Design And Access Statement

For

A two storey detached dwelling
12 A Bala Street
Barnsley
S71 1DY

Companion information.— Refer to companion drg No SL/01

Proposed Development— Detached dwelling

Consultations.

Originally the proposed scheme was for a pair of semi detached properties.
After consultation with Mr Kevin Oliver in Planning it was agreed that in principle a single dwelling would be more fitting for the plot size and location.

The new scheme demonstrates a min of 12 m from the existing properties along Sherwood Road.

Sight lines.

The site shows more that adequate traffic sight lines in both directions.

Disabled access.
The front elevation to have a flush door threshold and min 770 mm clear door to allow wheelchair access

Appearance-
It is envisaged that the building shall be in the same style as the surrounding properties particularly the adjacent semi detached properties.
All bricks / tiles / doors / windows to match existing.