

DESIGN & ACCESS STATEMENT (TO BE READ IN CONJUNCTION WITH DRAWING NO: 2011/65)

- Address:** Land adjacent to no:10 and no:22 High Bank. Thurlstone, Nr Penistone
- Site:** Situated on a steep slope and elevated position on the right hand side of the Manchester Road approaching from Penistone. and lies within a conservation area.
- No of dwellings:** one
- Scale:** The proposed house has four bedrooms with a detached garage
- Floor space:** 10.5metres x 6.5 metres overall area 136sq.metres
- Access to the site:** There is already an existing road serving other properties, all having their own car parking spaces off road. There is room for an additional two parking hard standing spaces within the site.
- Landscaping:** The proposed dwelling will be excavated into the hillside so that it does not imposed on dwellings above and below the site. This being a conservation area requires that the proposed development be screened with shrubs around the site in keeping with surrounding properties.
- Precedence:** Permission is already granted for new house buildings on High Bank one nearing completion and the other completed in 2010. This proposal falls between two other properties and continues a ribbon of housing already existing. .
- Appearance:** The proposed house will be built of natural coursed stone to all elevations matching the surrounding houses. The roof will be of natural blue slates. Consideration has been given to level access from High Bank to the front door.
- Services:** All services are adjacent to the site. Foul water will be connected to main drainage at Manchester Road level or Klargester within the curtilage of the site. Surface water to soakaways.