

Design and Access Statement

Proposed Extension to Rosglen Learning Disabilities Home.

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1. Introduction:

This design and access statement is to accompany a detailed planning application to extend the existing Rosglen learning and disabilities home to incorporate a dining room and kitchen which is currently located in the conservatory (to be demolished). The DAS has been written to meet the requirements of article 4c, of the town and country planning order 1995.

Design Principles & Concepts:

2. The Development:

On the site, we shall be constructing a single story extension approx. 4m wide which will replace the existing conservatory which is of a similar size. There will be no other developments.

The site has an area of approx. 710m². The width of the site is approximately 46.5m, the depth of the site varies and the rear boundary tapers.

We have carefully evaluated the site, with regards to accommodating the proposed extension; we believe the site is of adequate size to accommodate the extension. The scale, positioning and layout are discussed later in the DAS.

The development is located in a residential area and is surrounded existing residential properties.

The extension will be in keeping with the existing property and fit in well with the street scene. The extension will have no effect on access, parking and amenity space arrangements.

3. Layout:

The layout of the site is to remain. The extension will cover the existing footprint of the conservatory and be in keeping with the existing property. There are no privacy issues with any of the surrounding properties.

Access to the site will not be altered from the existing access. All splays etc to remain as is.

All windows doors and locks will be designed to meet `secured by design` standards.

4. Scale:

The extension will be approx 4m wide and be full depth of the existing property. The roof height is to line in with the existing roof as shown on the proposed plans. The property is surrounded by 2 story properties.

5. Landscaping:

The existing car park is tarmaced with a paved footpath surrounding the property. The rest of the areas are grassed. To the front of the property is a brick wall which is to be raised using brick piers and timber panels as shown on P-01. To the rear of the property is a timber fence approx. 1.8m high which is to remain

6. Appearance:

The character of the extension will be in keeping with the existing property. The materials to be used will match the existing.

7. Access:

The property is with easy reach of public transport and within a few miles of Barnsley town centres.