

Ref DAS 01

Land adjacent to
87 ,Grange Lane
Edge Lane ,
Barnsley,
S71 5QF

Design and Access Statement

Design December 18th . 2024

New 3 Bedroom Detached Bungalow with off street parking ,

The design was conceived with the inclusion of disabled people to the ground floor
ambient disabled to the loft Floor with two spaces off street Parking

To be read in conjunction with the attached drawings

There will be level access to the ground floor with stairs to the lot floor .

Wider front door opening and wider access cloak room area to the ground floor.

The design will mirror the Bungalows
on the opposite side of 87 Grange Lane
recently built

It will not affect the highways as
we are using the existing site conditions
but with a new extended drop kerb

The external will have a new rear bin store area all as existing with off street rear
parking as provided with 2 spaces .There will be an EV charger fitted to the front of
the property,

The room areas and Bedroom sizes meet all the design criteria

All the external finishes will match adjacent design materials

Amount The development is contained within the existing curtleadge.

The Property will be Built to the High Standards for Insulation

etc.through out and will meet all current building Regulations as required

There will be visible changes to the site Garage removed etc.

(drawings GL 10,14,15,16,21 attached with the application refer) The property is
located on the residential development in the Suburb of Cundy Cross ,Barnsley on
Grange lane which is in a residential area .Also adjacent to Dearne Valley Country Park
There is a Primary School Outwood Primary Academy close by .

There is a bus stop within 500metre.

There are several local shops and a
Supermarket close by on Pontefract Road

There will be a storage bin area to the rear area to the rear this will be serviced by prior
agreement with either a local authority and access will be available to the rear on
collection days as required. Which can be accommodated within the whole development
.And will include for any recycling as required there is a separate access to the rear of
the property as shown.

There is adequate of street parking to the Front of the Bungalow .

Planning and Local residence Involvement.

None to planning at this stage works will comply with Design for Access 2(for work
within existing properties) all these requirements.