

DESIGN AND ACCESS STATEMENT / HERITAGE STATEMENT

REF: 05-86-DAS-HS-01 DATE: MARCH 2019

PROPOSED EXTENSION

MANOR FARM COTTAGE,

BLACKER GREEN

LANE, SILKSTONE, BARNSELEY , S75 4NF.

BACKGROUND

Croft Cottage forms part of a development of 5 residential properties, converted from agricultural barns.

Planning consent from Barnsley Council granted on 27 July 1989.

The original barns are believed to have been at this site since the mid 17th century and have a grade 2 listing.

The construction of the properties is natural stone walls, natural stone roof tiles, timber windows and doors with natural stone head, reveals, cills and mullions.

Manor Farm Cottage is an end terrace barn conversion set off a courtyard off Blacker Green Lane.

There are extensive gardens to the north east and the south east with a totals site area of approx..0.3 hectare.

Beyond the garden are fields and open country side.

The property is situated in the village of Silkstone, approximately 3 miles west of Barnsley, next to the A628 which runs from Barnsley to Manchester.

THE PROPOSED EXTENSION WORKS

It is proposed to erect an extension at the end and side of the property as shown on the proposed drawings.

An existing, very small and impractical utility room will be demolished to allow for the extension.

It will be built in good quality materials which will all match the existing Grade 2 listed building.

The new extension is to be used as a utility room and boot room/cloaks.

There is an external access door and an existing door opening off the study.

The existing gable window opening to the study will be retained as an internal feature.

The new extension roof will be natural stone slates to match the existing.

SUMMARY

The proposed extension will cause little impact on the existing dwelling and the surrounding listed buildings.

The extension will be constructed of good quality materials to match the existing listed buildings.

We ask that BMBC Planning department support the application.