

Leonard Batty  
The Old Waterworks  
Huddersfield Rd  
Penistone  
S367EZ

LB1

## Design and Access Statement

PROPOSED GRANNY FLAT with GARAGE /WORKSHOP App N0 2011/1327

Location

Adjacent to 6 Scarr Lane, Ardsley, Barnsley, S71 5BB

### Accessibility and design

The proposal to erect this building was originally done in 1997 and passed through BMBC planning on B/97/0773/BA

The Architect who did the original drawings and application carefully planned that the building would be usable by all without exclusion.

The building will comply with current building regulations in respect of access and provision of sanitary facilities.

The proposed dwelling is set within the boundary land adjacent to 6 Scarr Lane and all access areas will be level with the main access doors to the dwelling.

The driveway is somewhat steep however the turning and parking area will be level and accessible to the property to assist the infirm and visitors alike.

*The ground floor and upper floor will have bathroom facilities compliant with the current regulations regarding access and all doors will be wheelchair accessible.*

I believe the development will provide a safe, user friendly and family friendly accommodation that will comply with all current access regulations.

### Environmental sustainability

The design using brick and render with a slate roof will preserve the character of the surrounding locality. With current insulation requirements minimizing energy use.

The heating system will be Gas under floor heating; however a supplementary wood fuel system will be installed in the ground floor area's to enable future changes to climate change heating systems to be utilized.

The proposal will have no impact on the existing drainage system.

### Character

The building has been designed to ensure the positioning; height and size will balance the quite different levels of the adjacent properties and will look aesthetically pleasing from all aspects,

### Movement to and from the development

The existing Scarr Lane access will remain with suitable turning and parking for visitors, there is also a very good local bus service within 200meters.

### Social aspects

The provision of this property will provide an opportunity to enable elderly parents to pass on the main family home to children and families yet still keep an independent life style within the family unit.

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4/12/11

Attention Angela Bladen  
BMBC Planning Dept

Application number 2011/1327

Dear Angela

Please find your letter attached along with-

4 copies of the design and access statement for this proposal

4 copies of the BMBC full planning application forms.

All as requested in your letter of the 7th November 2011 and subsequent letter.

Should you require any other information please advise.

On a different point Angela can you tell me why BMBC will not accept the forms I put forward originally on the internet, using the government planning portal.??

I tend to think that having to re fill the forms in with exactly the same questions and having to get The total of 41 foolscap sheets to Barnsley appears to be a little over the top, given the present push to reduce costs and the environmental aspects of paper and printing ink, let alone postage.

Regards  
Len Batty