

DESIGN & ACCESS STATEMENT

(to be read with drawing no :2015/99 & 2015/100)

- Address of site: 4 School Wells, Manchester Road, Millhouse, Penistone
S36 9FG
- Site: The site can be accessed off Manchester Road with a driveway
to no: 4,3 end cottages. The site which lies within the green belt
Is infill between a neighbouring bungalow and the 4 cottages
and would be natural infill.
- Proposal: To erect a detached dwelling in what is now a piece of land
Adjacent to no4 School Wells.
- Design & Construction: Natural Coursed stone shell with stone heads & sills &
Quoins, natural blue slate roof. Hardwood windows & doors.
- Landscaping: New low dry stone wall between new dwelling and no: 4.
Existing sycamore tree adjacent to no:4 to be removed as it is
undermining existing end cottage no:4
Existing dry stone walls to the south & west boundaries to
Remain and form a new entrance in the existing stone wall with
splay for visibility on frontage.
Existing 5 metre grass verge onto Manchester Road to
Be maintained.. good visibility at present.
- Services: Electricity and water are already on site. Foul water drain to
Existing septic tank serving existing cottages.
Surface water to new soakaways.