

Design and Access Statement

Re: Extension of 2 Watson Street to create a 1 Bed flat on land adjacent and at the rear of 9 Hoyland Road Hoyland Common S74 0LT

The proposed site is designed to blend with the existing buildings on either side ie: 2 Watson Street and 4 Watson street, natural stone was reclaimed from the Infants school (now demolished) opposite the proposed development, the stone was from the same quarry back in the 1800's so is an exact match to the immediate buildings, the use of stone sills and lintels to compliment the development, oak wood grain UPVC windows will compliment the stone work, for a natural look whilst maintenance is kept to the minimum and offer good thermal and sound proofing properties.

Access to the existing garage is through the arch, this is a common feature in the locality. The existing access will be block-paved (Marshall's Drivesett tegula) and will be carried through to the rear yard creating a pleasant courtyard, it will give unrestricted access to the rear of 9 & 11 Hoyland Road through to Watson Street, particular attention has been paid to include an enclosed ventilated refuse and recycling bin store in the court yard, part of which was an area used to house and external WC.

The use of Marley eternit man made roof slate is in-keeping with the Victorian theme whilst giving good protection to the property.

The proposed building is designed to line up in height and scale to compliment the buildings on either side, consultation with immediate neighbours has been met with a very positive response.

Following guidance from Barnsley Planning Dept, we have setback about ½ of the frontage so as not to overshadow no 4 Watson Street.

This particular site over the years has had many uses from car garage to car re-sprayers although should only have been domestic use and prior to our purchase was a dumping site and very untidy.

The Flat when built will be used by the occupier of Herbal Delights (Mrs & Mr King) and will be our primary residence, thus eliminating the need to commute to work in the retail shop.

The total usable floor space on three floors is 63.4 sq metres , access to the property is via the ground floor door south elevation, door to be oak wood grain UPVC it will be a side entry and away from the public footpath.

Access to all the local amenities, shops, and school public transport is just a minute walk from the proposed property