



DESIGN AND ACCESS STATEMENT

27 RILEY PARK KIRKBURTON

A & R Rookledge

DEC 2018

CLIENT
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27 Riley Park,
Kirkburton

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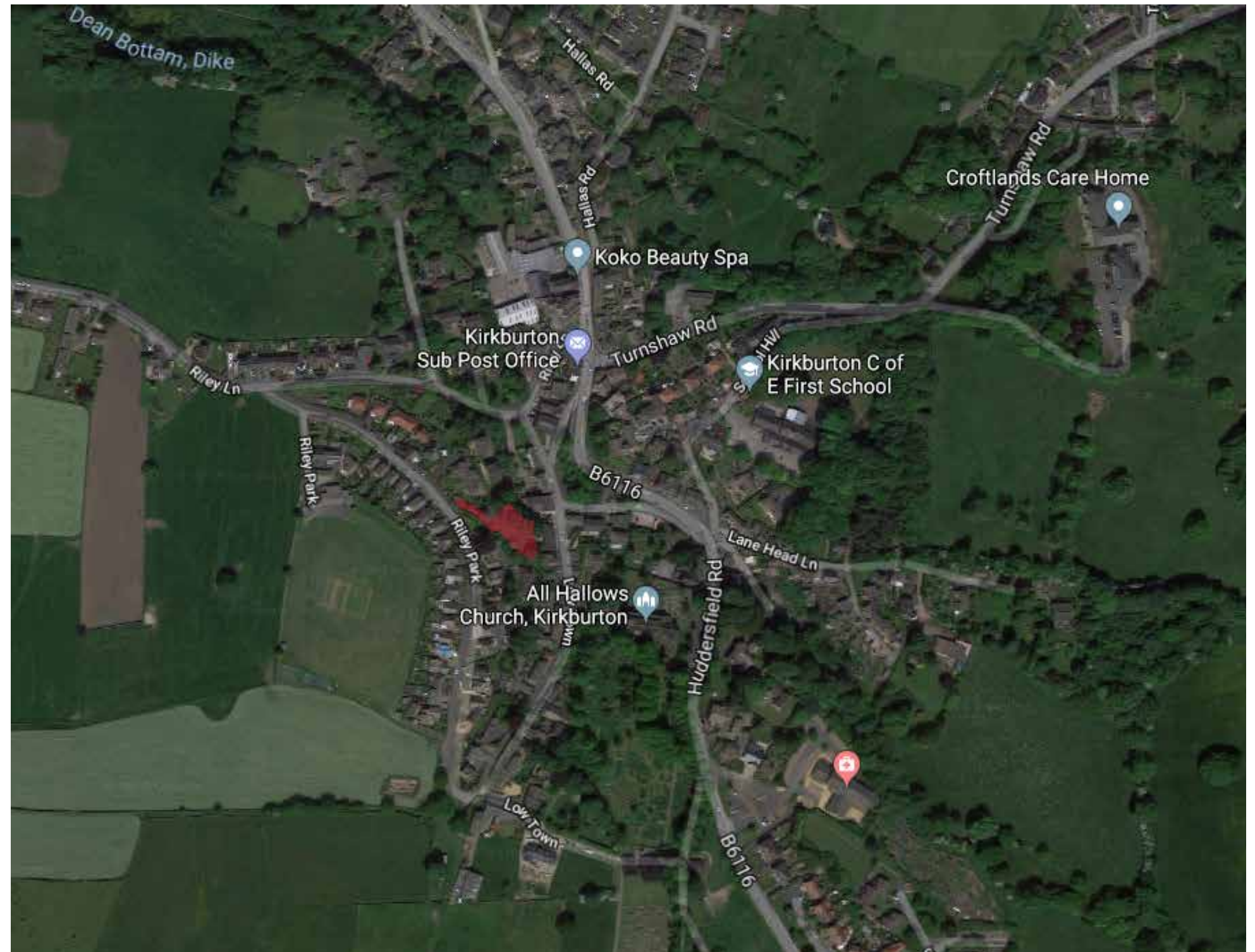
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1.0 INTRODUCTION

1.1 PROJECT BACKGROUND

This Design & Access Statement has been prepared on behalf of A & R Rookledge in support of a 4 / 5 bedroom dwelling on the site of 27 Riley Park, Kirkburton.



1.3 SITE LOCATION

The site for the proposed development is located close to the centre of Kirkburton and is fronted by Riley Park to the South West.

1.4 SITE DESCRIPTION

The site forms part of the garden of 27 Riley Park. It has an area of 0.0996 Hectares.

The site access from Riley Park runs adjacent to a public footpath. The main section of the site is flat. To the North East there is a steeply sloping and densely wooded bank. The site is bound by stone retaining walls.

A mining report has highlighted 2 dis-used adits within 20m of the property. It should be noted that one of these was found and sealed during the construction of 7a.



2.0 DESIGN

2.1 LAYOUT

The proposed dwelling is aligned roughly north west / south east on the site.

The main entrance is on the south west façade.

The house has been designed to allow for 4/5 bedrooms. Two internal layouts are shown. The elevations are identical.

The ground floor will comprise a double garage; entrance hall; kitchen/dining; living room utility and WC.

The master bedroom and 3 /4 further bedrooms will be located on the second floor.

The layout has been arranged to maximise visual privacy on the site. The building is located a minimum 12.8m from the closest corner of No. 19. No habitable rooms have windows overlooking this property.

2.2 SCALE

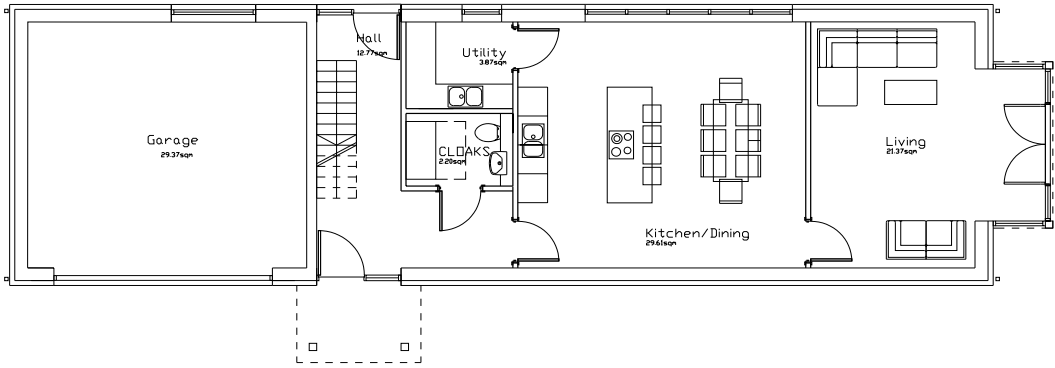
The property will be 2 stories. The height to the ridge being 7m.

2.3 USE

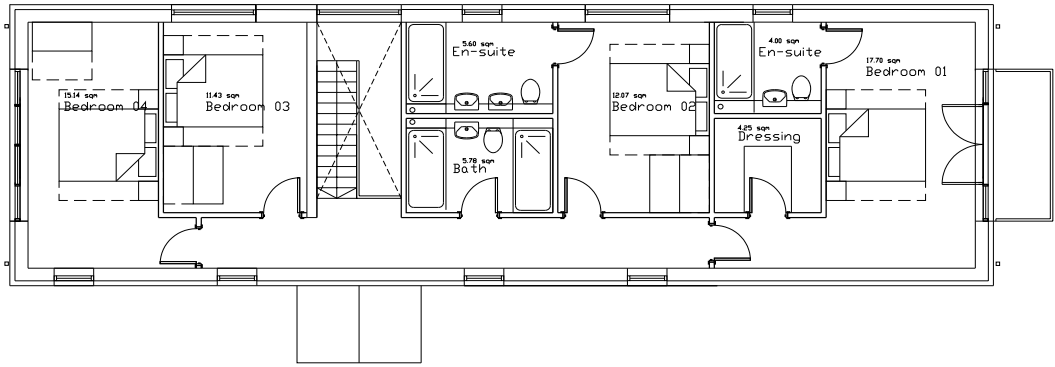
The use class of the development will be C3 - Dwelling houses.

2.4 AMOUNT

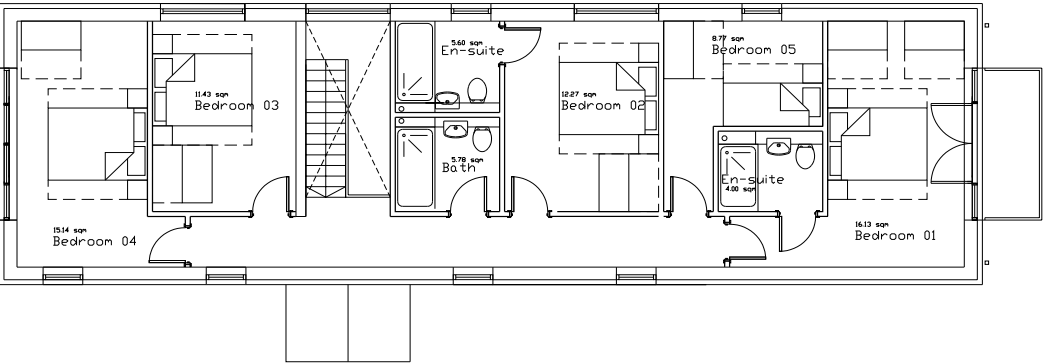
The GIA for the development is 188.6m² / 2030.6ft²



G F L O O R P L A N



1 S T F L O O R P L A N



1 S T F L O O R P L A N - A L T E R N A T I V E 5 B E D

2.5 APPEARANCE & MATERIALS

The elevations will be constructed from Yorkshire stone. Coloured heritage windows and doors will feature ashlar stone surrounds. The roof will be covered in slate and will have black rainwater pipes and gutters. The porch and roof support will be oak frame.

2.6 LANDSCAPE

The low level wall fronting Riley Park will be demolished and rebuilt to the same height to allow for the new drive opening. A lamppost will also be relocated.

The existing stone wall to the adjacent footpath will be retained a close boarded fence to 1800mm will be added to the rear garden.

The new boundary with no 27 will be formed by an 1800mm high close boarded fence and a 450mm steel rail to demarcate the property on the wooded slope.

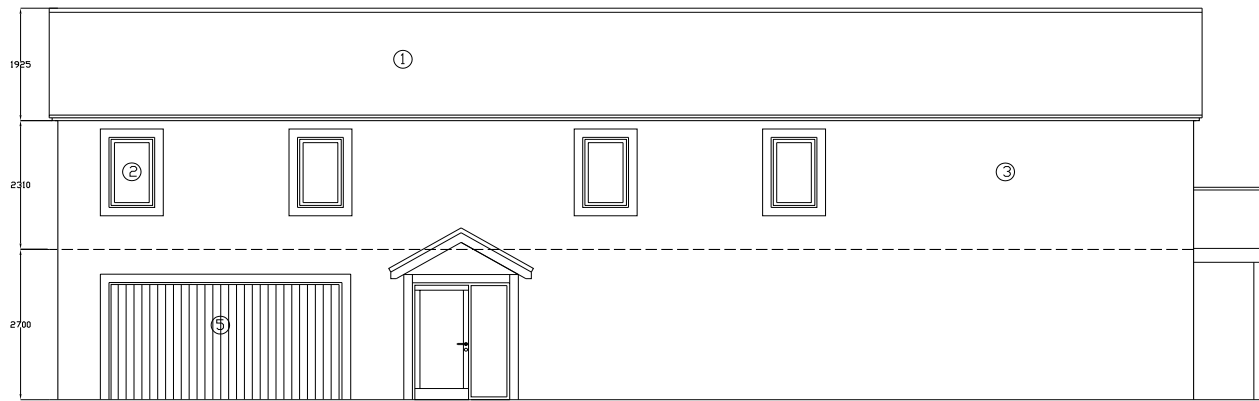
New retaining walls will be faced in Yorkshire stone. Paving and steps will be constructed from stone.

The drive will be tarmacadam.

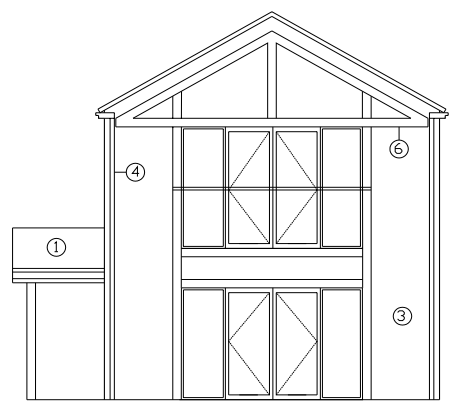
Three trees will be removed

2.7 REFUSE

Refuse and recycling will be stored in a purpose built timber store located at the top of the drive.



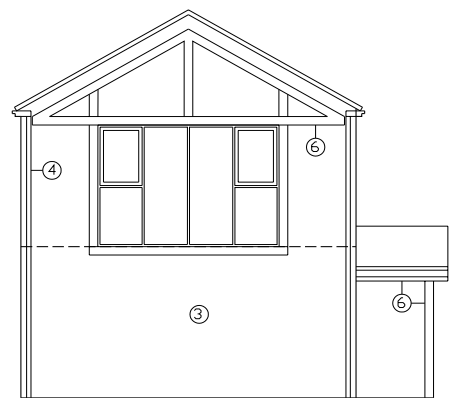
F R O N T E L E V A T I O N



S I D E E L E V A T I O N



R E A R E L E V A T I O N



S I D E E L E V A T I O N

KEY

- ① SLATE
- ② COLOURED HERITAGE WINDOW
- ③ YORKSHIRE STONE
- ④ POWDERCOATED ALUMINIUM RAINWATER PIPE
- ⑤ POWDER-COATED ALUMINIUM GARAGE DOOR
- ⑥ OAK FRAME

3.0 ACCESS

3.1 VEHICULAR

Vehicle access to the site will be from Riley Park. A 4m wide drive will be formed in the existing wall.

A vision splay in excess of 43 x 2.4m is achievable

Space for two vehicles passing has been allowed at the top of the drive and a turning head in front of the double garage.

3.2 CYCLE

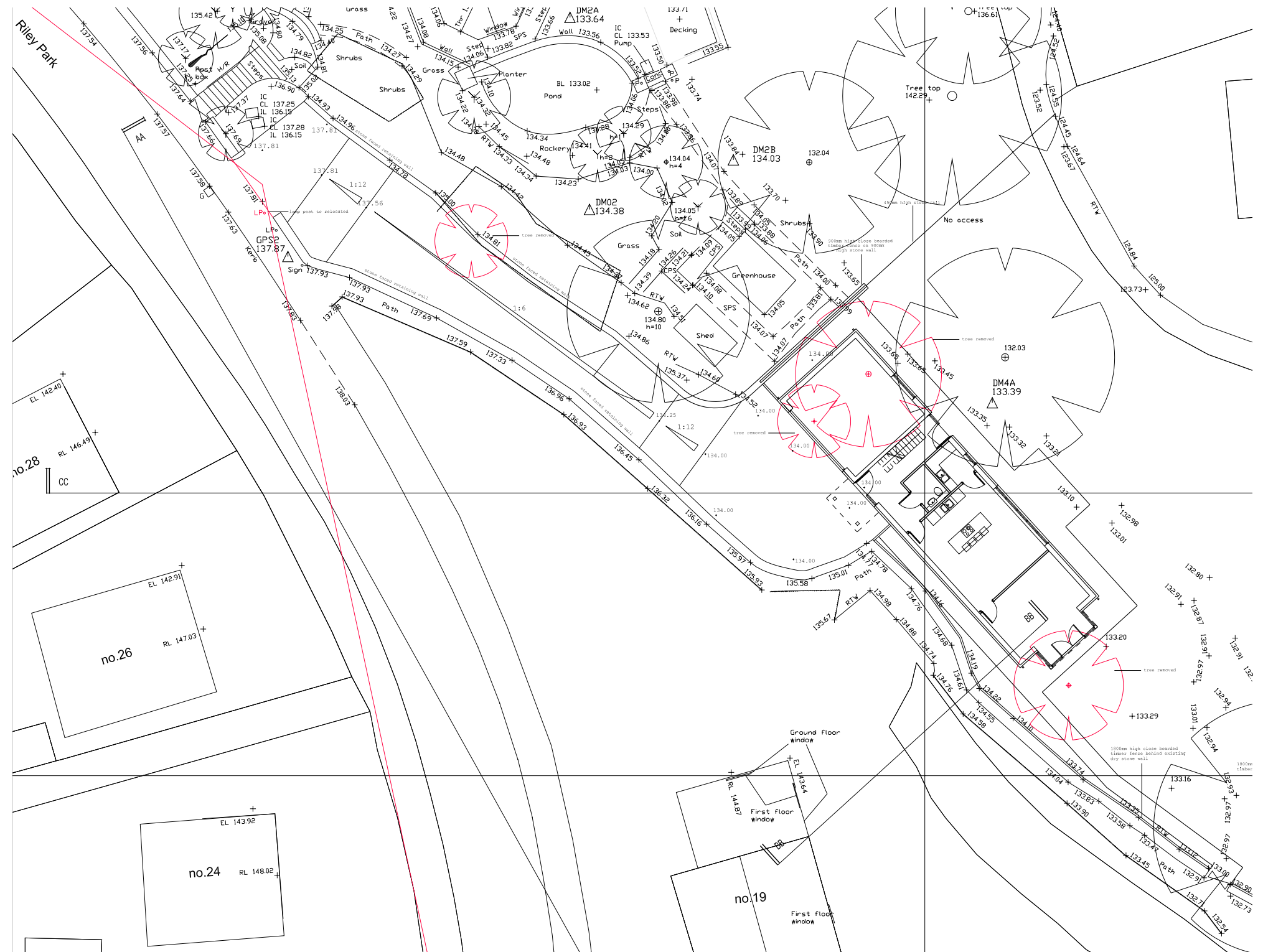
Secure space for cycle parking will be located in the garage.

3.3 PEDESTRIAN

Pedestrian connections to the key buildings and bus routes are very good. The centre of Kirkburton is less than 100mm from the site.

3.4 INCLUSIVE DESIGN

The scheme will be designed to meet Part M4(1) Visitable Dwellings.



4.0 SUMMARY

4.1 CONCLUSION

This Design Statement explains the design principles and concepts that have been applied to the scheme.

The building has been located and designed to maintain the visual privacy of the existing properties and retain as many trees as possible on the site.

