

roy harrison architect

Re 41 Coniston Avenue Staincross Barnsley S75 5BB

Design and Access Statement

Design

The existing dwelling is suffering from settlement as such the brickwork bed joints are no longer horizontal.

We propose removing the outer brick skin and roof and re skinning the dwelling in new brickwork to match the existing.

While undertaking such extensive work we propose lifting the eaves by 700mm and using a roof pitch of 35 deg which will be more suitable to this exposed windy site. This will allow first floor space to be utilized later using velux windows for light and ventilation.

The final first floor layout is not yet known and this will be a reserved matter as part of this application.

It is further proposed to extend the ground floor as shown to harmonize the elevation facing the open farm land; this will give symmetry to the whole.

The scheme was discussed in detail with planning officers M Smith and G Northern as a pre application consultation and considered favorably.

Access

The site is within the farm complex which is 41 Coniston Ave; as such there are no changes to the existing access arrangements