

DESIGN & ACCESS STATEMENT

(to be read with Drawing nos: 2008/49/01,02 'As Existing' & 'As proposed')

- Address of site:** Bell Hagg Cottage, Bower Hill, Oxspring, Nr Sheffield
S36
- Site:** The proposed extension lies to the west side of the cottage at the end of a new turning area off the existing driveway off the lane leading up from Bower Hill. This was to ease congestion and parking dispute with neighbour. The present cottage is attached to another cottage to the right hand side in separate ownership.
Recent planning permission has been granted to extend the driveway to provide parking and turning area for Bell Hagg Cottage and the construction of this is well under way.
- Proposal** It is now proposed to provide a garage attached to the house with a bedroom and en-suite above to bring the domestic building up to present day standards.:
- Development of the Design & Appearance:** It is proposed that the building be built in natural course stone to match existing. It will have stone slate roof tiles and matching heads, sills and jambs. The window opening proportions to match existing domestic windows. Timber boarded garage doors.
- Landscaping:** Landscaping has already been agreed with the new driveway on the previous application. All dry stone walls to be retained.
- Services:** New foul drain to connect into existing mains drainage.
Surface water to connect to existing soakaways.
Water & Electric are already on site.

R. & M.E. Harris
1st November 2008