S P A C E S T U D I O
18 Mylor Road
Sheffield
S11 7PF

DESIGN AND ACCESS STATEMENT

SITE:
Situated at 268 Barnsley Road, Hoylandswaine S36 7JA.

PROPOSAL:
To provide a new garage located at the front of the site. To remove the existing garage and create a new entrance, utility room and bed room. Provide a new entrance porch, remove the existing rear conservatory and provide a new rear conservatory as well as new internal works and associated works.

SCALE:
The total site area is approximately 878 sqm. The conservatory to be demolished is approximately 8 sqm and the new proposed conservatory is approximately 11 sqm. The proposed garage is single storey and made from traditional materials.

FLOOR SPACE:
There is no proposed increase in floor space other than the increase in the conservatory floor area of 3sqm.

ACCESS TO SITE:
Vehicle and pedestrian access is from the existing site entrance, which will not be altered. The garage is located at the front of the site, as was the neighbouring dwelling house, until not too long ago. The garage will be screened from the existing boundary hedge. All vehicles will be turned within the site and not out on the highway.

LANDSCAPING:
The site is to remain as existing as we are only proposing minor alterations to the building and the garden area.

PRECEDENCE:
As mentioned the garage is a small building structure built from vernacular materials, screen behind planting in a location which is not dissimilar to other properties within plots. The new rear conservatory is sited in the same location as the existing conservatory.

APPEARANCE/DESIGN:
The proposed plans are for minor amendments to the existing dwelling. No new concerns are raised from the proposal which look to provide a sensitive approach to the minor building works using traditional materials where possible and keeping within the same character of the area.