

Design and Access Statement

Proposed detached Dormer Bungalow

To the site between

5 and 19 Carrs Lane

Cudworth

Barnsley. S72 8EQ

For

Mr & Mrs R. Bell

**P.Dimelow.Dip Arch . M.A. ASH BARN, FINKLE STREET LANE, WORTLEY
SHEFFIELD. 01142 884937.**

DESIGN

OUTLINE OF THE SITE

The site of approx 420sq. metres currently consists of the rear garden of an old run down bungalow. The present occupant is soon to be re-located into a residential home and the family have been trying to maximise the value of the estate to help finance the move.

The garden at present is support to about eight very old diseased and gnarled fruit trees which are barren and need to be removed. To the road frontage there is a line of massive Poplar trees which the forest /landscape section have agreed should be removed both for safety and amenity value. This will be an expensive operation due to the excessive height and safety operations necessary .

It is proposed to erect a Dormer bungalow with a kitchen extension to the rear. This will have Folding doors opening onto a patio with the windows a minimum of 12m from the gable of No 15 Carrs Lane.

The area of development along Carrs Lane has evolved over the last 50 years or so and is predominantly Dormer bungalows, Bungalows and Houses. Built traditionally of Artificial stone, Brickwork or rendered block work , with a mixture of different profiled concrete tiles.

There is a proposed integral garage which will comply to the S.Y.Highway Authority requirements with a turning facility within the site.providing further parking..

The use of the site is already deemed residential according to the current U.D.P. being classed as housing Policy area.. Therefore further uses have not been explored in this instance.

EFFECTS ON SURROUNDING PROPERTIES..

There would be no undue effect on neighbours, the neighbourhood as a whole or the neighbourhoods support services.

SCALE

The design of the proposed house is of a traditional domestic scale and in keeping with sizes and proportions of properties in this area. Consisting of High Quality Facing brickwork. With a soldier course above all windows and doors. The bricks will be Hansons multi Red facings and the roof to be clad with Marley Modern S.I. concrete tiles.

The material, shape and scale of windows and doors are of a scale that are in keeping with local properties.

LANDSCAPING

Part M of the Building Regulations, with a level access threshold to the door and wheelchair friendly cill. to be laid out on completion. The private amenity areas are to be laid out to lawn with a decked Patio area to the patio doors.

ACCESS

The site will be accessed, both for vehicular and pedestrian by private drive at the front of the site.

There are no special requirements with regards to road layouts as existing approved vehicular and pedestrian movement is unaffected, and a turning facility will be provided.

Access into and around the interior of the dwellings will provide movement that complies with standards as set out in current building regulations legislation. There will be no access constraints to ground floor living areas with regards social, ethnic and mobility positions. Access to the site will not prejudice any particular group in this case.

Public transport links in the area are good. There is a regular bus service accessed directly at the bus stop within 300 metres, providing transport links with the major transport interchange.

Local roads are in good repair and vehicular access to the site from main roads is very good.

Date 24-04-2014

Signed P Dimelow