

32024013 2P

**Design & Access statement
For
Extension to Valley Cottage Back Lane Grindleton,
BB7 4RW**

DESIGN

The extension is to the rear of the property and is to replace the conservatory which has been removed.

The extension will open up the kitchen and thus allow a dining area and allow for use during the day.

The design is in keeping with the style of the existing property in stone and a blue slate roof and insulated to a high degree. The ceiling will follow the roof line with visible purlins and truss to give a greater feel of space.

ACCESS

A small excavator will be given access and egress by the neighbouring property by removing fence panels.

The excavated materials could be taken over the raised side patio and garden to a skip placed on the hardstanding at the front of the property.

The existing path at the side of the property and the hardstanding to the front of the property will remain as existing.

The materials for the extension can be lifted over the hedge from Sawley Road.