DESIGN & ACCESS STATEMENT

Proposed rebuild of White Gates Brook Hill Lane Carlecotes Penistone S36 4TD for Mr and Mrs Nigel P Healey

The existing property is in a deteriorating condition with solid walls suffering from penetrating moisture and having no damp proof course The property is very difficult to maintain and very energy inefficient

Whilst recently receiving planning approval for a considerable extension to the rear of the property it is felt that this would incur major expense and at the same time fail to address many of the structural defects

The intention therefore is to erect a new house build of traditional materials namely natural York stone and artificial stone slate roof immediately adjacent to the existing dwelling and then demolish the present property

This would have many benefits

1 The dwelling would incorporate the latest technology available to ensure a thermally efficient unit
2 The project would enhance the area and adjacent properties
3 The new position would enable the dwelling to be situated a fair distance further away from the road the gable end of the present dwelling being on the edge of the carriageway
4 The position of the garage would allow a turning area to be formed ensuring access and egress from the site in a forward facing direction

The proposed dwelling would have a floor area approx 13% greater than the present property

Access

The present vehicular entrance to the site would be unchanged but would enjoy better visibility

7 February 2012