

Our Ref:- WK/28/92

DESIGN & ACCESS STATEMENT

PROPOSED DWELLING, MILLMOUNT ROAD, HOYLAND, BARNSELY.

1. Introduction

- 1.1 This Design & Access Statement accompanies an application to erect a split level detached dwelling and has been written to meet the requirements of the Town & Country Planning Order.
- 1.2 A previous application for 4no. Bedroom dwelling was approved on the 31st July 2008. (Ref. No:-2008/1148).
- 1.3 The client has erected a store for the garden and pool equipment and also a pool. (As you can see from the photo's)

2. Design Principles & Concept (b)

2.1.1 Area & Usage

- 2.1.2 The development site has an overall area of approximately 0.04 Ha.
- 2.1.3 The site at present is a vacant site.
- 2.1.4 The adjacent area to the site is predominantly residential with properties to the North and South.
- 2.1.5 Our Clients brief was to create a detached dwelling to suit the differing ground levels and to be in keeping with the surrounding properties.
- 2.1.6 The new dwelling has been designed to suit the site constraints and as such is only single storey to the rear and partly two storey to the front with the roof space being utilized for a bedroom.
- 2.1.7 The dwelling is positioned on site so as to minimise any environmental impact on the surrounding properties.
- 2.1.8 Access into the dwelling is at ground floor level with access via a staircase to the basement and first floor levels.



- 2.1.9 Access into the dwelling is via the principal entrance at ground floor level with a minimum clear opening of 775mm.
- 2.2.0 The dwelling is to be constructed of facing brick with natural stone heads and sills to the external openings and concrete roof tiles.
Samples of the external materials are to be submitted and approved with the Local Authority Planning Department.
- 2.2.1 The site has an overall fall of approximately 5m but the principal entrance is to be 200mm above the access drive from Millmount Road and a concrete ramp at max. 1:15 gradient is to be constructed.
- 2.2.2 The path from the drive to the entrance door is to be constructed in a material which will not impede wheelchair users.





