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DESIGN AND ACCESS STATEMENT 26 October 2012

With regards to 132 old road, Whaley Bridge.

Design

The extension will replace the existing single storey kitchen / dining room, Which is to be demolished and removed from site. This is constructed in granite road cobbles to the front elevation,rendered side and rear elevations, with concrete slate roof.

The main house is constructed in coursed natural stone to the front, random natural stone to the rear and side (above rendered previous extension), with natural stone slates to the roof.

The extension will be constructed in :-

Natural coursed gritstone to match existing (to the front elevation)

Natural random gritstone to match existing (to the rear elevation)

Render on concrete blockwork (to the side elevation)

Natural stone slate to to match existing to the roof.

The window and door openings will have natural stone lintels and cills.

Window frames will be white u.p.v.c to match existing. Side external door will be timber / glazed panel. The first floor rear doors will be white u.p.v.c / glazed panel.

All materials will be to Planning Authority Approval and samples will be provided before commencement of work, if required by the Planning Officer.

The proposed development will maintain the character of the conservation area.

The extension will have no detrimental impact on neighbours.

Access

The access to the Property is from Old Road, no changes are proposed.

The existing parking space is still maintained.

The access in to the house is not affected by the development.