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ACCESS STATEMENT

Project: Extension of detached dwelling to include conservatory and improved site access.

Date: January 2012.

This access statement is for the purposes of planning only. It should be read in conjunction with the application plans.

Access

The site is located in Brierly Barnsley. Access as existing is from Church Street.

Design

The proposal is to increase the size of the existing bungalow by a storey, whilst re-working the existing facades to provide a more appropriate dwelling for the area.

The proposals include reskinning the existing 1970's brickwork with stonework to the frontage and a render finish to the sides and rear.

The overall scale of the proposal is in keeping with the surrounding buildings in the area.

The proposed dwelling will be compliant with Part M of the Building Regulations in terms of disabled access and amenities. This will include for at least one level access point, ground floor w.c. and sockets located at a specific height to allow for wheelchair use.

We have included a number of photographs and a key sheet to highlight our reference points in terms of design and positioning within the street scene.

For details of design and alterations refer to the application plans.

Boundary Treatments

All boundary treatments are to be retained and improved or repaired where necessary. It is proposed to open up the existing access for vehicles onto Church street. This will increase road safety around the site entrance.

Flood Safety

The site is not in a flood risk area.

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