



DESIGN AND ACCESS STATEMENT

CLIENT:

Mr. & Mrs. Brammer.

PROJECT ADDRESS:

Land at: 13 Bond Road, Barnsley.

PROJECT:

Proposed erection of a detached 5 Bedroom Dwelling House.

REF:

INTRODUCTION:

At present the proposed site is currently used as a private side garden area to number 13 Bond Road, Barnsley. Previously to this application, planning approval awarded to a scheme, almost identical to this one being submitted. The difference between approved and applied is as follows: the rear has a single storey off shot to incorporate a sun lounge area, and due to the tall roof area it is proposed to utilise this area in the best possible way to create additional living space. In order to do the later, the eaves have been raised slightly, ensuring that the ridge line remains at a very similar height as approved.

DESIGN:

The proposed design has come about from many hours of brain storming and sketch proposals between the client and ourselves as designers, taking into consideration all of the surrounding properties within the close proximity of the site, and previously approved design, to try and enable the re-design to be simple as possible.

The proposal consists of a Ground Floor separate lounge with open plan dining room and sun lounge area with a separate breakfast kitchen and enclosed wc, which is compliant with Approved Document 'M' of the current Building Regulations for wheelchair access. Also the breakfast kitchen is to receive a bay window, with the sun lounge enjoying French style doors, opening through into the private patio and garden area. Also an integral single garage. Directly to the front of the property are two private parking spaces allocated for the proposed house to use.

The First Floor comprises of four double Bedrooms, one with fitted double wardrobes and two sharing a 'Jack and Jill' style en-suite, with a third having its own en-suite. A family sized bathroom, which will house a bath, a wash hand basin, and WC. Also a store cupboard at the top of the stairs, accessed from the landing area.

The second floor within the roof space is to enclose Master Bedroom, a walk in wardrobe area, a Master en-suite and reasonable attic storage space, with both rooms enjoying natural light from the roof sky lights fitted within the roof plane on the front and rear of the property. Note that these windows will be located at a height as to not allow any overlooking into or out of the proposed dwelling.

BUILDING WORKS:

Prior to the erection of the proposed dwelling house a site clearance is required incorporating the removal of an established garden area. The site boundaries are then to be marked out, to ensure that the applicants land is used, only.

Once this is complete the foundations are to be installed by a local sub-contractor, which is then to await the arrival on site of the flat pack of timber frame panels, I Joist floor structure and attic roof trusses. The timber frame will then be erected on site to form the dwelling from foundations to full house with a roof on, felted and loosely battened, ready for the outer skin of stonework to the front elevation and brick work to the remainder along with the roofing material, again by local sub-contractors and trades men. All materials types and colours are yet to be chosen and approved in writing by the local Planning Authority Department.

CONCLUSION:

To summarise the development will consist of the removal of an established garden area, to allow the development to commence. Following this the foundations will be laid in place, and left to harden, once hard enough the erection of the environmentally friendly Timber Frame panels will commence, straight through until the roof structure is on and felted, ready for the outer skin of finishes to be added, to then complete the shell, prior to the applicants beginning the final decorations etc. The successful completion of this project, will enhance the vernacular of the street scene along Bond Road, and allow the applicant to live in this well established area of Barnsley.