Design And Access Statement

For

Planning Application for New Bungalow
2 Whincover,Off Midland Road
Royston,Barnsley,S71 4AY

Companion information.—Outline planning consent ref B/2005/0764/RO
Drawing Nos HV/01 + HV/02

Proposed Development— New Bungalow - 4 bedroom accommodation

General.
This dwelling is 1 of 4 dwellings that outline planning permission has previously been granted.
No 1 is nearing completion.
All plots are of similar footprint
Surface water is to discharge into local watercourse, whilst the foul shall connect into the existing foul drain running through the site.

Objective.– To create additional accommodation having limiting impact on its surroundings, constructed in a similar style to the neighbouring property ie No 1 Whincover , all to the same standard as set by No 1.

Site. - Located along a lane off Midland Road currently used for grazing. The overall plot destined for future development lends adequate plot size for this development.

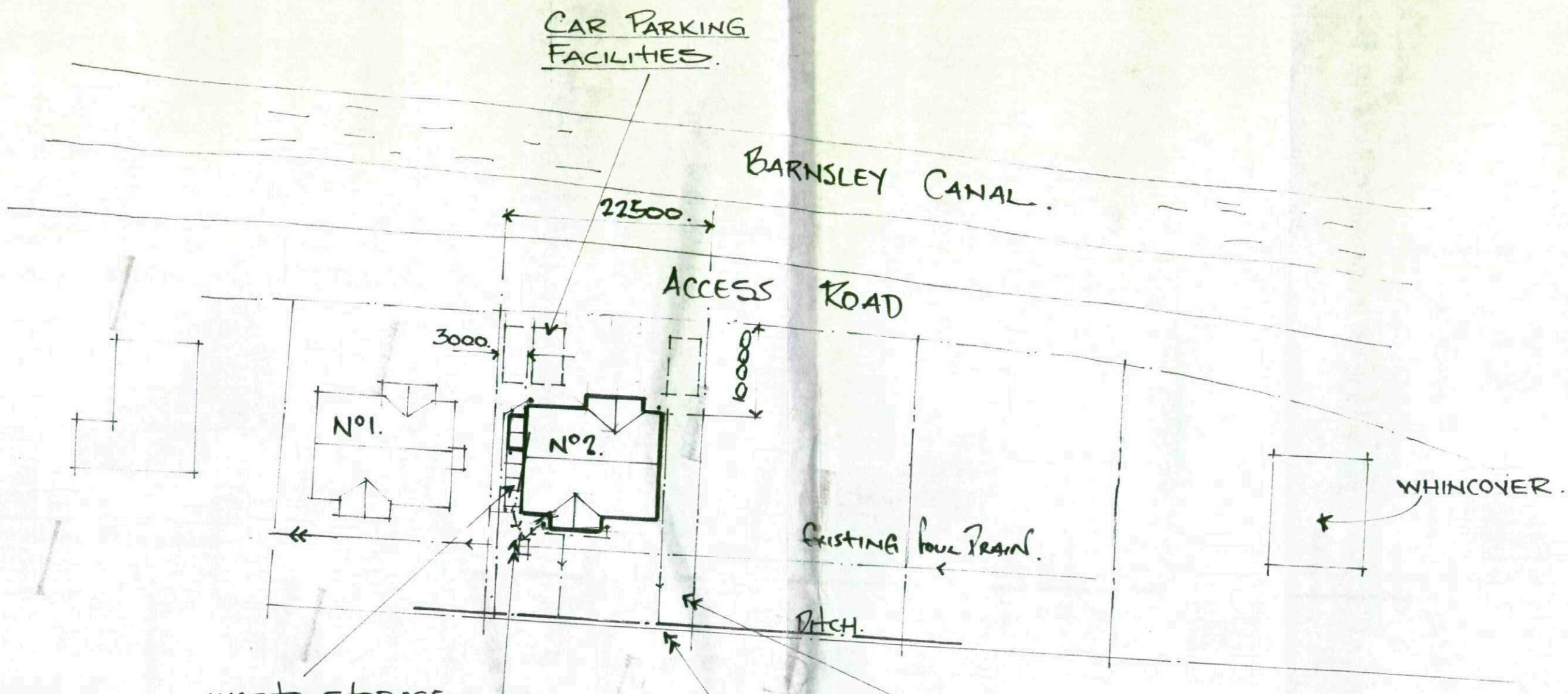
Development size.– The building has been located to maximise the usable space of the plot giving generous gardens. The building location also avoids but takes full advantage of the existing drain that runs across the site.

Appearance- All wall / roof materials shall match the adjacent dwelling.

Landscaping.—The frontage is set back to create ample parking and front gardens. To the rear shall be enclosed lawned gardens.

Access— site has adequate site lines for the safe entry and exit from the allocated driveway.

Disabled Access—A ramp shall be provided to the front entrance with no threshold. All door widths shall comply with wheel chair access.



BLOCK PLAN.

SCALE 1:500.

PROPOSED DETACHED BUNGALOW
FOR:

Nº 2 WHINCOVER
ROYSTON
BARNSLEY.

DRG HV/02.