

DESIGN AND ACCESS STATEMENT

**REDEVELOPMENT OF 23 PRIORY CLOSE
WORSBROUGH
BARNSELY**

**Building Design Services
15 Hunters Avenue
Barnsley
S70 6PL**

**01226 733224
bdslang@btconnect.com**

INTRODUCTION

Building Design Services have been instructed by Mr R Helliwell to submit a full Planning Application for the demolition and rebuilding of 23 Priory Close, Worsbrough, Barnsley.

LOCATION

The site is located within the Worsbrough Conservation Area at the junction of Priory Close and Worsbrough Road. The property has an attached dwelling to the right hand side and The Edmonds Public House to the left. A location plan is shown on drawing number J/63/1.

BACKGROUND

The existing cottage is a two storey dwelling originally built of natural stone with a blue slate roof and was extended and the external walls rendered circa 1950. Historically part of the cottage was used as the village post office. The dwelling has not been occupied since approximately 1997 and is in a serious state of disrepair. The property has been the subject of previous applications for refurbishment and repair in 2004 B/04/1957/WB/HH and more recently 2013/0648. After further internal inspection it has become apparent that there are other structural problems and it is felt that a reconstruction scheme is a more viable solution than repair and refurbishment.

MEASURED SURVEY

A detailed survey of the property has been carried out and is attached with the application.

DRAINAGE

The property is served by an existing foul drainage system and surface water drainage to soakaway.

ACCESS

The site is served by a private drive off Worsbrough Road and has sufficient area for two parking spaces.

PROPOSALS

It is intended to demolish the existing cottage, make good the gable of the existing attached property and rebuild the new dwelling largely on the same footprint of the existing property but detached by a distance of 1.1m from the adjacent property.

The property's in the village are predominantly stone built and it is intended to replicate this by constructing the new cottage in reclaimed natural coursed stone walling with stone quoins and artstone heads, cills and mullions. The roof will be covered in artificial blue slate with tabling to gables. Windows and doors will be in painted softwood and gutters and downpipes will be in ogee section gutters on W I brackets with cast iron downpipes all painted black. The surrounding boundary walls will remain and all new paths will be in reclaimed yorkstone pavings.

The existing vehicular access will remain unaffected and the pedestrian access will be design in accordance with Building Regulations Part M.

CONCLUSION

The proposals fall in line with Local Authority guidelines and demonstrate compliance with all design criteria, it will prove to be an improvement to quite a prominent property within the village and enhance the streetscape in this location, as such this will form an acceptable development.

Signed.....
Building Design Services