

David Gray Projects Ltd

8 Newhill Grange, Mill Lane, Wath-upon-Deane, Rotherham, S63 6HG

Tel: 01709 760918 Mobile 07515 725485 Email: david@davidgrayprojects.co.uk

Design and Access Statement (Rev A)

Relating to the erection of a

Detached Dwelling House and Integral Garage

adjacent to

45 North Street, Darfield, Barnsley, South Yorkshire, S73 9AH.

Proposal.

45 North Street is a semi detached type dwelling house and the proposed building plot is situated to the south of this property and to the rear of 15 Illsley Road, Darfield, Barnsley.

The following Design and Access Statement is submitted in support of the current application and is set down under the Standard Headings.

Use.

The proposed development consists of a single, detached dwelling house with an integral 'single-car' garage.

It is considered that the development would provide a compact, three-bedroom, family dwelling house with secure garaging for one vehicle and off road parking for additional vehicles, if this be required.

Amount.

The overall area of the 'application' site is approximately 234m².

The total internal floor space for the dwelling would amount to 90.45m² (excluding the integral garage) with individual floor areas as follows :-

- Ground floor – 39.48m² excluding the integral garage. (50.97m² including the integral garage).
- First floor – 50.97m²,

The rear garden of the house would be approximately 93m². The garden area will provide a sufficient amenity space for the use of an average sized family.

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Layout.

The accommodation provided would be as follows:

- **Ground floor** – Entrance lobby, Toilet, Lounge, Kitchen / Dining Room and integral single-car Garage
- **First floor** – Landing, Bedroom 1 and En-suite Bathroom, Bedroom 2, Bedroom 3, and family bathroom ;
- **Externally** – Additional car parking to the front of the property with small planted beds and garden space to the rear.

A paved driveway would be provided at the front of the property leading to the integral garage.

Paths would be provided down the side and to the rear of the property. An additional hard surface patio area would be provided at the rear. The rear garden area would be laid down to lawns and planted beds.

Scale.

The proposed dwelling has been designed to take account of the size and character of the surrounding properties.

Boundary Fencing.

Due to the nature of the adjacent properties to the south of the site being bungalows occupied by elderly residents it is proposed that this boundary should have a 2.1m (7 ft.) high fence. The fence would be made up of concrete posts with concrete gravel boards with a timber fence panel infill nominal 1.8 x 1.8 meters (6ft x 6ft). The intention is to maintain the integrity of the existing fence and discourage loitering and unauthorised access in the area to the rear of the bungalows.

The front of the property would form east boundary abutting the public footpath and would have a low level brick wall to match the property. The wall would be fitted with a wrought iron railing on top and discourage the wall being used as a 'hop up' to climb the adjacent southern boundary fence.

The remaining existing fence and gates adjacent to the front boundary would remain unaffected – see photograph detail.

The existing fences to the other two boundaries on the northern and western sides would be retained.

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The existing fence and gate access adjacent to the front (eastern) boundary, shown in picture above, would remain unaffected.



The existing fence is to be retained on the northern boundary. A new boundary fence of similar make-up and appearance, as picture above, (but 2.1m / 7ft high) would be fitted along the southern boundary backing onto the adjacent bungalows.

The existing fences to the other two boundaries on the northern and western sides would be retained.

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Landscaping.

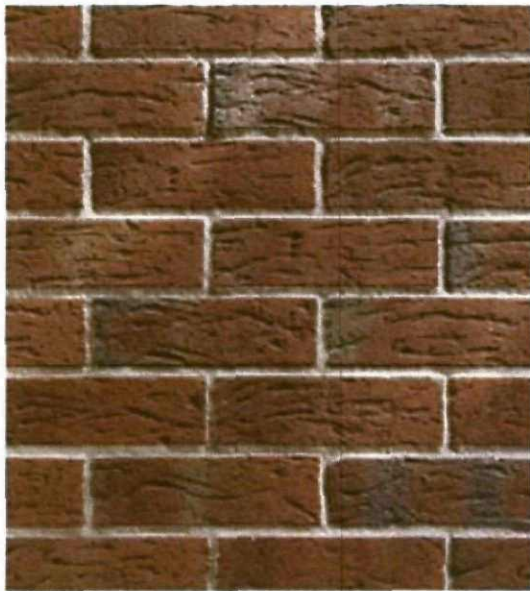
A hard landscaped access driveway with turning area would be constructed leading to the garage and finished in block paving to compliment the external brickwork.

The garden to the rear of the property would be laid down to lawns; an existing bush to the centre of the plot would be removed but the trees to the rear western boundary would be retained

Appearance.

The new dwelling has been designed in a traditional format to reflect some of the features of the surrounding properties. It is proposed that external red facing brickwork be utilised for the elevations of the house and garage generally to match the adjacent properties.

Facing Brickwork



Proposed facing brickwork. Terca Denton Chepstow Multi. Multi toned extruded facing brick ranging from deep red to dark purple combined with subtle crease markings. These are very similar to the existing properties and new extensions in the area.

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Roof Tile

It is also proposed that the new roof areas be finished with a coloured, interlocking concrete tile.



Roof tile image: Grampian Cottage red – a flat interlocking concrete roof tile to match adjacent properties. Sample image on left with comparison on existing properties to the right (tiles in picture are wet so appear shinny).

Vehicular and Transport Links.

North Street is an adopted highway and leads onto Saltersbrook Road (A635) providing a link to both Barnsley and Doncaster areas.

The site is within a few minutes walking distance of local shops and neighbourhood facilities.

The site of the proposed dwelling is within an existing and well established residential area and there are already excellent public transport facilities nearby.

Inclusive Access.

The proposed properties have been designed to comply in all respects with the '**Building Regulations, 2000**', including '**Approved Document M - Access To and Use of Buildings**' (2004 Edition) –with particular emphasis on Regulations M1 and M4.

The following measures will be adopted to allow adequate use of the property by disabled persons.

- (a) The main entrance door will be provided with a ramped access in compliance with the Regulations. All paths will have smooth, hard, level surfaces such as tarmac or block paving
- (b) The external door openings will be fitted with minimum 838mm (2'-9") wide doors to enable clear opening widths of minimum 775mm to be maintained., thus allowing wheelchair access.
- (c) Internal door openings will be fitted with minimum 826mm wide metric doors to enable clear opening widths of minimum 750mm to be maintained, thus allowing wheelchair access.

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- (d) Toilet areas will be provided at every floor level, each having a clear space in front of the w.c. of minimum 750mm. The centrelines of the w.c.'s will be positioned minimum 450mm away from any wall or other obstruction.
- (e) Socket outlets, light switches, and the like, are to be positioned a minimum of 450mm and a maximum of 1,200mm above finished floor levels.