Design & Access Statement

Proposed Extension to Existing Store
At
Cawthorne Antiques,
2 Church Street,
Cawthorne,
Barnsley.

Prepared by
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1 – Background

- This Statement has been prepared to support Town & Country Planning and Conservation Area Consent applications for the partial demolition and extension of an existing detached, single storey store to the rear of Cawthorne Antiques, Church Street, Cawthorne.

2 - The Site

- The building to be demolished/extended is situated at the rear of an existing antiques shop situated in the centre of the village of Cawthorne.

- The building is currently used as an ad hoc storage facility associated with the shop. The building is sub-divided into two sections each with a doorway leading from the existing concrete hardstanding.

- To the south of the building is directly adjacent an access road serving blocks of garages. The southern wall of the store is integral with the boundary wall. There is a high wall separating the store from the properties to the west. Sections of the existing store are visible above the western boundary wall as illustrated on the drawings.

- To the north and adjacent the store, but within the shop curtliage, is an external display area for goods (i.e. statues, stoneware, garden furniture etc.). Security to this area is provided by a timber fence that incorporates an access gate for emergency purposes and deliveries.

- The existing store is constructed in natural stone and facing brickwork under a plain tiled, monopitch roof. The gutters are black upvc supported on brick corbels.

3 – Proposal.

- The purpose of the scheme is to provide improved storage/display facilities for objects suited to an exterior environment. The existing yard area is not entirely secure and the building will provide a secure store for goods that are currently displayed in the open yard area to the rear of the existing shop.

- The proposal is to take down the existing structure as shown on the drawings and extend the building a manner that is sympathetic to the host building and the area in general. This will include structural improvements to the walls, foundations and roof.

- To reduce the impact and potential for overshadowing of the domestic property to the west the roof is to be reconfigured with a central ridge. This will significantly reduce the building height along the boundary.

- Windows are to be stained timber with clear glazed units.

4 – Summary

- The building in its present form provides little in the way of useful storage space that can be used in connection with the retail use.

- The proposed rebuilding and extension will improve the storage facilities without having a significant impact upon the adjacent domestic property or neighbouring garages.

- The impact and potential for overshadowing of the adjacent property to the west will be reduced as a result of the new roof configuration.

- The works will cause no overshadowing or overlooking

- The works will not harm the street scene

- The works will have no adverse impact upon the ecology of the area.