

Mr & Mrs Speight

15 Five Acres
Cawthorne
Barnsley
S75 4HZ

DESIGN & ACCESS STATEMENT

Proposed works to 15 Five Acres

Locality

The site is located to the eastern edge of the village of Cawthorne, a historical village noted for Cannon Hall House, park and farm shop a major visitor attraction. The village is located off the A635 approx. three miles from Barnsley with good links to the M1 motorway. The village has a population of approx. 1200 and contains facilities including, primary school, public house, C of E and Methodist chapel, village hall and church Hall, village shops and a restaurant.

The Site

The site is located to the eastern edge of the village of Cawthorne, access to the property is from Five Acres. To the rear of the property is open farmland. The property has a dedicated private drive to the front and faces bungalows of a similar scale. To either side of the property are dormer bungalows that of a larger scale, to some extent dominating the street scape. The existing gross floor area of the property measures 107m²

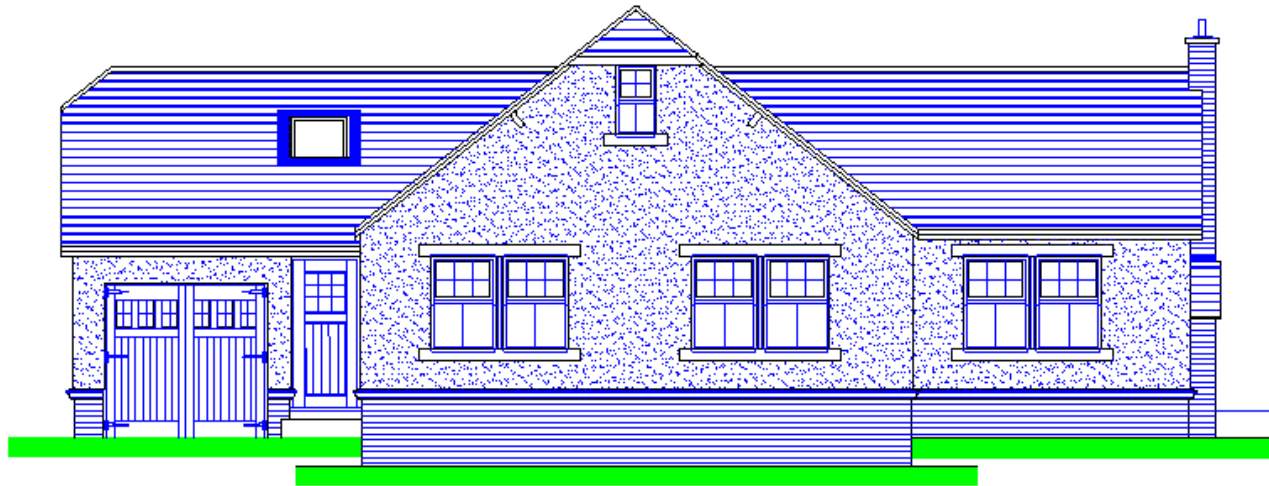
Planning History

The property is outside the Cawthorne conservation area, amongst a cul de sac development dating from the 1960's. The property has had a previous planning applications submitted and approved for a sun room and Kitchen extension, planning reference B/85/0867/PR

Proposal

The removal of an existing sun room, and addition of an orangery to the rear elevation of the existing lounge and dining rooms. Extension to the front of the existing garage, to form a utility and cloaks area at the rear, with new pitched roof over. The new utility will be accessed from the existing kitchen.

Internal reconfiguration to form a new en-suite bathroom to bedroom 1. Relocation of front door to be adjacent the garage and face the front (north) elevation.



Proposed Front (North) Elevation

Design

The proposed works are of traditional domestic scale. The new pitched roof ridge line over the garage is detailed at a lower level than the main ridge line, and matches the ridge height to the existing lounge. The new pitched roof over the garage/utility will therefore still be subservient to the main body of the existing roof. The immediate surrounding properties on Five Acres are of varied style with a wide palette of materials, including stone (a), brick and render (b), brick and timber cladding (c). The proposal will refresh the existing property and add stone detailing and render that will be more in line with the general vernacular style of the village properties. The proposed extensions will add 29m² increasing the property to 136m² being a 27% increase.



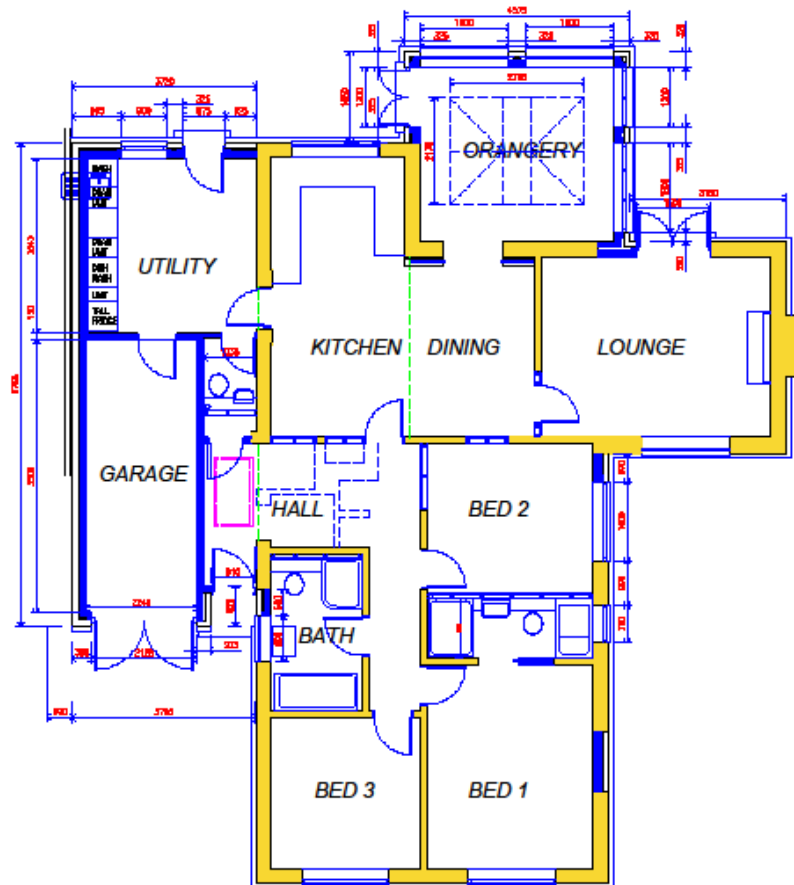
(a)



(b)



(c)



Proposed Layout

Materials

Proposed external finishes to be:

Roof:	Sandtoft 20/20 clay roof tiles to all pitched roofs, colour Tuscan
Walls:	Existing brickwork to 3 courses above floor level (225mm) Stone plinth/string course at 4 courses above floor level, Acrylic self-colour render above plinth course, colour to be cream.
Windows:	Cream double glazed UPVC 'sliding sash' windows to main house, top opening mock sash casement to orangery with stone heads, cills and mullions as illustrated on drawing No. JPS/002
Doors:	Cream double glazed UPVC as illustrated on drawing No. JPS/002.
Verges, Eaves and Soffits:	Painted black timber as illustrated on drawing JPS/002
Rainwater goods:	Black Ogee gutters, black circular downpipes, all UPVC
Garage Door:	Timber, hinged and painted as illustrated on JPS/002

Access

The existing vehicular access to the property remains in the same location and is adequate to allow tandem parking for two vehicles, whilst also providing adequate width to accommodate pedestrian access as previously.

Emergency services access remains unaltered.

Refuse and recycling arrangements remain unaltered.

Two means of escape are available from all rooms direct to external areas.