**PROPOSED EXTENSION WORKS AT STONE BAR FARM, BIRDWELL, BARNSLEY, S70-5TY.**

**DESIGN ACCESS & HERITAGE STATEMENT REF :DAHS01, DATE : JULY 2020**

## 1.ASSESSMENT

Located on the southern edge of the village of Birdwell approximately 7km or 4.5 miles south of Barnsley on the south side of Moor Lane close to its junction with the A61, Sheffield Road and the nearby Birdwell Roundabout intersection with the adjoining M1 and its Junction 36 is the converted Stone Bar Farm, former dairy farm , This group of building was converted to a dwelling approx. 30 years ago. The building is currently Grade 2 listed.

The dwelling consists of natural stone walls , grey concrete tile roof with timber sash windows , at the rear of the property is a modern conservatory.

The proposed works include to provide first floor extension above the existing garage for create an additional bedroom, some minor internal works and re-roofing the whole building with natural stone slates.

All material used in the new construction works will match the existing.

## 2.0 EVALUATION

The assessment of the proposals has highlighted the main considerations relevant to the scheme and these factors have been used to influence the design process discussed further in the remainder of this statement.

## 3.0 DESIGN

The proposal consists of a first floor extension above the existing garage, internal alterations & re-roofing of the building in natural blue slates.

The proposal will provide need additional space for the applicants growing family.

The layout of the existing building will not be changed the additional bedroom will be accessed from the existing first floor corridor, the internal alteration include removal of an existing internal wall , installation of a new timber kingpost truss.

It is proposed to replace all of the existing concrete tile roofs with natural blue slates as these are not in keeping with the existing building.

The new extension has been design to be in keeping with the existing building, the new ridge line has been kept lower than the existing building, low level windows have been provided to the front elevation, conservation roof lights have been provided to both sides of the roof to provide much needed daylight in to the new first floor extension.

## 4.0 SUMMARY

The proposal will provide the applicant with much need space and the replacement of the existing concrete tiled roofs will enhance the listed buildings, non of the proposed works are detrimental to the existing building and we hope the proposals can be supported by the local planning authority.