

**SPACESTUDIO**

18 Mylor Road  
Sheffield  
S11 7PF

DESIGN STATEMENT

LAND ADJCAENT 2 RATTEN ROW, DODWORTH, BARNSELY

PREPARED BY SPACE STUDIO LTD

MARCH 2014

REVISION – X -24-03-2014

**SITE LOCATION**

The application site is located at land adjacent 2 Ratten Row, Dodworth, Barnsley S75 3RZ.

**USE**

A large plot to be used a detached dwelling house with an orangery and car port.

**AMOUNT**

One detached family dwelling, 4 bedroom with an orangery and car port and associated works.

**LAYOUT**

The proposed design is for a four bedroom house with a timber carport and tiled roof. The main elevation faces Dodworth Green Road and the secondary elevation faces Ratten Row. The orangery/family room and kitchen faces the main garden area.

**SCALE**

The application has been previously approved for a single dwelling house and we have kept with the main principles of this approval. We have introduced loft accommodation with a feature window overlooking the main garden and introduced the single storey orangery and car port. The main building has the same massing and scale as the previously approved scheme. The materials are also unaltered.

**LANDSCAPING**

Boundary treatment will beech hedging. The rear and side garden is lawned. Hard permeable paving to the driveway to contrast the brick work to the proposed building.

**ACCESS**

Access to the site is from Ratten Row and visibility to the highway is good. Off street car parking is proposed and similar to the existing buildings in the street. The car port can accommodate two car parking spaces comfortably. Vehicle access to the dwelling is level and so is the principle entrance door threshold. All external provision e.g. Ramps entrance threshold and steps shall meet Approved Document Part M of the building regulations.