Design and Access Statement

The situation of the site is within a long established neighbourhood and is a fifteen minute walk from Barnsley town centre with all related community facilities plus regular and frequent public service transport.

The houses in the immediate vicinity are constructed of brick and are a mixture of semi-detached and detached. There is a block of flats on Barnsley Road and the proposed dwelling is located behind the flats and as the land slopes down southwards it is below the level of the road, therefore it cannot be seen from the road.

Currently the land adjacent to the site is a playing / football field, however the land to the south of it is to be developed into a housing estate by a local developer and therefore roads, walkways and street lighting will be included in the project.

The site already has established underground drainage facilities left over from the original dwelling which has been demolished.

The proposed building will be used as a private family residential dwelling and will be approximately centred within the plot with a garden created all around the property and the site entrance will be facing north east. It will be a three bedroom detached cottage, built of brick and roof tiles (similar to the attached photograph assuming it fits your criteria).