

DESIGN, ACCESS & HISTORICAL STATEMENT

Project: Internal alterations and extension to outbuilding at Avenue Cottage S35.

Date: May 2021

This access statement is for the purposes of planning only. It should be read in conjunction with the application plans.

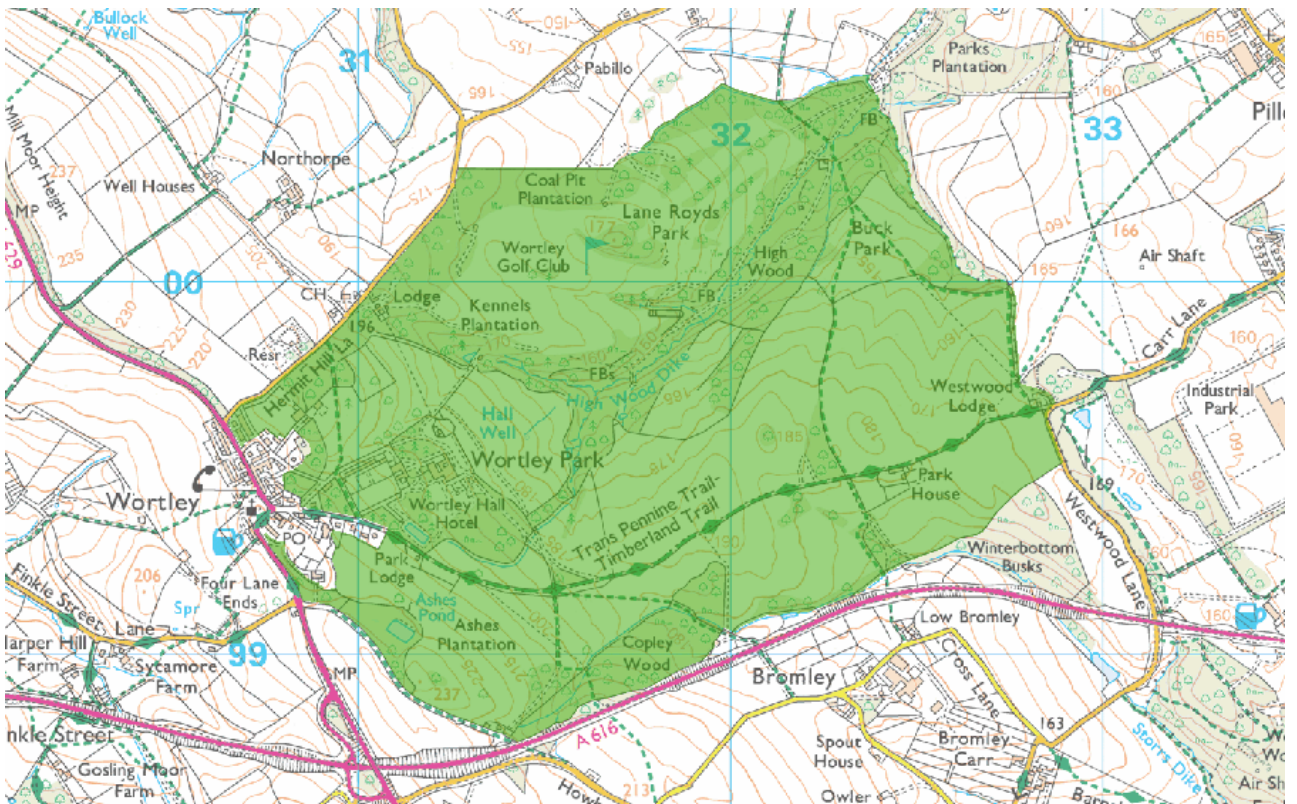
Site Info

Heritage Category: Park and Garden

Grade: II

List entry: 1000418

First Listed: 1st March 1990



The proposal site is an outbuilding associated with Avenue Cottage. The cottage itself is of red brick construction with stone detailing.

The cottage was home to the head gardener of the Wortley hall estates and as such has access to a large rear garden which would once have included the walled gardens of the Hall.

The out building is of stone construction with a monopitch slate roof built against a thick brickwork wall forming the curtilage of the walled garden associated with Wortley Hall.



The outbuilding from as seen from The Avenue



Inside the walled garden to the rear (small access door shown on submitted plans).

Access

Avenue Cottage is accessed off The Avenue in Wortley. There are no known access issues. The site has a large gravelled area to the front for off road parking of multiple vehicles.

Design

Avenue Cottage is a three bedroom property. The owners are seeking to use the outbuilding for use of household storage and a small annex to be used by occasional visitors. As the owners have a young family and are not from the local area visitors generally require.

The principle elevations towards The Avenue is to be retained with replacement timber windows and doors, new rooflights to be heritage in styling. The slate roof is to be retained and any pointing required to the stonework to be undertaken with a lime mortar to match the existing.

To the rear enclosed garden will be a sun room addition for use by the family. This will be a steel framed dual pitch addition with two of the three sides in glass. the roof will be slate with large roof lights.