DESIGN STATEMENT
PROPOSAL FOR A DETACHED 3 BEDROOM HOUSE WITH A DETACHED SINGLE GARAGE at Mitchells Street, Swaithe, Worsborough Dale, Barnsley. S70 3QF
For Mr M Larder

USE FOR DWELLINGS

Situated in the small settlement of Swaithe the site of the proposal is within a geographical area that could benefit from selective development that could give a greater sense of purpose to the community, within easy distance of the town it offers a dwelling type appropriate as enhancement to the Barnsley Metropolis

AMOUNT OF DEVELOPMENT

Located on a site immediately adjacent to a recently constructed detached dwelling the proposals comprise a 2 storey house having 3 bedrooms with the limited attic area adopted as a study area. A detached single garage is proposed towards the rear of the site. The design intent is that the building proposals will hold its own in terms of scale with adjacent and nearby properties having a ridgeline that roughly equates

LAYOUT

Entrance to the site is from an unmade private road of generous width flanked by a raised in level varied species hedgerow to the north and a newly constructed coursed stone boundary wall to the south. Set towards the front of the site the proposal takes account of the squaring up of the more localized group of residences whilst retaining a degree of privacy in rear spaces that invokes no adverse reaction from the immediate neighbours

SCALE

The external walls footprint of the development is approximately 83sm. dimensions ensuring an acceptable space standard for the housing development type proposed. The general tenor of the proposals takes account of the continuation and the blend of the dwelling to adjacent buildings

APPEARANCE

The proposal is ostensibly of a simple form having a regular rhythm of windows quite similar in proportion with windows of neighbouring properties. Built in materials and construction details that match adjacent properties the ridge height equates. Cut into the existing imported selective fill ground the development will take a lesser alignment within the countryside

LANDSCAPING

Existing stone walls contain garden areas in positions shown on the drawings The making up and making good to the front boundary wall would be in coursed natural stone to match the existing Hard pavings would be of permeable construction with other areas being traditional grassed garden

ACCESS

Level access is provided at the main entrance door adjacent to a convenient drop off point The ground floor is provided with 800mm wide doors together with a toilet area suitable for disabled persons whilst the staircase provided is suitable for the ambulant disabled

Gordon Stephenson
Chartered Architect RIBA
10 Parkwood Rise
Barnby Dun
Doncaster DN3 1LY

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