

**DESIGN AND ACCESS STATEMENT FOR PROPOSED PATIO AREA
369 NEW ROAD, STAINCROSS, BARNSELEY. FOR MR P NAYERI.**

The applicant wishes to use the existing flat roof above the rear pool area as a patio / balcony, accessed via doors from the kitchen.

This design and access statement is to be read in conjunction with drawing ref no 43/34/ 305D, 308A AND LOC01.

The existing flat roof area will be surfaced with a suitable decking, the roof will be strengthened as required by building control for any additional loading requirements,

The 2no exposed edges will be formed with a brickwork parapet wall, approximately 400mm high, glass balustrade / screening will be installed on the top of the parapet wall to a height of : balustrade 1100mm , Screening 1800mm.

The proposed balustrade and screening will be formed with white glass with stainless steel stanchions, rails and fixings.

The client also intends to install a small kitchen garden to the corner nearest the neighbouring property below the 1.8m high screening.

There have been a number of conversations/ communications with Laura Bibby of BMBC planning department, she has advised that overlooking of the neighbouring property (no 371) would be her main concern.

A meeting was held on site with the applicant, owner of no 371 and NYP on the 23/08/2013, The proposal was explained to him and he has no issues with the works to this area.

We enclose a diagrammatic photo showing the patio area with the proposed screening Shown red and the herb garden shown green.

PROPOSED PATIO SCREENING



KEY :

AREA SHOWN RED: PROPOSED OBSCURE WHITE GLASS 1.1M HIGH BALUSTRADE AND 1.8M HIGH SCREENING TO NEIGHBOURS.

AREA SHOWN GREEN: PROPOSED PLANTED AREA TO SCREENED CORNER.