Design & Access Statement
Ref KW1 June 2009

Site Location
The residential dwelling is located at 41 Chapel Close, Shafton, Barnsley. The dwelling occupies a corner plot & is surrounded on all sides by residential properties of similar design and age.

The site has an area of approx 470m2 is accessed via an existing tarmac drive, leading to the main front entrance door and garage door. The Dwelling is surrounded on two sides by lawned/landscaped gardens (rear & side), the front elevation faces the main access drive/ grassed area, the remaining side elevation leads on to a narrow access path and neighbouring property.

The Existing Dwelling
Built in the late 1990's, approximately 12 years old by Longdens Home, the dwelling consists of a ground and first floor with a total gross area over two floors of 138m2.
The dwelling is constructed from a red/brown brick with a brown pan tile roof, white timber windows & stained fascias, soffits & barge boards.
The ground floor consists of a single integrated garage, hall, kitchen, lounge, conservatory & w.c.
The first floor consists of a central main landing which provides access to all 4 bedrooms & family bathroom, the master bedroom incorporates a small en-suite bathroom.

The Proposal
The proposal includes the following as shown on drawing ref no KW1/01 :-

1, Erection of a single storey double garage, connected to the main house.
2, Erection of a new first floor extension above the existing garage to provided additional floor area to bedroom 3
3, The existing single garage will be converted to a dinning room, the old garage door will be built up and feature a new 4 panel window.
4, External works including widened drive, path, drainage & soakaway.

All new materials will match the existing and where possible existing materials will be reused. All new windows will be uPVC, it is the intention while a builder is on site to replace all the windows in the dwelling with new white uPVC windows.
The new extension works will provide 47m2 additional floor area.
It is proposed the drive is extended in new tarmac to provide access in to the new garage as shown on drawing ref no KW1/01. All new additional surface water from extended drive and garage roof to be taken to a new soakaway.

Why Required
To provide secure garage parking for both cars & additional storage space in garage, will allow family to grow and combat the need to move to a larger property in future.