DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE GARAGE
PLOT 2 OLD VICARAGE
SHREWSBURY RD
PENISTONE

Building Design Services
15 Hunters Avenue
Barnsley
S70 6PL
01226 733224

bdslang@btconnect.com

INTRODUCTION

Building Design Services has been instructed by Miss V Buckle to submit a full Planning Application for the erection of a detached single garage on land adjacent plot 2 The Old Vicarage Shrewsbury Road Penistone.

LOCATION

The location of the proposed garage is within the cutilage of plot 2 adjacent to the Penistone Post Office and is served from a private road accessed from Shrewsbury Road.

BACKGROUND

The garage is to serve plot 2 The Old Vicarage development being a conversion of the former Vicarage (then used as letting rooms and cafe) into two dwellings. The development was approved with two parking spaces each adjacent to the properties. The location of this garage was on an area formerly occupied with outbuildings to the previous use. The purchasers of the property felt it necessary to provide a secure building for vehicle storage.

THE PROPOSALS

Clearly the dominant feature of this location is the Vicarage itself, constructed in coursed natural stone with stone dressings, mullions heads cills etc., and a roof covering of blue slate. Whilst the size and nature of the proposed garage limits too much use of stone dressings, we have introduced heads , cills and copings and an imitation blue slate roof covering to try and replicate the adjacent building.
The access to the garage will be from a private road leading off Shrewsbury Road and will have sufficient drive length in front to accommodate a vehicle standing. The proposed garage will have limited surface water run - off which will drain via a soakaway to the rear of plot 2.

Signed.....
Building Design Services