

Design & Access Statement

Site adjacent 32 Gledhill Avenue, Penistone

The site

The site is approximately 600 sq metres, triangular in shape and the most attractive aspect is to the rear backing directly onto woodland which drops away to the North. The proposal does not affect the woodland which is beyond the site boundary and at lower levels.

The principles of design

The entrance to the site is the narrowest part of the plot so the entrance drive and double garage are logically sited to the front of the site. The three bedroom bungalow is designed with its main aspect facing North to take advantage of the wooded views and to give privacy to the bedrooms and main living space. The Southern elevation allows for a private patio area adjacent to the main bedroom and entrance. The kitchen/dining space has a Southerly aspect and allows supervision of the site entrance. The bungalow has open space and a further patio to the rear with a sizable open garden area to the East. The East and West boundaries are already, or will be, fenced with a 1.8 metre fence with decorative shrub and tree planting to the Eastern boundary. No windows overlook adjacent property.

Materials

The walls will be in brickwork with good quality tiles to the roof. Windows and doors will be UPVC and simple in proportion.

Access

Gledhill Avenue is a cul de sac with no through traffic. Sight lines are adequate in both directions and the entrance arrangements are similar to all existing properties with 2 metres x 2 metres visibility splays at the entrance

MAC 09/10