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DESIGN AND ACCESS STATEMENT

**Possible New Apartment Block 2 & 3
Flats 31, 33, The Cottage
& land adjacent - The Koi Cavern Pet & Aquatics, Units 1, 2, 3 & 4
Littlefield Lane
Wombwell
Barnsley
South Yorkshire
S73 8DF**

Use

- 2 No. New residential apartment blocks for domestic use encompassing approximately twelve dwellings each twenty four in total.
- The existing buildings on the site are currently 2 No. Dwellings and 4 No. Units used as an aquatics retail business which would be demolished to make way for 2No. New apartment blocks.
- The block is to consist of two bedroom apartments to the front and rear of the block facing Littlefield Lane and rear gardens with a communal entrance lobby and open car parking between apartment blocks and access road.
- Each apartment is to receive one car parking space each with seven percent of parking dedicated to visitor parking spaces, with possible car parking on land opposite.

Appearance

- The apartment block external shell could consist of external brickwork with coloured brick banding and protruding feature bay windows to Ground & First floor.
- The roof of the new extension could be a gable type rafter & purlin timber frame with roof tiles & ridge tiles Britlock in black or slate grey to match surrounding dwellings.

- Windows and doors of the new apartment block could be double glazed white PVC frame to match the surrounding dwellings.
- Gutter types will consist of UPVC colour black with matching Fascia board and soffit to match surrounding dwellings.
- The apartment block could benefit from precast external grade features above the entrance area and feature soldier courses to the underside of the windows.
- The apartment block windows could benefit from PVC doors with a steel balustrading Juliet balcony painted black.

Access

- Access to the apartment block would be gained from Littlefield Lane through a possible set of entrance security gates to the car park situated to the left and right of the site.
- Pedestrian access would be gained through an access gate adjacent the car parking gate. The boundary walls could consist of facing brickwork to match possible apartment block with black Barbican fencing to top of wall.
- As the site is adjacent the pedestrian public right of way leading down to Mitchells Way from Littlefield Lane a secondary pedestrian access gate could be implemented facing Mitchells Way.

Scale

- The possible scale of the proposed new apartment block could be 13meters wide, 17meters in length and approx 10.5meters high (including roof) for each apartment block.
- The site area is approximately 0.1239 hectares.

Landscape

- The site could receive a turf landscaping to the rear of the site with turfed edges to the back of the car parking spaces.