DESIGN & ACCESS STATEMENT FOR ERECTION OF GARAGE & STORE BANKS HALL, WOOLSTOCK LANE CAWTHORNE, BARNSLEY.

NYP REF 43/36/DAS01

INTRODUCTION

This Design and Access statement has been prepared in support of the full planning application by Mr G Stockton for the erection of a single storey garage and store at Banks Hall, Woolstock Lane, Cawthorne, Barnsley, S75 4DZ.

CONTEXT

Banks Hall is surrounded to the East and South by open countryside, West lies Banks Hall Farm and to the North various outbuildings/dwellings.

THE SITE

Banks Hall is a Grade II Listed Building, access to the country house is gained from Woolstock Lane down a tree lined avenue which leads to the private drive leading up to Banks Hall. To the main frontage of the house lies extensive garden areas/tennis court, to the side of the house (south) is a gravelled parking area.
The proposed garage and store is accessed from the aforementioned parking area via an existing gate, the area is surfaced with tarmac and is currently used for the storage of timber and garden waste etc.

PROPOSALS

It is proposed a new garage/store is erected in the small corner area as described above and as indicated on drawing ref no 43/36/SK03.
The new building will be constructed of sustainable materials, timber oak frame, timber oak external cladding/siding, decra/shingles roof tiles.
External areas will be surfaced areas with gravel to match the existing house.
Our client currently parks his vehicle at the side of the house adjacent this area, due to the openness of the site the wind/rain etc is extremely harsh and he requires an area to park his car and store wood etc for heating of the property out of the weather.

CONCLUSION

The proposed site area is currently used for storage, the new oak framed building will blend in with its surrounding and not detract from the main house nor will it block views to/or from the house, due to it been positioned in a small corner of the site which falls way from the main house and is surrounded on 3 sides with 1.2m high stone walls.

We invite the Local Authority to support this application.