THE DEMOLITION OF REDUNDANT JOINERS SHOP AND BUILDERS YARD TO BE REPLACED WITH A DETACHED BUNGALOW AT LAND OFF MARKET STREET HOYLAND BARNSLEY

DESIGN AND ACCESS STATEMENT

DESIGN

USE
Proposed family dwelling with integral garage

AMOUNT
The proposal amounts to 1 dwelling in place of redundant buildings

LAYOUT
The dwelling shall have principle elevations front and rear with the lounge over looking a garden The dwelling is shown sited across some of the footprint of the buildings to be demolished

SCALE
This application recognises and is sympathetic to the adjacent dwellings being all single storey and at distances to comply with BMBC policy

APPEARANCE
Bricks tiles and windows are to match neighbouring properties it is envisaged that an approval would be conditional to materials

LANDSCAPING
Boundary treatments shall be tanalized timber fencing with vertical palings The rear garden shall be lawned and hedges planted to soften the landscape and encourage wildlife Parking surfaces to be permeable with gravel finish

ACCESS
Existing access to the site is from Market Street Hoyland and visibility to the highway is good The volume of traffic will be less than that when the builder operated his business from these premises Off road parking provision is by way of front hard standing to accommodate 2 cars Vehicle access to this dwelling is level and so is the principle entrance All external provision i e ramps entrance platform and steps shall meet the requirements of Building Regulations approved document M Access for fire fighting is in accordance with Building Regulations approved document B5 and as existing