

Millé design

Architectural Planning, Building & Interiors
Garden design & Horticulture
tel: & fax: 0114 2886929

Design & Access Statement

To be read with drawing no 2013/02

- Address of site: Pilatus, Cote Lane, Thurgoland S35 7AE
- Site: On a sloping site at the side of Pilatus, fronting on to Cote Lane. The position will utilise part of a former garden area.
- Proposal: To erect a detached Granny Annexe bungalow to accommodate the clients elderly relatives. This would appear as a continuation of the ribbon development fronting on Cote Lane. This bungalow will be used in association with the main dwelling.
This will be a stone bungalow with integral garage with small garden front and back and new vehicular and level disabled access onto Cote Lane.
- Development of the design: The bungalow will be built in natural course stone with stone heads and sills and natural blue slate roofing tiles. Hardwood windows and doors.
There will be no detrimental environmental effect to the street scene on Cote Lane as it is a mixture of bungalows and houses.
- Landscaping: There are existing natural stone walls to the boundaries and the stone walls fronting on to Cote Lane will be reduced in height to one metre splayed to give good visibility.
- Services: The foul drainage will be connected to the existing foul drain in Cote Lane. Surface water to soakaways and gas & electricity already in the vicinity.



R. Harris, F.C.S.D.
M. E. Harris, B.A. hon.
design & construction
HNC garden design
and horticulture