Design And Access Statement

For
Outline Planning Application
PLOTS 1 AND 2
Off Stainborough Road
Gildroyd
Barnsley

Companion information.—Drawing No SC /01

Proposed Development— 2 No detached 4 bedroom properties -

Objective.– To create additional accommodation having limiting impact on its surroundings, constructed in the same style as the surrounding properties.

Site. A slightly sloping site (refer to contour map } off Stainborough Road
It is believed that this plot has always been used for gardening, with no past development history.
The site is currently used for gardening purposes.
The site shall be accessed from an existing access road which currently services 2 further properties.

Development size.– Theses plots are of more than adequate size to provide spacious internal accommodation and extensive gardens.
The layout indicated provides spacious access to all properties whilst providing the necessary facilities for fire brigade vehicles access etc.
We are unaware of any existing underground services on either the plots
The positioning of both properties have been done so with all required distances from adjacent properties in mind.
The plots have ownership rights to use the existing access road . The plots also have ownership rights to connect any foul into the existing foul drain run .
Appearance- The frontage of all properties shall be in keeping with there surroundings and be varied slightly but remain comparably similar. (details to be agreed .)

Landscaping.—Gardens to be laid to lawn with shrubs / plants.
The parking areas to be tarmac.

Access –
Access to be from the adjacent un adopted lane as shown on Drg SC/01
From the access point there is unrestricted Site lines The additional traffic flow should not impact on the existing .
The site has adequate site lines for the safe entry and exit from the allocated parking spaces.
All threshold to be flush to accommodate wheel chair access
All entrance doors to be 770 clear min

Date 18.06.09