

Design & Access Statement.

Introduction.

This is a Listed Building Application for conversion and extensions to the barn adjacent to Ecklands Little Farm Cottage, Liley Lane, Millhouse Green. Penistone S36 9NG

The applicants are Mr. & Mrs. Paul Gunson.

Existing Building.

The original 'L' shaped stone barn was probably built in the late 17th. / early 18th. Century. There are three King Post roof trusses holding a stone slate roof. There is a Cat Stride roof to the N.W. gable.

The south west elevation remains unaltered and has three doors with stone surrounds, there is a date stone over the middle door, and one first floor opening.

A car port has been constructed onto this elevation.

The S.E. gable wall has one first floor window opening, this elevation has been extended in brick with two large windows.

The N.W. gable wall has a built up doorway and a small window with stone surround.

The N.E. elevation has been mostly covered with a corrugated sheeting extension.

Proposal.

The proposal is for the conversion and extensions to the barn to form one dwelling.

To allow for the first floor accommodation, the eaves level will be raised and the treated and restored roof trusses reinstalled.

The car port will be removed from the south west elevation, and the corrugated sheeting shed removed from the north east elevation.

An extension to the North West is proposed to accommodate a new kitchen and study, and an extension to the North East elevation to form a lounge with a bedroom over.

Design and Materials.

All new external walling will be carried out in coursed reclaimed natural stone to match existing with stone slate roofs.

All new openings will have stone surrounds and windows and doors formed in timber.

The proposed roof lights will be conservation style with black framing, a single vertical divider and low profile.

Access.

It is proposed to reposition the access into the barn area further to the N.E. along Liley Lane, to avoid an existing electrical pole and take the access further from the bend, in the road outside the cottage, giving enhanced visibility.

A wide entrance will be created to take vehicles quickly and safely off the road.

Ramp access will be provided into the dwelling for disabled use.

Planning.

Planning permission has been obtained for change of use of the barn to a dwelling Application No. 2013/1135.

The extensions proposed will replace the unattractive additions made to the barn, and all built in stone, in keeping with surrounding barn conversions and enhancing the setting of Ecklands Little Farm Cottage.

The elevation facing onto the cottage will remain mainly unchanged.

Renovation of the barn will bring the building in line with other buildings in the hamlet and remove undesirable elements.

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