

supporting statement for redesign/repositioning  
of chalet style bungalow & the addition of  
a single storey garage/garden store at  
HIGHGATE (BETWEEN NOS 68 & 72) BROOMHILL

ST3-04G.

ms. samantha Pearce.

DESIGN & ACCESS STATEMENT.

PROPOSAL:- to build one detached two storey chalet style bungalow (to replace the one approved by BMBC) with the addition of a single storey flat roofed garage/garden store.

THE SITE:- is located within the residential envelope of Broomhill village.  
Site levels are currently being reduced in line with the agreement with Mr Kieran Donn planning officer.

SURROUNDINGS:- Highgate/Pontefract Road has over a very long period of time been developed with individual dwellings of a multitude of designs using many styles of facing materials.

- ACCESS:-
- a) there are no rights of way within the site.
  - b) driveway/turning areas are proposed as shown on the site plan, this area will also act as visitor parking.
  - c) personal access to the front & rear will be by surfaced pathways, ramped access will be formed for wheel chair uses.
  - d) access will also suffice for:
    - 1) postal services
    - 2) refuse/recycling collection
    - 3) emergency services.

## GENERAL:-

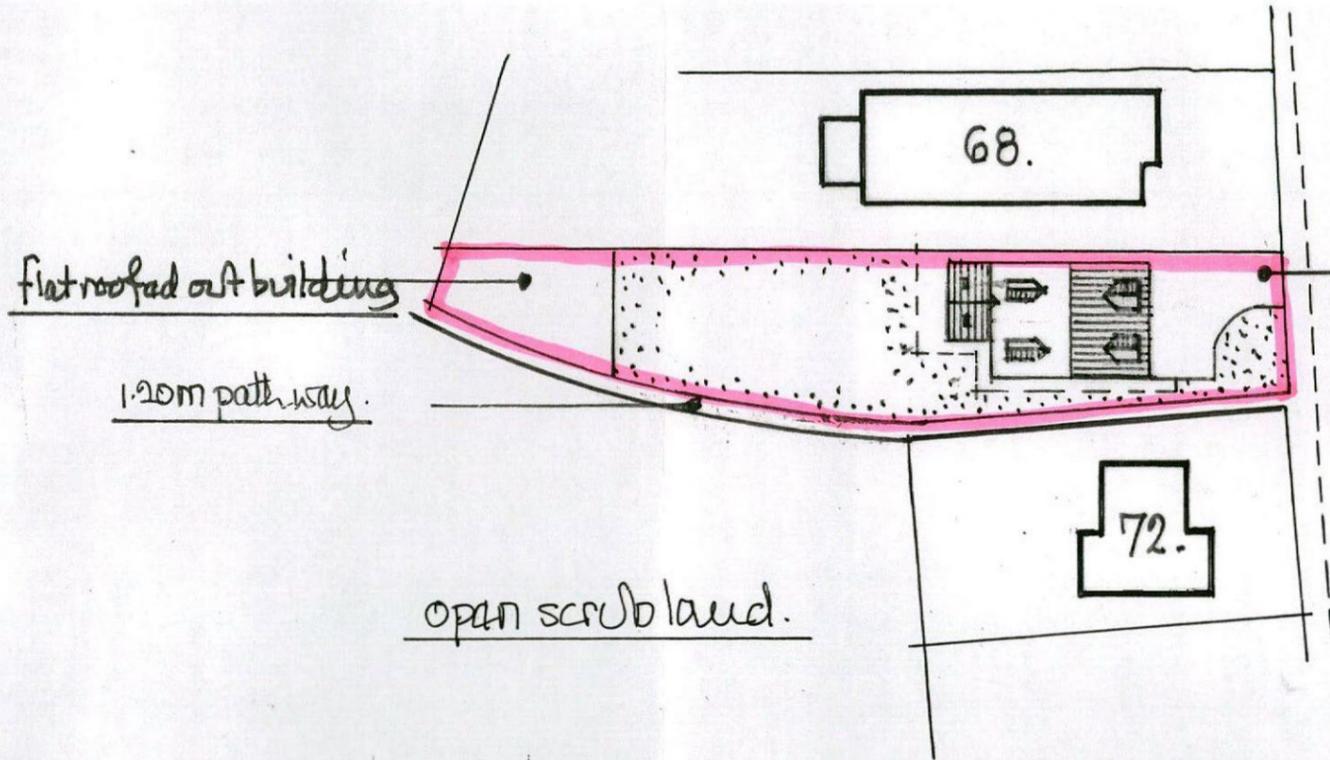
- a) gas, electricity & towns water supplies are all available within the main road.
- b) mains drainage is available.
- c) public transport is available thro' the village.
- d) there are excellent road links to both shopping areas & areas of employment.
- e) the proposal does not affect any water course.
- f) the proposal is not within green belt or near to any listed buildings.
- g) building regulations will be submitted to BMBC taking into account green issues, disabled well-being & fire safety.

PLANNING POLICY:- the proposal has been formulated in line with the advice given in PP1 & PP3 housing.

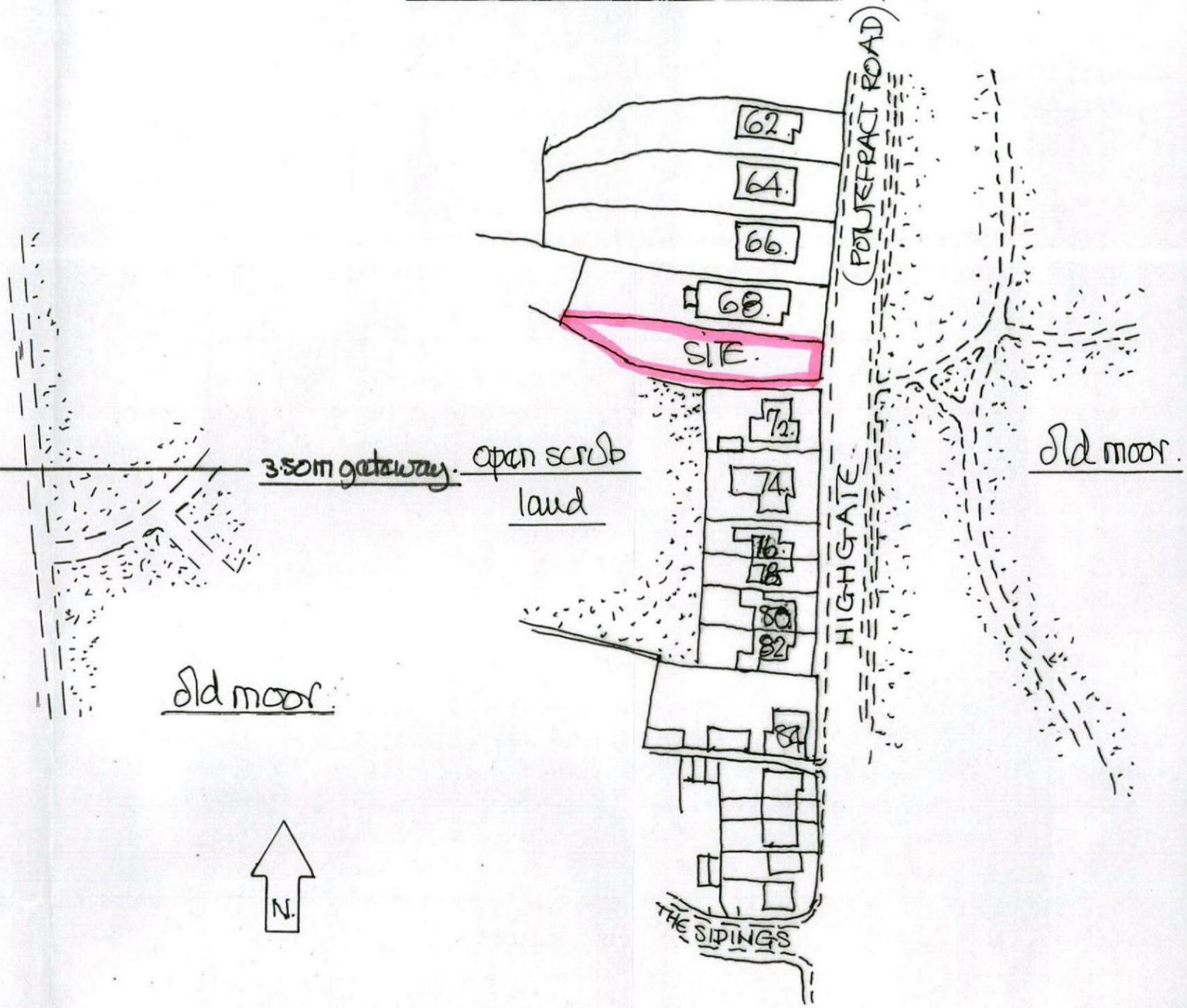
- 1) the site is in a suitable location for development.
- 2) the proposal makes effective use of the land.
- 3) the proposed dwelling will deliver a high quality development which is appropriate to the site/area.

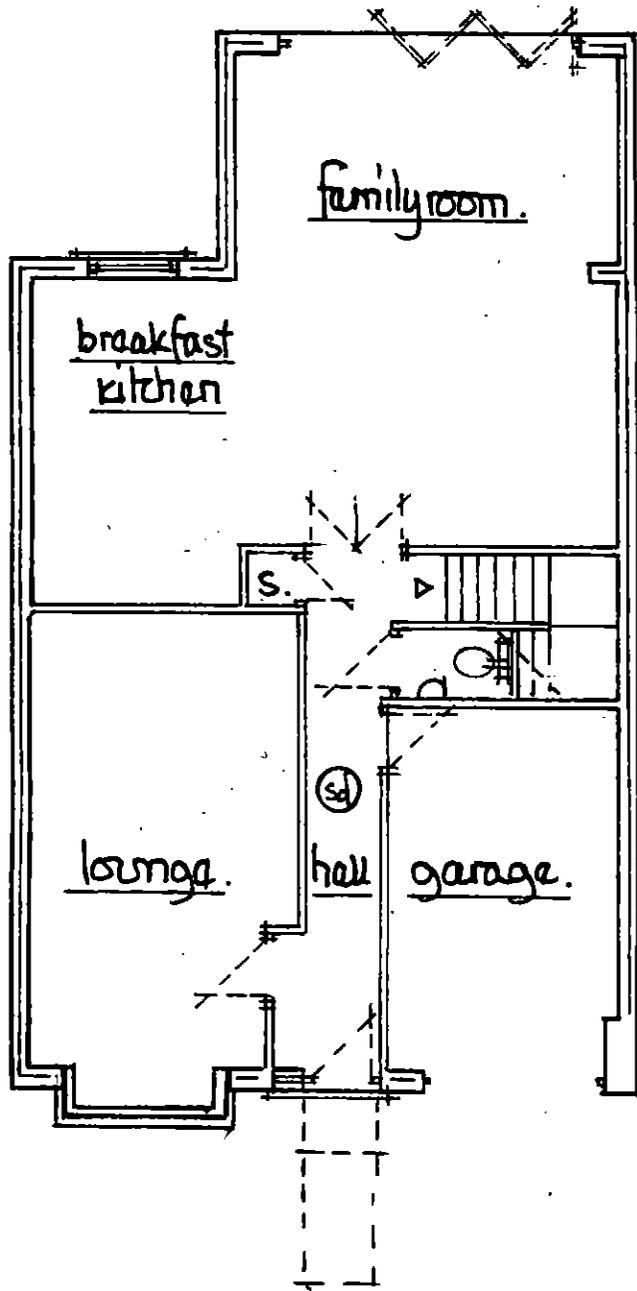
ASSESSMENT/CONCLUSION:- the site is within an existing residential area & is an infill development. The orientation of the proposal will not adversely impact on the existing adjacent properties.  
In conclusion, taking Mr Kieron Donns advice into account the proposal seems acceptable.

SITE PLAN @ 1:500M.

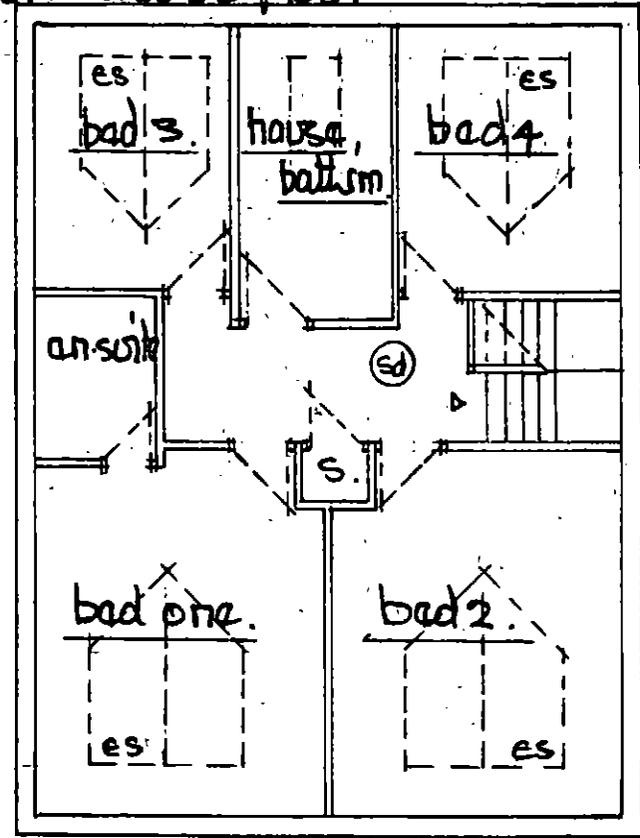


LOCATION PLAN @ 1:1250





sd shows ceiling mounted smoke detectors wired back to fuse bd + interlinked - fixed 300mm from wall junctions + light fittings.  
 es. shows fire safety escape sash 750mm high x 450mm wide - to open thro 90° bottom of sash between 800/1100mm above floor.

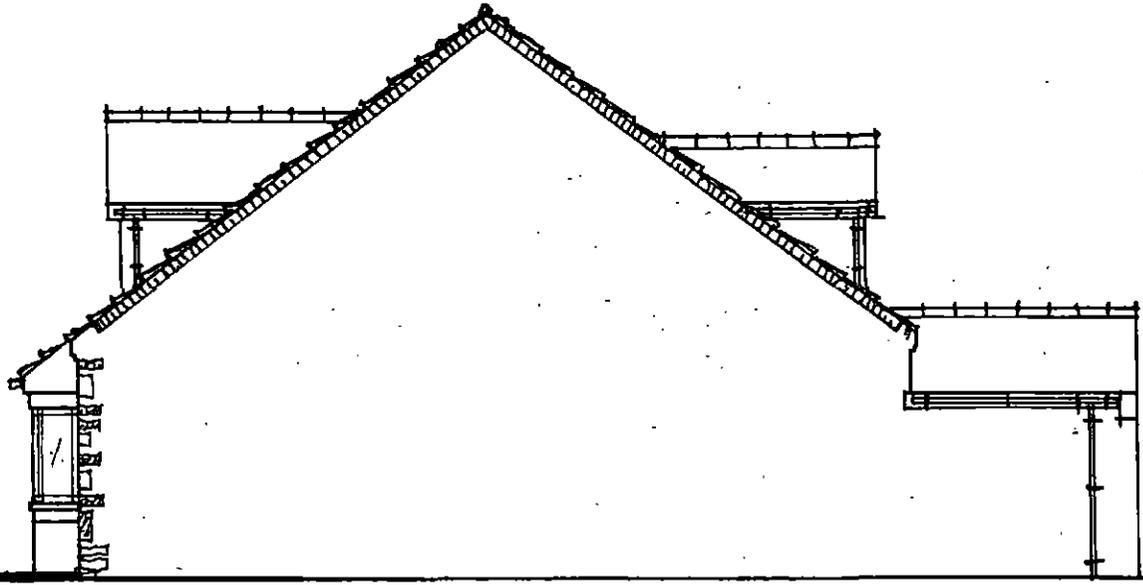
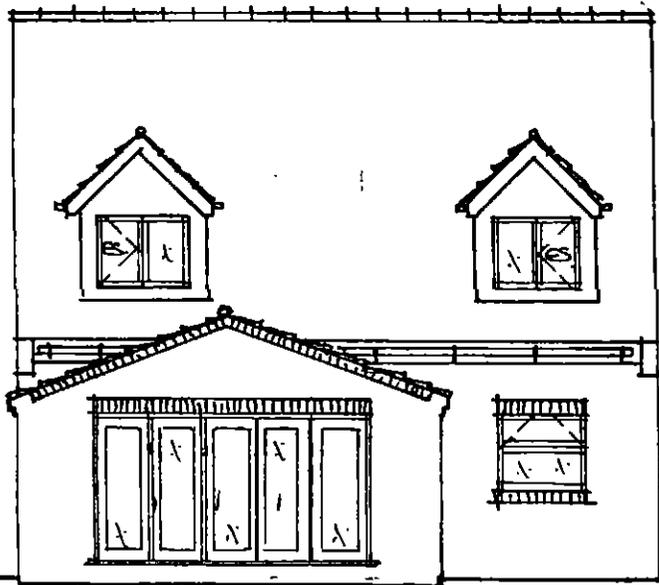


\* it is known that drains exist on site from demolished town houses - to be investigated + agreed with local ECo

rear view from garden.

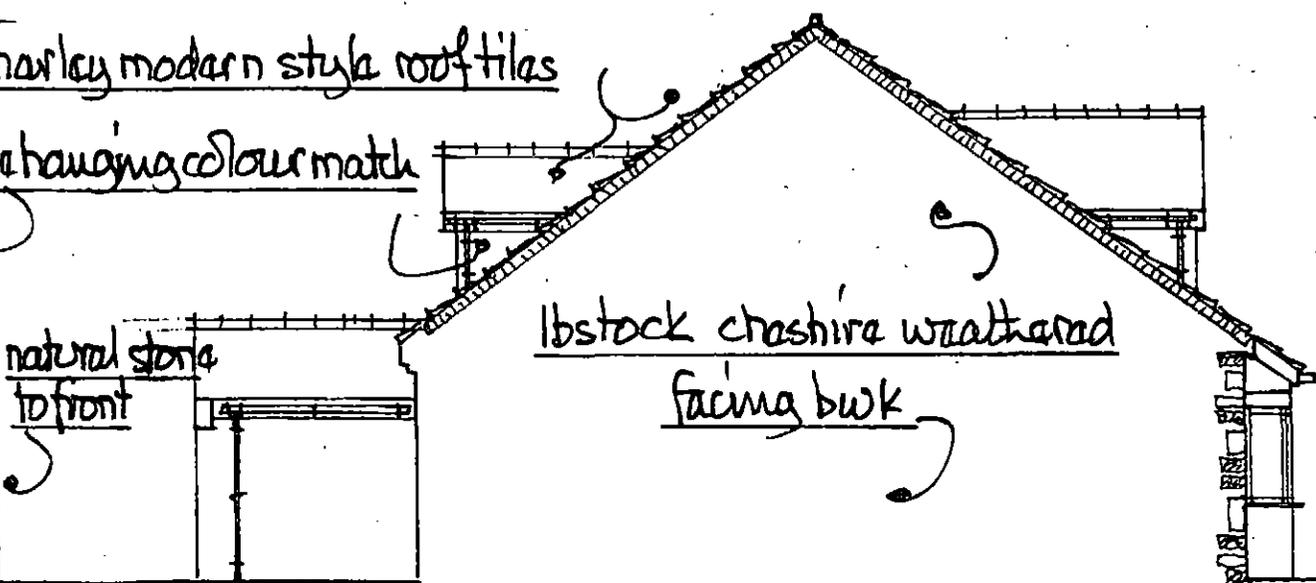
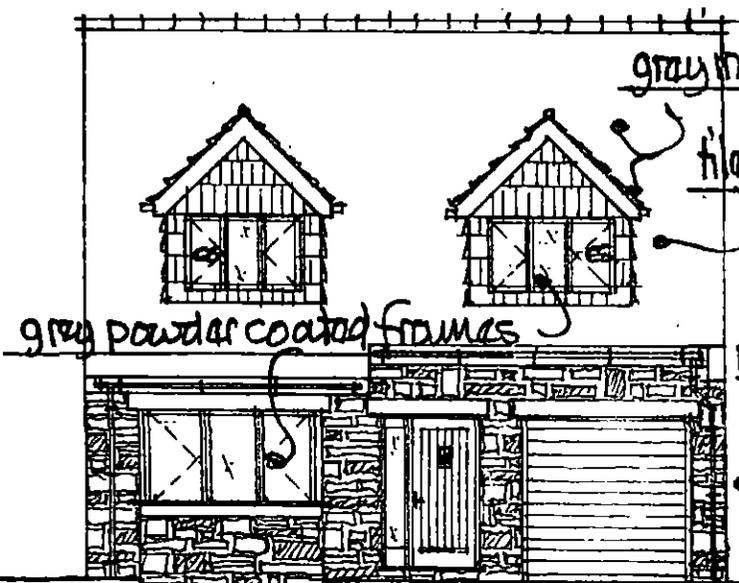
side view from no 68.

scale 1:100m.



front view from road.

side view from no 72.



gray marley modern style roof tiles

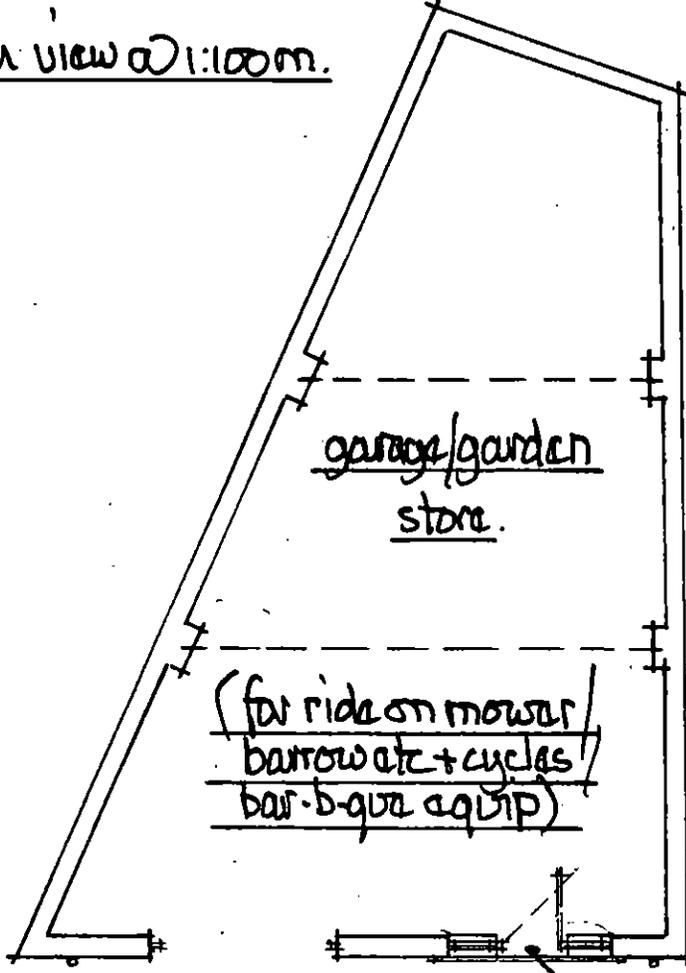
tile hanging colour match

gray powder coated frames

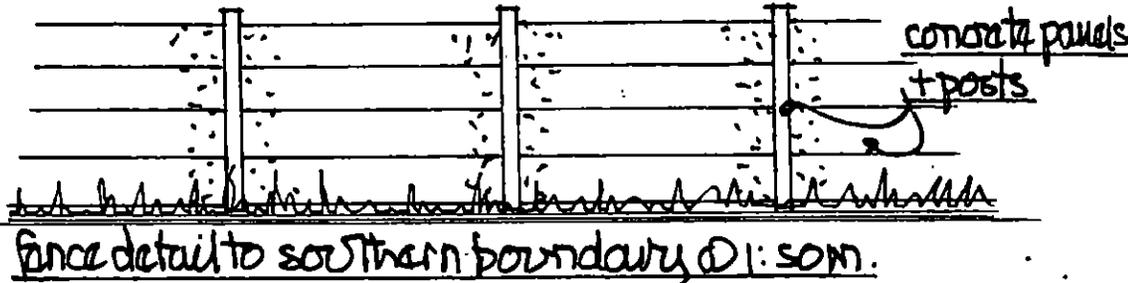
natural stone to front

1bstock cheshire weathered facing brick

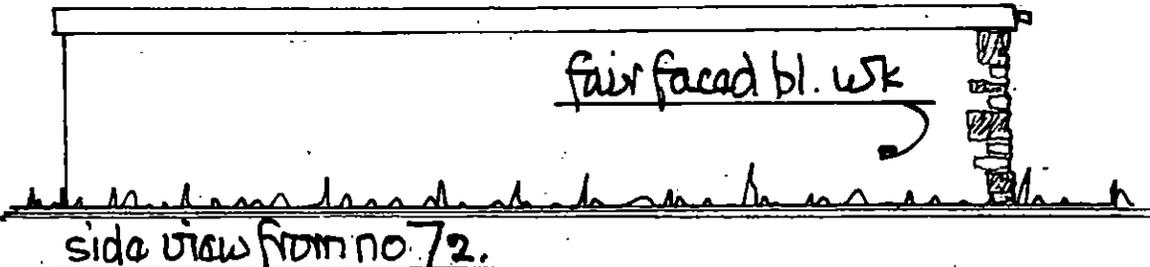
plan view @ 1:100m.



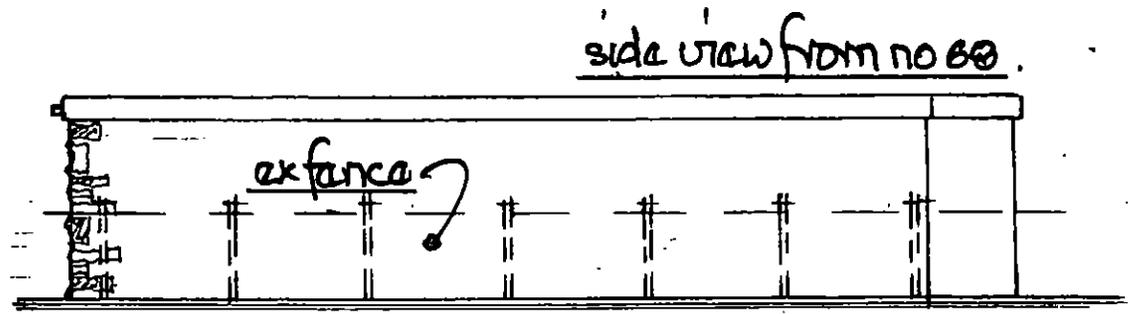
security grills to rear + alarm system.



fence detail to southern boundary @ 1:50m.



side view from no 72.



side view from no 60.

stone to match

