**DESIGN & ACCESS STATEMENT FOR ERECTION OF NEW DWELLING, LAND AT 286 BARNSLEY ROAD, HOYLANDSWAINE.** **NYP REF 43/25/DAS01**

## INTRODUCTION

This Design & Access statement has been prepared in support of the full planning application by Mr P Kenworthy for the erection of a new dwelling at land at 286 Barnsley Road, Hoylandswaine.

## CONTEXT

The site is within a predominantly residential area. Residential properties of brick, stone and rendered walls with generally slate/stone roofing materials lay to the north/west. An open field lays to the east, Skinpit Lane to the south.

## THE SITE

The site is currently used as garden area to the main property no 286.
3no trees will need to be removed as indicated on 43/25/03 but it is the clients intention to retain as much of the existing planting/ trees etc as possible to maintain screening from Skinpit Lane.
The site falls from Skin Pit Lane at a gradient of approximately 1 in 10 with a small stone retaining wall running along the southern boundary with Skinpit Lane.
There are two of small sheds currently on the site one adjacent the retaining wall to Skinpit Lane, which will need to be removed to form the new site access and a larger shed at the top of the site which will be retained with the loss of the patio area.
Site Boundaries: Southern stone retaining wall and planting. Western 2m high hedge. Eastern 1m high stone wall.

## PROPOSALS

It is the clients intention to build the new dwelling for himself and sell No 286.
The existing dwelling generally comprises of white rendered walls and slate roofs, it has been extended over the years with the addition of various extensions and a conservatory.

It is proposed to build a new bungalow type property with garage and a first floor within the roof space on the proposed site to reduce visual impact. A surfaced drive will be provided for parking and access. A vehicular manoeuvring area within the site to allow vehicles to leave the site in a forward direction.
It is proposed the dwelling will be accessed off Skinpit Lane via the existing pedestrian access gate and a new vehicular access as shown on the proposed drawing ref no 43/25/03.

Level access will be provided from the car parking spaces & principle entrance complying with the Building Regulations Part M.

References to materials, site boundary treatments etc are described on the plans accompanying the application.

## CONCLUSION

The proposals seek to enhance the character of the site in this established residential area and for these reasons we invited the Local Authority to support this application.