

# Design And Access Statement

For

The removal of an existing ground floor wall

At

Yew Tree Cottage  
Lane Head Road  
Cawthorne  
S75 4AJ

Companion information.— Refer to companion drg No SP / 01

Proposed Development— Removal of existing wall to create larger lounge area.

## History

Yew Tree Cottage is a grade II listed building. On 23rd Dec 2009 an application was approved to convert part of the existing to create a larger lounge area. ( app no 2009/1427 ) This development has not been carried out. The current owners thorough extensive deliberation, propose to create the larger lounge area by removing an internal wall which currently divides the lounge and study area.

## Access

The proposed internal alterations do not impact nor change any of the current access conditions.

## Design considerations.

The building has the benefit of a two storey side extension. Whilst the character of the extension is in keeping with the original, the internals are of modern design.

The following items were considered in the design process:

- The steel support beam should be able to be concealed within the existing floor void above.
- The step between the existing lounge and study to be retained.
- In doing so a small 500 mm wall nib is to remain.
- The ceiling once complete shall be completely flush.

## Consultation

Pre Application advise has been taken from the Conservation officer Mr Anthony Wiles.

## Objective.

To create larger lounge area whilst not effecting the nature and character of the existing building.