
REPLACEMENT OF EXISITNG GLAZED CONSERVATORY

At

**196 SHEFFIELD ROAD
BIRDWELL
BARNSELY**

For



**DESIGN AND ACCESS
STATEMENT**

Prepared by

WHITE AGUS PARTNERSHIP



The application is for the replacement of the existing glazed conservatory to the front of the premises with a traditionally constructed extension with a similar footprint.

The site is situated to the north of Sheffield Road, the main route through the village. The property is at the western end of a row of terraced properties, stone built under a pitched slate roof.



The building occupies a main road frontage within a predominantly residential area.

Internally the existing conservatory is separated from the areas of the main building by the original stone wall with doors and screens.

Due to the southerly aspect combined with the extensive glazed areas the conditions within the front section of the premises are generally unsatisfactory. On sunny days the build up of heat and glare make the areas almost unusable. On colder days significant demands are made on the heating system to provide acceptable conditions.

Therefore it is proposed to replace the conservatory with a traditionally built extension that will become a usable space with appropriate thermal performance and environment controls to a minimum of the current Building Regulations standards.

This will allow the ground floor areas to be opened up to allow occupation of the front section and provide a much more suitable working environment.

To the front of the building is a glazed conservatory erected several years ago in brown upvc off a small stonework plinth. The building is set back from the footway and separated by a low, stone boundary wall.



EXISTING CONSERVATORY

The site is located at the junction of Sheffield Road and Wentworth Street at the end of a row of stone built, terraced properties with blue slate roofs

Any potential for overlooking to the adjacent residential properties has been reduced by the provision of a masonry wall to replace the existing glazing to the side adjacent the site boundary. Increased overshadowing will not occur as a result of the proposed development due to the siting of the buildings and orientation of windows to habitable rooms.

Because the scheme is small in scale and there will be no significant increase in floor space it will not impact on the community infrastructure, services or facilities.

The surrounding properties are generally two storey, established terraced properties. The extension will be single storey with mono-pitch roof and constructed in similar materials to the host property.

There are no landscaping proposals.

The existing entrance door is to be replaced by a new front entrance that will meet or exceed the Building Regulations requirements for access for disabled people.
