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**DESIGN AND ACCESS STATEMENT FOR PROPOSED
DETACHED BUNGALOW WITH ROOM IN THE ROOF ON LAND
TO THE SOUTH OF MARIST CONVENT, LOCKWOOD ROAD,
GOLDTHORPE, S63 9JY**

Background

Planning permission, Application No 2012/0823 was granted for this site on 17.09.2012.

The owner of the land has recently acquired extra land to the southern boundary, hence the submission of this planning application.

1. Introduction

The statement must be read in conjunction with associated layout and elevational drawings.

2. The Design

The site is currently vacant and was formally used as an allotment. The land has been cleared as it was overgrown, vandalised, and generally an eyesore. New boundary fencing has been erected to the southern boundary and the land secured from Lockwood Road.

The footprint of the proposed bungalow has been slightly increased from the original proposal, the internal layout has been altered, and several windows added.

The proposed development is for a two bedroom bungalow utilising the present vehicular access from Lockwood Road.

Internal accommodation includes entrance hall, lounge, Dining/kitchen, one bedroom with en suite facilities and a toilet to the ground floor. There is a further bedroom with en suite, and a cinema / leisure room in the roof space.

The site is generally flat, which will assist in achieving full disabled access to the property. All existing perimeter boundary treatments are to be retained

A range of grading materials- tarmac, block paving, flags etc are proposed to delineate garden and drive areas.

The scheme provides adequate private amenity areas for the proposed property.

The building has been designed not to overbear on the existing properties in Lockwood Road, and accords with the conditions and guidelines set out in the earlier approved planning permission.

The key design principle achieved is to not introduce any dormer style windows at the first floor level. The use of roof lights will reduce any overlooking concerns to adjacent properties, dormer windows considered inappropriate.

The key aspect of neighbouring properties, including existing views, quality of light and sun angles, is not affected by the siting of the proposed bungalow.

The building has been designed to compliment existing properties which are constructed from a wide range of building materials, from brickwork, render and concrete roofing tiles. For this reason firm choices of materials have not been proposed and are subject to discussion with the Planning Department, but will reflect the fact that this is modern building.

3. Access

The ground floor entrance is designed to exceed the minimum widths required by Part M of the Building Regulations, with full compliant wheelchair accessible threshold.

Access drive and footpaths within the site are designed not to exceed gradients of 1 in 12, with 1 in 20 gradients adjacent to the dwelling.

Entrance door widths, internal door and corridor widths in excess of the required standards are proposed.

Internally, wheelchair/ambulant disabled manoeuvrability have been considered and incorporated in the design.

Sockets and wall switches will be located at heights required in Part M throughout the development.

The scheme provides a turning area within the site, thus avoiding dangerous manoeuvres in the vicinity of Lockwood Road. Vehicular and pedestrian access to the site is via Lockwood Road, an adopted highway. This principle was fully supported by Highways Department on the previous submission.

Summary Having regard to the above and the recent planning permission for virtually the same scale and character of the development the development, it is requested that the Planning Authority support the scheme.