

Design & Access Statement

Ivy House Farm

Chapel Road

Tankersley

Barnsley

S74 3AR



Proposal

It is proposed to demolish a dilapidated barn which is in poor condition and in need of replacement, and substitute it with a structure which is to be used as a dwelling house.

Design

The size, massing, materials, and the general form of the proposed dwelling will match the existing barn. The main alterations being the introduction of new doors, windows and roof lights which will provide natural day light to the proposed accommodation.

The external walls will be constructed using natural coursed stone with a flush pointed lime mortar. The windows and doors will benefit from stone heads and cills. uPVC or Aluminium windows with flush fitting sash style and composite external doors with conservation style roof lights. All to comply with Building Regulations Approved Document K,Q,L.

The roof will be finished with a natural or artificial stone tile covering.

The external landscaping is to be consistent with the detached dwelling approved in 2016 to ensure development continuity.

Access

It is proposed to use the access granted by the Local Authority for the detached dwelling attached to application 2016/0133.