Client : Mr D.Rhodes

Address : 2 Hill Top
Cawthorne

Project : Proposed detached garage & conversion of exist garage

Ref : 09/7

Date : 5.3.09

DESIGN AND ACCESS STATEMENT

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USE

My clients existing property fronts Hill Top in Cawthorne, Barnsley which lies in a conservation area, there is an existing outside toilet block on the northern boundary, to the west lies an area of tree and grass land to the east the main road (Hill Top) and to the south further housing of a detached nature.

The proposal is to convert the existing garage into further living accommodation in the form of a kitchen/dining area and to take down the existing toilet block to make way for a new detached garage,car port, store building.

The site itself slopes from the road towards the western boundary .

The site is accessed via an existing drop crossing and access point onto Hill Top.

Refuse, service and emergency vehicles all gain access from Hill Top.

AMOUNT

The proposal as stated above is to convert the existing garage and build a new garage, store building on the site of the existing toilet block on the Northern boundary. As can be seen from the enclosed plan the new unit fits in well and does not over dominate its surroundings. Even after construction the dwelling still benefits from a large amount of garden and amenity space.

Although this proposal will not result directly in providing employment opportunities within the community it may provide temporary employment through the construction process.

LAYOUT

The larage site will be laid out with the proposed garage block sitting on the northern boundary, the existing access will remain to serve the new garage unit and the existing dwelling, there will be sufficient space for the parking of motor vehicles and turning on site. This was considered the best layout to not only provide my client with a viable project but also to suit the location and area of the proposal.

New windows will be formed in the front elevation of the existing building where the garage door was there will be ne bi – fold doors formed in the rear elevation opening out onto a new patio area with steps down into the existing garden.

SCALE

The proposed garage building has been designed to reflect its surroundings in terms of overall height, scale and size.

The proposed unit will be singe storey in nature and will be dug into the existing ground as shown to lesson the impact on its surroundings. All window and door units will be provided of an appropriate scale and size and be in proportion with the building itself and should therefore be in keeping within the area and not detract from existing properties and there surroundings.

The scale of the building has been designed so as not to over dominate its surroundings. The existing ground level on site will be excavated as shown.

LANSCAPING

Parking and any path areas will be hard landscaped in nature and sealed surfaced and drained to match the existing finish. Soft landscaping comprising gassed and planted areas will be provided to the remainder of the site. Careful choice of shrub planting will ensure a low maintenance garden to avoid areas becoming overgrown and tatty.

APPEARANCE

Situated in a popular residential area the new building will take its inspiration from that of its surroundings. In order to achieve this the materials to be used for construction would be natural stone and stone slates the rear elevation will be block with a render finish.

ACCESS

Access to the site will be gained via the existing drop crossing and access served from Hill Top
Once on site there will be sufficient parking spaces for motor vehicles with turning on site so cars can enter and exit the site in forward gear.
Emergency, refuse and service vehicles will all gain access from Hill Top as they do at present.
The site is adequately served by public transport which is in easy walking distance of the site providing access to all local shops, amenities and employment.
Traffic generated by this proposal is considered to be able to be supported by the existing highway network without predjudicing highway safety or efficiency.