E Bell & Associates

Consulting Structural Engineers
Beck House, Wetherby Road, Little Ribston
Wetherby, West Yorkshire, LS22 4EP
Telephone / Fax 01937 583174
Email address:- eric@ebellassoc.fsnet.co.uk

Barnsley Metropolitan Borough Council
Planning and Transportation Service,
PO Box 604,
Barnsley,
S70 9FE.

18th January 2010

Dear Sir

Application No 2010/0025
Erection of a detached two storey dwelling
On vacant land at rear of 99-107 Greenside
Staincross, Barnsley S75 6GU
Design Access Statement.

Use
Private domestic dwelling with garden to the rear and car parking to the front.

Amount
The development consists of one, two storey, three bedroom dwelling.

Layout
The dwelling is arranged centrally on the site to provide adequate parking area to the front and useful garden and amenity space to the rear. It is positioned close to the South East boundary in order to provide access for bins etc along the North West boundary.

Scale
The height to eaves of the dwelling 3.7 m, and has a maximum ridge height of 6.75m. The building is L shaped being 7.8m x 10.35m along the outer legs giving an overall footprint area of 64 sq m.

Landscaping
There is an existing solid timber fence along the South East Boundary which will remain and an existing hedge along the North West Boundary. A new dark stained solid timber fence 1,8 m high will be provided to the South West boundary which is already partly screened with existing trees. The North East boundary will remain open to provide access to the existing roadway. The parking area to the front will be tarmac.

Appearance
The house is of a traditional dormer roof construction with the roof tiled in material to match the local surroundings. The walls will be in brick with Artstone heads and sills to the windows. Double glazed UPVC windows will be employed throughout and these are positioned so as not to overlook the neighbouring properties. A UPVC panelled door will be provided to the front entrance porch which has an extended roof supported on a feature brick pillar.

Access
Both pedestrian and vehicular access will be from the existing tarmac roadway leading from Greenside. A new level tarmac parking and turning area will be provided to link the site to the roadway and a ramped access in accordance with Document M will be provided to the entrance door of the dwelling.

Yours faithfully,



Eric Bell
For E.Bell & Associates