DESIGN AND ACCESS STATEMENT JBA.2630

PROPOSED NEW DWELLING HOUSE
AND ATTACHED DOUBLE GARAGE

AT BLUEBELL FARM
HERMIT HILL
WORTLEY
BARNSLEY

FOR MB MRS D SHELLEY

DESIGN STATEMENT

The application site is in a group of three properties. To the rear of the application site, and adjacent to the Old Engine House, is a large [modern] agricultural barn of no particular architectural merit. It [the barn] could be considered to be incongruous with its surroundings. The third property is to the west of the Old Engine House. These two properties are in brickwork with tiled roofs and are pleasantly attractive.

The front property, to the main road, is totally out of character with these two properties. It is a 1960's dormer typical for the time, having no architectural merit. The windows in the dormers have broad side cheeks and to the rear a deep flat façade. The dormers have flat roofs, as does the large attached double garage.

This application seeks permission to demolish the aforesaid and erect a new dwelling house having more character and being compatible with its surroundings. The proposal has only a slightly larger footprint and a ridgeline generally in line with the ridgeline as existing though slightly higher. The dormers have pitched roofs over and the gutter line is just above the internal first floor finished level. The property is intended to be a family home.

Materials will be brickwork masonry [as adjacent] and tiles compatible with the two properties to the rear.

ACCESS STATEMENT

Access to the site is via a private drive that serves two properties to the rear. The private drive is directly off the main road.

Access for those people with mobility difficulties will be catered for under Part M of the Building Regulations.

JOHN BOX ASSOCIATES
25.02.08