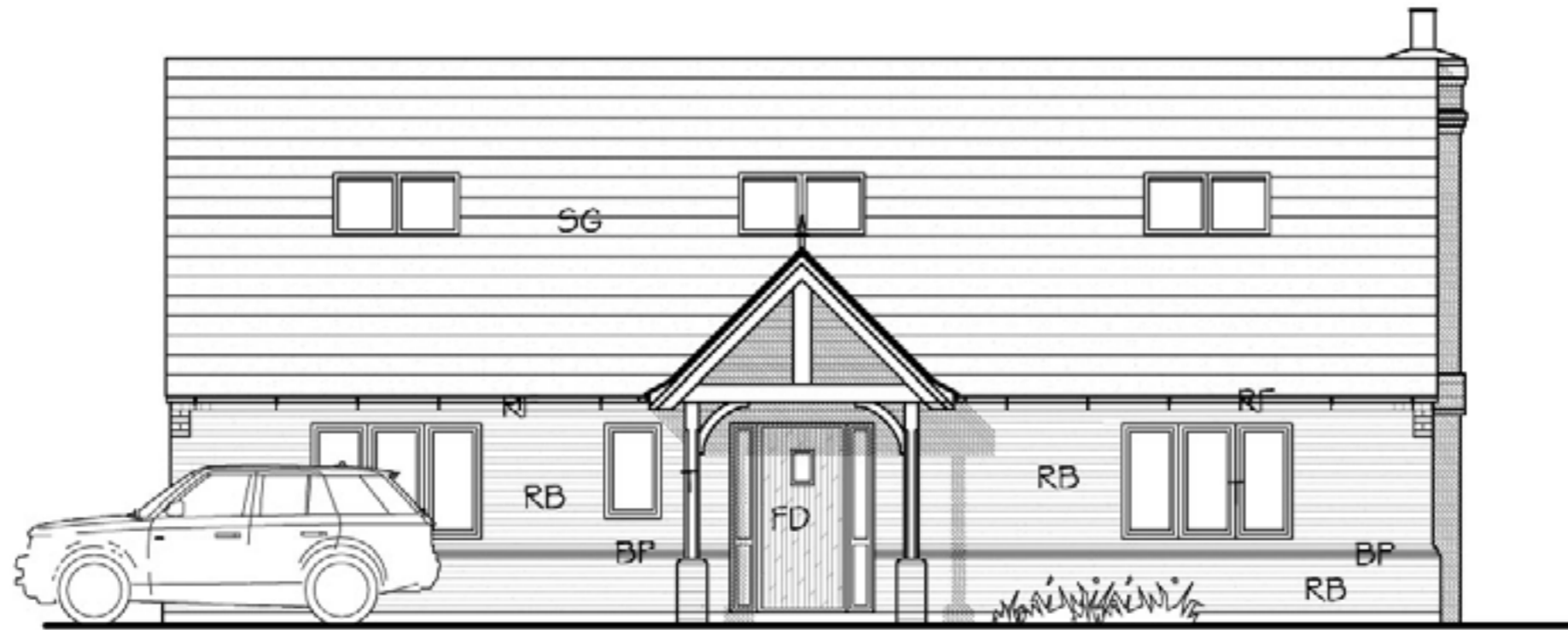


- Design and Access Statement - Grange Road - West Cowick -



PROPOSED FRONT ELEVATION

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Introduction

Proposed dormer bungalow at
land at Grange Road, West Cowick, Goole, DN14 9EL

This design and access and planning statement has been prepared in support of the full planning submission for the erection of a single detached dormer bungalow with detached double garage at Grange Road, West Cowick, Goole, DN14 9EL.

This statement responds to the requirements of the Town and Country Planning Development Management Procedure Order (England) (Amendment) 2013 for applications of this type to be accompanied by a Design and Access Statement.

The aim of the statement are to ensure design is integral to the creation of new developments.

The contents of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:

Assessment
Involvement
Evaluation
Design

The statement should also address the following factors:

Use – what the land and buildings will be used for.

Amount – how much development can the site accommodate.

Layout – where the buildings, public and private spaces are positioned and their correlation to the site surroundings.

Scale – how big the buildings and spaces will be treated to enhance and protect the character of a place.

Appearance – what the building and space will look like, for example building materials and architectural details.

The access element of the statement must include two aspects of access to the development:

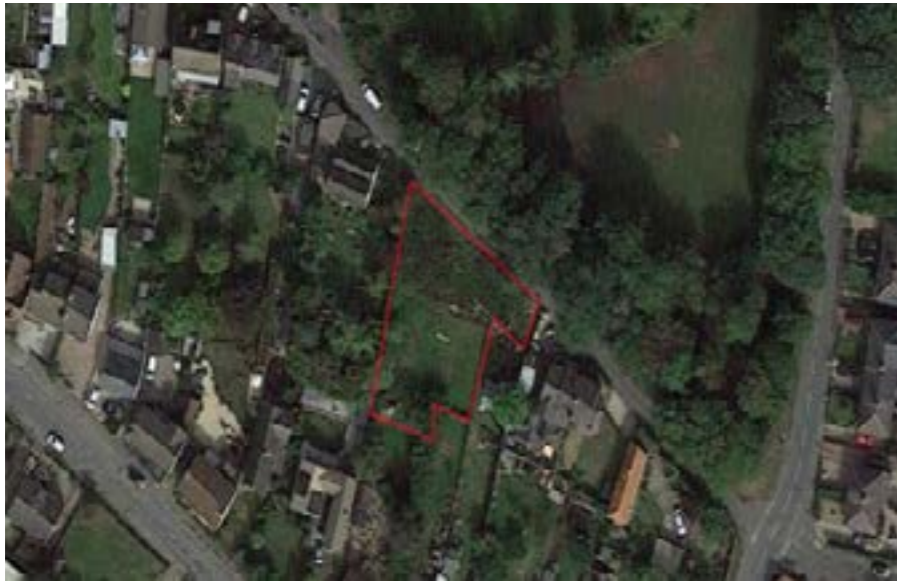
Vehicular and transport links – why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

Inclusive access – how everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.



Location and context

Proposed dormer bungalow at land at Grange Road, West Cowick, Goole, DN14 9EL



West Cowick is identified as a village in appendix B of Policy S4 of the ERLP strategy document. This policy supports new housing in villages which usually comprise one dwelling, where it would not detract from the character.

The site is located within the defined development limits of the village. The proposal therefore benefits from policy support under Policies S3 and S4 of the ERLP SD.

Grange Road, which the proposed dwelling fronts is within a residential area with properties of varying designs and scale and therefore there is scope for a dwelling to be individualistic while respecting the character of the area.



Location and context



The site is bound by Grange Road to the north, 17 Grange Road to the west and an overgrown public footpath to the east, which provides access to High Street. The south is bound by the rear garden of 103 High Street, which is the applicants former home.

The site itself is irregular in shape due to the land titles of adjacent rear gardens and has a fall from front to back of just over 1.7m.

The site has historically been laid out to maintained grass, however has more recently been overgrown.



Location and context

Proposed dormer bungalow at
land at Grange Road, West Cowick, Goole, DN14 9EL



The site as no trees within the site, however it has mature ed-
erow to the boundaries.



This section of the Statement will address access issues to the site, including the following aspects:

Manual for Streets, 2007.

Manual for Streets supersedes Design Bulletin 32 and its companion guide Places, Streets and Movement.

Manual for Streets provides a clear framework for the use of local systems and procedures; it also identifies the tools available to ensure that growth and change are planned for and managed in an integrated way.

Manual for Streets aims to assist in the creation of streets that:

- Help to build and strengthen the communities they serve.
- Meet the needs of all users, by embodying the principles of inclusive design.
- Form part of a well-connected network.
- Are attractive and have their own distinctive identity.
- Are cost-effective to construct and maintain.
- Are safe.

Site Circumstances.

The site has direct pedestrian access from Grange Road, West Cowick.

External Access.

The proposed development has direct, at-grade access to the principles of an inclusive environment will be:

- Easily used by as many people as possible without undue effort, special treatment or separation.
- Able to offer people the freedom to choose how they access and allow them to participate equally in all, activities it may host.
- Able to embrace diversity and difference, to be safe, legible and of high quality.

The principles of an inclusive environment will be:

- Easily used by as many people as possible without undue effort, special treatment or separation.
- Able to offer people the freedom to choose how they access and allow them to participate equally in all, activities it may host.
- Able to embrace diversity and difference, to be safe, legible and of high quality.

Internal Access.

Inclusive access within the layout provides for ease of movement by all social groupings and the house design will be compliant with Part M of the Building Regulation. This ensures that certain minimum standards for disabled access for such items as steps, ramps, door widths, accessible toilets etc are adhered to. Access for disabled people to services, employment and the built environment is playing an increasingly important role in the development of new and the refurbishment of existing buildings. New legislation, regulation and planning requirements are currently being introduced and an increased range of design guidance being published.

In response to this evolving ideal, the design has adopted an approach, which incorporates measures to facilitate access and use by all people using the building including disabled people who may be wheelchair users or have mobility, sensory or cognitive impairments. By following good practice guidance on accessibility it has been recognised that there is a benefit to all users of the environment, not only those with the recognised disabilities.

The design considers access and the use of the environment and the dwelling by residents and visitors. The dwelling incorporates features that can be easily adapted to suit the evolving and varying requirements of the residents. Accessibility has been incorporated while being mindful of the overall aesthetic and design aim of the scheme and with due consideration given to the constraints of the site.

Approach to Building.

The approach to the building is the area of land within the curtilage of the property, from the boundary of the site up to the building itself. Consideration should be given to the construction of the pathways and use of various surface materials, dropped

kerbs, tactile paving, parking and drop off points.

Entrances.

Entrances should be located in a logical relationship to the accessible routes that serve it. Consideration should be given to signage, lighting, contrast etc. Where security is required to prevent unwanted access, means of access should be located in a position suitable to all users.

Emergency Access

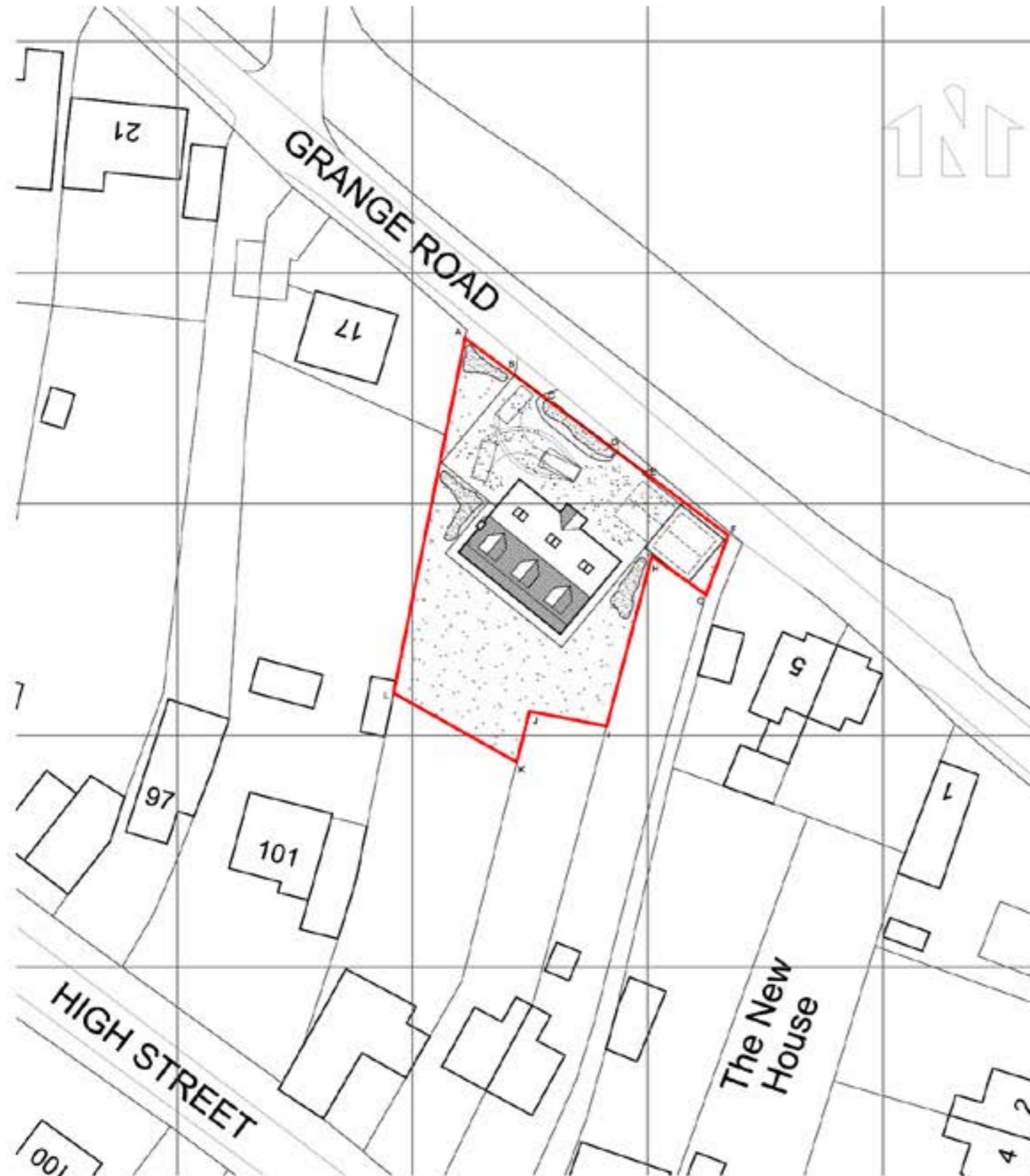
Emergency vehicles can access the site and adequately manoeuvre within the existing highway network.

References:

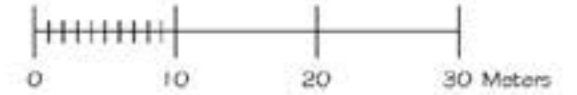
Approved Documents M, Access and Facilities for Disabled People BS 8300 Design of Buildings and their Approaches to Meet the Needs of Disabled.

Design solution

Proposed dormer bungalow at
land at Grange Road, West Cowick, Goole, DN14 9EL



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Site area - 0.086 hectares
Total units - 1
Mix - 3 bedroom
Floor area - 170m²
Car parking - 1 x double garage
Car parking - 4+ spaces

Boundary

A-B - New 1.2m high black metal railing.
B-C - New vehicle opening.
C-D - New 1.2m high black metal railing.
D-E - New vehicle opening.
E-F - New 1.2m high black metal railing.
F-G - New 1.0m high close boarded fence.
G-H - New 1.0m high close boarded fence.
H-I - Existing 1.0m high close boarded fence.
I-J - Existing 1.0m high close boarded fence.
J-K - New 1.0m high close boarded fence.
K-A - New 1.0m high close boarded fence.

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Site at Grange Road
West Cowick
Site Layout

Scale 1:500 @ A1

Date 13.12.23

Drawn sc

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Drawing No. Revision

ADP23/P131/02

Design solution

Proposed dormer bungalow at
land at Grange Road, West Cowick, Goole, DN14 9EL

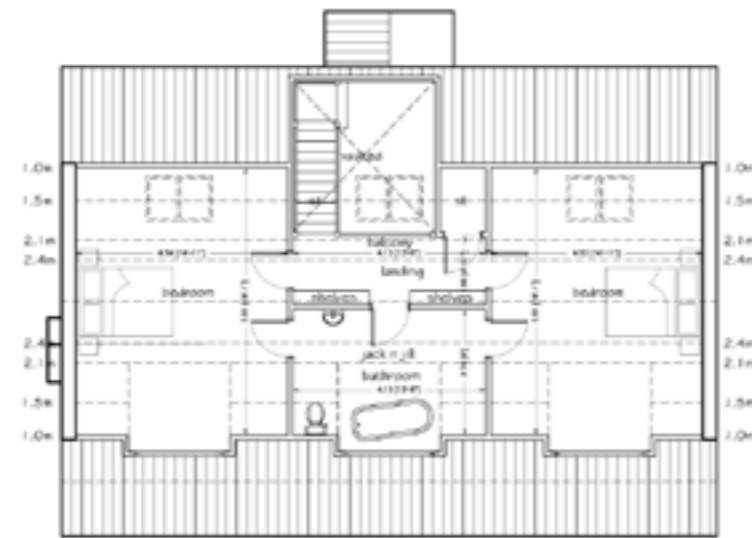
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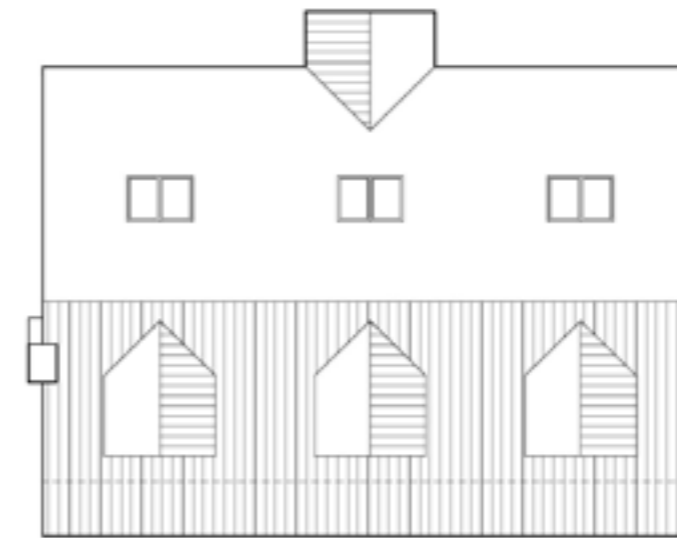
Floor area - 178sqm



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

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Site at Grange Road
West Cowick
Proposed Floor Plans

Scale 1:100 @ A2

Date 12.12.23

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Materials

Proposed dormer bungalow at
land at Grange Road, West Cowick, Goole, DN14 9EL



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

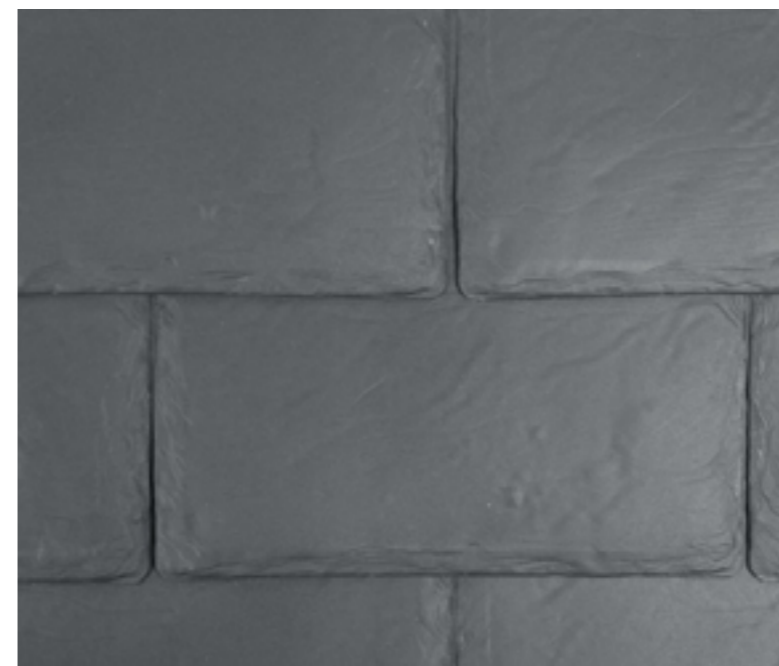
Red multi facing brick



Timber cladding



Slate grey lookalike roof tile



Solid oak porch



Conclusion

Proposed dormer bungalow at
land at Grange Road, West Cowick, Goole, DN14 9EL



The proposed scheme is for the erection of a single detached dormer bungalow with associated entrance drive and detached double garage.

A material consideration is the NPPF which states that proposals for housing should be considered in the context of the presumption in favour of sustainable development and which seeks to boost the supply of housing. In assessing the proposal against the three dimensions of sustainable development set out within the NPPF, the development would bring economic benefits as it would generate employment opportunities in both the construction and other sectors linked to the construction market. The proposal would also bring additional residents to the area who in turn would contribute to the local economy through supporting local businesses and facilities.

The proposals take into account environmental issues such as ecology and biodiversity, flooding and impacts on climate change. The proposal is also considered to be acceptable in respect of the access, layout, impact upon residential amenity, drainage and contamination in accordance with adopted Local Plan policy. It is, therefore, acknowledged that the development would bring significant economic, social and environmental benefits to the area and that there would be no harm to matters of acknowledged importance.

This Planning, Design and Access Statement has demonstrated how the scheme accords with relevant national and local planning policy and design best practice for new residential dwellings.

As illustrated by the submitted site layout, proposed house floor plans, proposed house elevations, proposed garage floor plan and elevations and the contents of this statement, this detailed scheme provides quality family housing that is sympathetic to and reflective of the character of the surrounding area and is of a scale which is appropriate to the sites position and should therefore be approved without delay.