

Design and Access Statement for extension to Avenue Cottage, Wortley S35 7DB

1 Features of proposed development

This proposal for Avenue Cottage raises an existing roof, using new slates if necessary, to create a space which is accessible from inside the house, and which will form a study or bedroom with attached shower room with WC. Existing coping stones will be re-used. Existing doors and an existing very small window will be replaced with windows to complement the existing porch.

2 Access at proposed development. The proposed development is on private land immediately fronting a private drive (The Avenue, Wortley). A public footpath (Liberty Lane, Wortley) runs alongside the proposed development, but this is a wide track and no significant blockage should occur during building works.

3 Layout of proposed development

The proposed development does not increase the “footfall” of Avenue Cottage, but makes more sense of the existing outbuildings, by lifting their roof and putting in a floor at the same level as the ground floor of the rest of Avenue Cottage.

4 Scale/appearance of proposed development

As much as possible bricks to match the existing bricks will be used.

5 Landscaping of proposed development.

The development takes place in the forecourt of Avenue Cottage and its gardens are not affected.

6 Heritage Assets

Avenue Cottage is a Grade 2 listed building so as much material as possible will be re-used.