

**The Cottage, 94 Racecommon Road
Barnsley, S70 6AP**

Proposed Extension to First Floor Flat

Design and Access Statement

The application site lies within an area of mixed use, having a parade of shops on Racecommon Road, a Public House opposite and residential either side and to the rear. The site is on the corner of Racecommon Road and Fife Street. There is no access to Fife Street from Racecommon Road.

The proposal is to extend the existing first floor one room flat to provide two separate bedrooms, a bathroom and a kitchen, all within the existing footprint of The Cottage Pizza takeaway, also to add a new WC at ground floor.

Externally, the existing building consists of painted rendered walls to all elevations, with a large area of concrete tiled monopitch roof facing Fife Street. To the rear of the property is a dilapidated enclosed yard.

The proposed improvements involve raising the wall facing Fife Street, whilst reducing the height of the wall overlooking the adjoining private yard belonging to the neighbouring properties, in order to include a roof of matching pitch and tiles to the front roof facing Racecommon Road, but at 90 degrees to it.

The new first floor wall to Fife Street is to be rendered, but painted in a darker colour to the existing and separated both physically and visually by a string course of brick running all around the rear wing. The intent is to reduce the mass of the roof to the Fife Street frontage and the yard behind the premises.

To the rear of the plot, the unsightly existing timber fence is to be removed. A new fence will enclose the stairs to the entrance of the flat; the existing unsightly yard will be enclosed and covered by the new proposal. A new storey height opening off Fife Street will give access to the yard, whilst access and exit from the ground floor pizza unit will be via a new gate to Fife Street.

At present, the flat is accessed via a stair to a ground floor door opening onto the neighbouring rear yard. The rear fire escape route from the pizza kitchen also exits through this stairwell, which is a potential hazard in terms of movement and fire protection. It is proposed to reposition the stair, to access external air at the Fife Street elevation and leave the kitchen fire escape to exit directly onto the neighbouring yard. There is an existing legal easement covering this route.