DESIGN AND ACCESS STATEMENT

LAND TO SIDE OF 44 EDWARD STREET, WOMBWELL, BARNSLEY

GENERAL

The Site

The site falls (0.0161 hectares) within the ownership of Mr and Mrs D Whealer of Charwell Leisure. Mr and Mrs Whealer reside in number 44 Edward Street which is a new residential development consisting of Detached, Semi-Detached and Terraced Housing. The site was constructed in the early 2003, by Shepherd Homes, and completed in 2005. The original Planning Consent included a detached Bungalow in the location of the Proposed Dwelling, which was never built.

Design

The proposed dwelling has been designed to provide an affordable dwelling to cater for a small family. It provides accommodation which will suit the needs of its residents with an efficient Kitchen, a large Living / Dining space, a downstairs toilet and storage facility. To the first floor the dwelling comprises of 3 Bedrooms, one, a double and two single, with a three piece House Bathroom. The elevational style of the dwelling fits well within its surroundings. The facings and roof tiles will be chosen to match the surrounding properties, in particular No 44 Edward Street. The elevation has been broken with a detailed string course at first floor window cill height. The eaves are made up with detailed brick coursing and gutters on rise and fall brackets, this will ensure minimal maintenance for the residents. The verges to the gables also feature this brick detailing with corbel corners to the verge/eaves. The front elevation has a bay window with a lean to roof, which also provides a canopy to the front door, covered with Rosemary tiles to ensure the roof does not appear too heavy with large Pantiles.

Access

Main access to the site is from the North West and the Town of Wombwell. The main access is along Edward Street with a Dropped Kerb crossing over a footpath in accordance with current Highway Guidance.
Pedestrian access to the proposed dwelling will be provided along the pedestrian footpaths that enter the entire site from the main road, Station Road. The proposed dwelling will be designed in accordance with Approved Document M of the current Building Regulations ensuring all aspects for disabled, ambulant disabled, or elderly persons are catered for.
The site will share access to the rear gardens with No 44 Edward Street as indicated on BB|AD Ltd Drawing numbered P08:033:01.

1.4 FLOOD RISK

The property does not fall within a Flood Zone.

The property will be constructed utilising water proof construction methods including

- Concrete floors at ground level – type to be confirmed.
- The finished ground level will be a minimum 150mm above external ground floor level.
- Services will be provided at high level with sockets being a minimum 450mm above finished floor level.