

PROPOSED ERECTION OF 2 DETACHED DORMER BUNGALOWS
AT 1 MEADOW DRIVE, DARFIELD, DONCASTER. S73 9HL

DESIGN AND ACCESS STATEMENT

DESIGN PRINCIPALS

The site forms part of the garden of 1, Meadow Drive, Darfield. The land has the benefit of a previous planning approval (B/05/1448/DA) for the erection of 1 large detached property.

The site falls steeply from Meadow Drive to the northern boundary. Existing housing adjoins the site in all directions with varying designs and styles. There are numerous trees on and around the site, however some trees have been damaged and will be replaced as part of the development.

The application seeks to develop the front part (southern part) of the site with 2 detached dormer type bungalows. The proposal seeks to provide traditional stone built dormer bungalows to match the styles on Meadow Drive. The foot print of both bungalows will be of a smaller size to the all ready approved planning application with Plot 2 positioned 7 metres away from 3 Meadow Drive with the Eaves and Ridge Heights to be of a similar height.

BUILT FORM / ELEVATIONS

Consideration has been given to providing a scheme of the highest possible design quality. Details to reflect the local built environment have been incorporated to achieve the positive elements of the local streetscape.

Windows are proportioned to reflect the individual styles of the houses. External materials are to be Brad stonework, dark grey roof tiles with a flat profile and white windows, doors and rainwater goods.

BOUNDARIES

Defined boundaries of trees and hedging will be retained Vertical close-boarded fencing will be used to separate each individual plot and the existing bungalow.

PARKING AND ACCESS

Parking and garaging will be accommodated within each of the 2 plots with access taken directly from Meadow Drive via a new vehicular access, providing 2 spaces per plot.

SUSTAINABILITY

Designs have been considered carefully to reflect the requirements of the Conservation of fuel and power. The requirements contained in Part L 1A, [approved document, work in new dwellings, 2006 edition] will be implemented. Target and Design Emission Energy calculations will be submitted for Building Regulation Approval

ACCESS STATEMENT

Full consideration has been given to the delivery of inclusive design to provide a full range of access requirements through the design process. Access will comply in all respects with the requirements of *[Part M of the Building Regulations 2000, Access and use]*.