HPK/2011/0124

DESIGN & ACCESS STATEMENT.

Proposed Side Extension over existing Attached Garage

40 Ash Grove. Chinley SK12 6BQ

The proposal is to construct a first floor bedroom extension over an existing side attached garage to this existing detached property with a newly formed glazed panelled balcony to the front elevation.

The extension will be built in re-const. stone to matching the extg. with a pitched roof tiled to match blended into the extg roof A new glazed panelled balcony will be installed in the inset to the front elevation.

The existing garage access will be retained and also the rear external ground floor door from the Utility room.
Access into the new first floor bedroom will be via the existing staircase modified to suit.

At the same time it is proposed to add a further double parking bay to the existing garage driveway The new parking bay will be formed in tarmac to match the existing or paviors.
The approach will be via the existing drop kerb to the highway which will not require any modification.
The existing planting to the front garden will be retained.

J.E.Fabby Design & Detail

4th March 2011