DESIGN AND ACCESS STATEMENT

REF: 2315/.DAS

PROPOSED DWELLING:
LAND AT LANE HEAD ROAD, CAWTHORNE, BARNSLEY

1. Introduction

This planning application has been prepared on behalf of Mr A Sykes, by Project Management Services, as part of the planning application for a proposed dwelling on Lane Head Road, Cawthorne, Barnsley.

2. The Site

The site is situated south west of the village of Cawthorne and presently has a stone bungalow built on it, which will be demolished as part of the development. The site has an area of approximately 0.75 ha and has boundaries of stone walls, timber fencing, bushes and trees. To each side of the site is a large detached dwelling.

3. Design of Proposed Dwelling

The proposal is for the construction of a large stone dwelling with a size to complement the size of the site and the adjacent dwellings.

The design of the dwelling has many traditional features, matching the adjacent properties, but has a more modern appearance requested by the Client.

The materials, which will all be high quality, are as follows:

Roof:	Natural black slates.
Walls:	Smooth faced Ashlar Natural Stone, split faced Natural Stone and stone coloured render.
Windows:	Aluminium frames in dark grey.

There is a separate garage as part of the development.

All of the above will be in accordance with Planning Policy Guidance and will comply with Building Regulations.

4. Landscaping

The existing trees will be kept, and the majority of hedges and the landscaping to the property will be dealt with over a period of time.

5. Access

The site will be accessed using the existing drive, with some changes to the front of the proposed dwelling to allow for manoeuvring and parking of vehicles.