DESIGN ACCESS STATEMENT
2315/D&A
30 PADDOCK ROAD, STAINCROSS, BARNSLEY

Summary
The design intention is to provide a building on the site that suits the needs of the applicant in the provision of a Dwelling & Garage for use by the applicant.

Use of Buildings
The building will be used solely as a dwelling, together with the garage.
The site has had a previous use as a garden, The area has recently been sold and has the benefit of an outline planning approval for a dwelling on application No 2010/0524.

Access & Parking
Access to the dwelling will be from Paddock Road which is a public highway. Parking will be provided within the curtiledge of the site and daytime parking will be to the front of the garage off the highway. Adequate turning space is allowed for within the site for separate parking for the cars of the dwelling owner.
Disabled access is provided to the dwellings.
Refuse collection will be catered for by the use of wheeled bins to be located at the side of the dwelling. This method of bin storage is widespread in the BMBC area and relies on the householders leaving bins on the highway at specified bin collection times.

Design scale and appearance
Design thinking in respect of the dwellings has endeavored to incorporate a building with a suitable scale and appearance which will suit the surrounding area and adjacent buildings. The use of local brick enhances and echoes the recently constructed dwellings in the area with aluminum windows to provide a modern look.

Layout
The layout of the building has been arranged to provide a modern appearance and adequate facilities to meet the living requirements and aspirations demanded by the owners.
The dwelling has been sited well away from other dwellings and the layout meets the current requirements of BMBC.

Landscaping
Landscaping provision is indicated on the planning drawing in respect of the dwelling, with lawned areas to the rear of the dwelling.