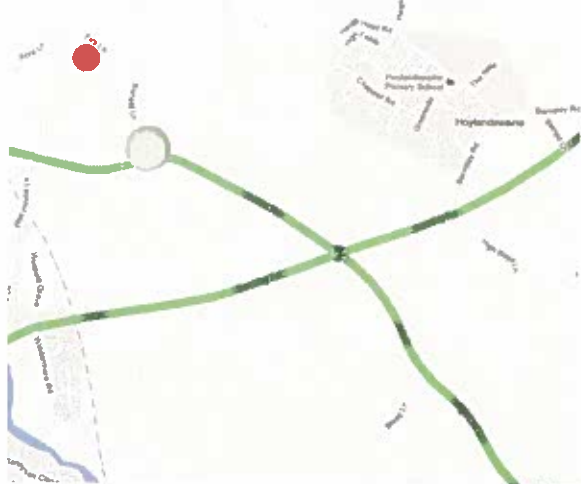


Design and Access Statement

August 2011



The following statement has been prepared by J+J Bolchover Architects on behalf of the applicant Mrs Angela Pears in support of a Planning Application for works at Crabtree Farm, Firs Lane, Hoylandswaine, Barnsley S36 7JG.

This statement should be read in conjunction with the submitted Planning Application drawings for Crabtree Farm and any other supporting information.



Crabtree Farm is a detached three bedroomed property. The front elevation is traditional in appearance with coursed stone with the remaining elevations having a rendered finish. The site is solely owned by the applicant. Pedestrian and vehicular access to the site is off Firs Lane, this will remain unchanged.

It is proposed to demolish the existing conservatory to the rear of the property and replace it with a small two storey extension to create a new utility space and downstairs W.C. A 4th bedroom will be created upstairs.

It is also proposed to build a small porch to the front of the property. The porch would be constructed from coursed stone to match the existing front elevation.



It is intended to build an orangery to the side elevation (the furthest away from Firs Lane) to provide a much need extra living space on the ground floor. The orangery would have a rendered finish to match the existing house except for one side which would be coursed stone to match the front elevation of the property.

It is proposed to demolish some small redundant outbuildings that are in a state of disrepair and replace them with one new storage shed as shown on the submitted plans. The new building would again have a rendered finish to match the existing house. The new building would enhance the overall site providing much needed consistency.

Other proposals include the addition of some small windows to the farm house (as indicated on the submitted plans). The windows would be of a size and style that match the whole property.

Off street parking for the property remains unchanged.

Existing Footprint = 98.9sqm

Proposed Footprint = 125.3sqm

