

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 property. To remove the existing garage and create a new entrance, utility room and bed room. 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 20 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 12 sqm.

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 property and utilizes the existing drive. 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, incorporated with the house. The new rear conservatory is sited in the same location as the existing conservatory and also constructed with matching materials.

APPEARANCE/DESIGN:

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