THE ERECTION OF ONE REPLACEMENT DWELLING AT IVY COTTAGE LONGLEY SPRINGS SHEFFIELD ROAD BARNSLEY S74 0EE

DESIGN AND ACCESS STATEMENT

DESIGN

USE:
Existing family dwelling to be replaced with one of similar proportion and raised floor level.
Principally to avoid the human and financial distress caused by water running off the highway and flooding my home to a depth of at least 600mm
Despite engineering and other best efforts all to no avail

AMOUNT:
The proposal amounts to 1 replacement dwelling

LAYOUT:
The replacement dwelling shall have principle elevations front and rear and there are no overlooking issues.

SCALE:
This application recognises and is sympathetic to the proportion of the existing dwelling and the neighbouring properties. The proposed footprint occupies that of the existing however the floor level of the new home will be at least 750mm higher to prevent the repetitive flooding and the devastating consequences there after from happening on what has become an all too regular basis

APPEARANCE:
To enhance an existing successful design and retain the charm of the existing features the proposed front elevation includes an interesting gable projection whilst the rear elevation recognises the rural setting with a full height opening sympathetic to that of a barn. External walls are to be rendered with paint finish and detailed with stone heads cills and quoins. Concrete interlocking roof tiles upvc windows and doors

LANDSCAPING:
The dwelling will be sited within the existing established lawned gardens.All paving included any of the stone flagging shall be carefully removed stored and reinstated on completion of the house. No shrubs or trees will be removed

ACCESS:
Existing access onto the site is from Sheffield road by way of a private access and shared drive. Visibility onto the highway is good in all directions . There are existing on site parking facilities for at least 6 cars all of which will remain during and after construction
Once floor level is raised there will be no steps down into the dwelling thereby avoiding risk of flooding and enabling better compliance with Part M of the Building Regulations
All external provision ie: entrance platform and steps shall meet the requirements of Building Regulations approved document M. Access for fire fighting is in accordance with Building Regulations approved document B5.