

Design and Access Statement

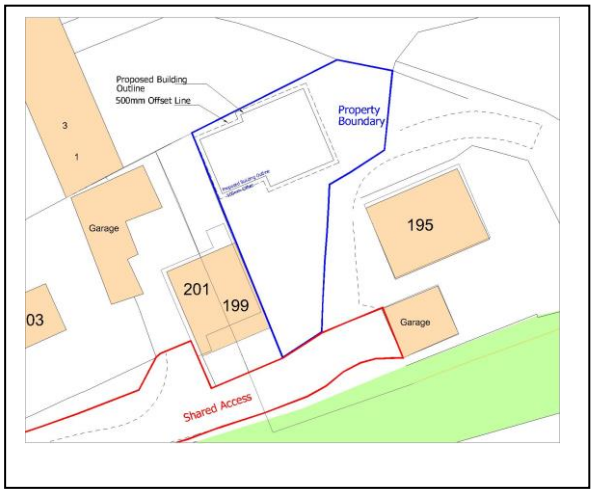
New Dwelling on Land adjacent to

195 Barnsley Road, Blacker Hill, Barnsley, S74 0QT

Introduction

This Design and Access Statement is in support of the proposal of one new home submitted for full Planning Approval on land adjacent to 195 Barnsley Road, s74 0QT. The land is owned by the applicants Shaun Garrett and Samantha Bestall.

The Site is a piece of private land approximately 450 sq metres and is located on a private lane off Barnsley Road with 3 existing properties, all of which have shared access to the lane. To the north and west is Blacker Hill, residential properties, community parkland and farm land belonging to Woodhead Farm. To the south is the Dearne Valley Parkway and to the east is Wombwell woods.



Design

The house is to be a Scotframe Self build Tummel design; Timber Frame; 4 bedroom with garage. It has a Total Floor area of 161.22 sq.m over 1 and half storeys. The Frontage is 14.2 metres and the Ridge height is 7.369m.

The house will sit comfortably within the North West corner of the plot, maximising the space, whilst allowing garden area, parking and privacy from neighbours.

The Timber Frame will be off site construction, fully designed and manufactured by Scotframe. The walls, roof and floor panels will be made of Timberframe, precision engineered structure, insulated with Val-U-Therm-Plus, providing high levels of thermal performance, good acoustic properties and low cyclic maintenance. The external walls will be a cement based render, Eco Rend MRI – colour African Ivory, water repellent and breathable, 15mm – 18mm coat. The south gable end will be clad in Eazyclad Buff Stone Cladding; a precast concrete with a light weight silica sand and cement.

The Roof tiles are to be Marley Modern Smooth Grey Concrete Tile on 25x50mm Tiling Battens @ 345mm centres, upon 9mm OSB Sarking and Daltex Multi TX Plus reinforced Roofing Felt.

Site Services

The site benefits from all utilities services in existing routes down the private lane leading from the main Barnsley Road. The new electricity supply to the property will be connected in July 2020. Rainwater will be discharged via soakaway adjacent to the boundary of existing property 199 Barnsley Road.

Energy Statement

The new build will use modern, efficient materials and sustainable principles throughout.

- High levels of insulation and air tightness
- Natural cooling and ventilation
- Low energy light fittings
- Water saving taps
- Dual flush sanitary systems
- Sustainable sourced soft wood joinery

In terms of Building Regulations the heat/energy loss of all individual elements of the building such as walls, floors, windows etc have been designed to meet or exceed the requirements of the regulations.