Design and Access Statement for Proposed Dwelling, the Paddock, rear of 99 Brierley Road, Grimethorpe

Surroundings

The site lies within a residential area at the rear of a row of detached properties, off Brierley Road. Around the site has been developed with a new housing estate.

Access

Access onto the site is via a driveway on the right-hand side of No. 99, leading to a turning head in front of a double detached garage facing the dwelling. The site falls slightly from front to back. The dwelling will have disabled access to the front door, maximum ramp 1 in 12 with level landing and maximum 15mm threshold to door.

Siting

The siting of the dwelling has been chosen to prevent loss of any amenities to the adjoining properties. The dwelling is sited and designed to meet overlooking guidelines and provide best use of the shape and size of the site. The main aspects of the dwelling are to front and rear with pedestrian access down either side of the dwelling.

The proposed bungalow is in the same position as the previously approved house.

Design and Appearance

The actual physical design of the dwelling has been specifically designed to meet the requirements of the client based on a traditional domestic layout with all parts of the building providing a practical and full usage.

The materials to be used are to reflect the general materials used in the immediate area, ie brick with concrete interlocking tiles. Windows to be white upvc.