

DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION
JUBILEE READING ROOMS
HAIGH LANE
HOYLANDSWAINE
BARNSELY

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INTRODUCTION

Building Design Services have been instructed by Mr and Mrs J Gray to submit a full Planning Application for the extension to their property known as Jubilee Reading Rooms, Haigh Lane Hoylandswaine.

LOCATION

The property is located off Haigh Lane, served by a private drive giving access to two other properties , and is within the Hoylandswaine Conservation Area.

BACKGROUND

The existing cottage is a two storey dwelling, originally built in red facing brickwork with a blue slate and was historically used as a community facility of reading rooms for the Hoylandswaine settlement, the conversion to its current use as a dwelling is unknown. The property has a more modern extension to the side elevation to provide a entrance, kitchen and wc. At the same time as this extension was constructed the existing windows were replaced with a more modern woodgrain upvc type.

PROPOSALS

The existing side extension providing kitchen and wc is somewhat cramped and Mr and Mrs Gray have a requirement to enlarge and rationalise this area and increase it to two storey to provide additional bedroom and bathroom space. This will involve the partial demolition of the wc area of the extension, and reconstruction on a slightly larger footprint up to two storey. The upper level will be built to the same roof profile but at a lower level to retain the original dwelling as the dominant building. The new extension will be built in the same facing bricks as the newer extension and roofing will be in blue slate to

match the existing roof. Windows and doors will also be built in to match the more modern installations. The existing access will remain unaffected similarly the existing parking provisions.

Signed.....
Building Design Services.