

DESIGN & ACCESS AND HERTIGATE STATEMENT

This statement has been prepared in conjunction with the planning application for the extension and alterations to The Granary, 3 Field Head Manor, Elmhirst Lane, Silkstone, Barnsley, S75 4LD, namely a single storey, rear elevation extension creating an open plan, family kitchen / dining / snug. The remaining works to the property are general repairs, updating bathrooms, re-decorating, etc. The property is somewhat dated.

The property is a Grade 11 listed barn conversion which contains preserved exposed beams and cruck trusses throughout the property dating back to C16th. It is important to note that these are not affected by the proposals, as highlighted in the information below. The conversion, as shown below, is of modern construction methods, including the areas where works are proposed.

Preserved exposed beams and cruck trusses – all being retained



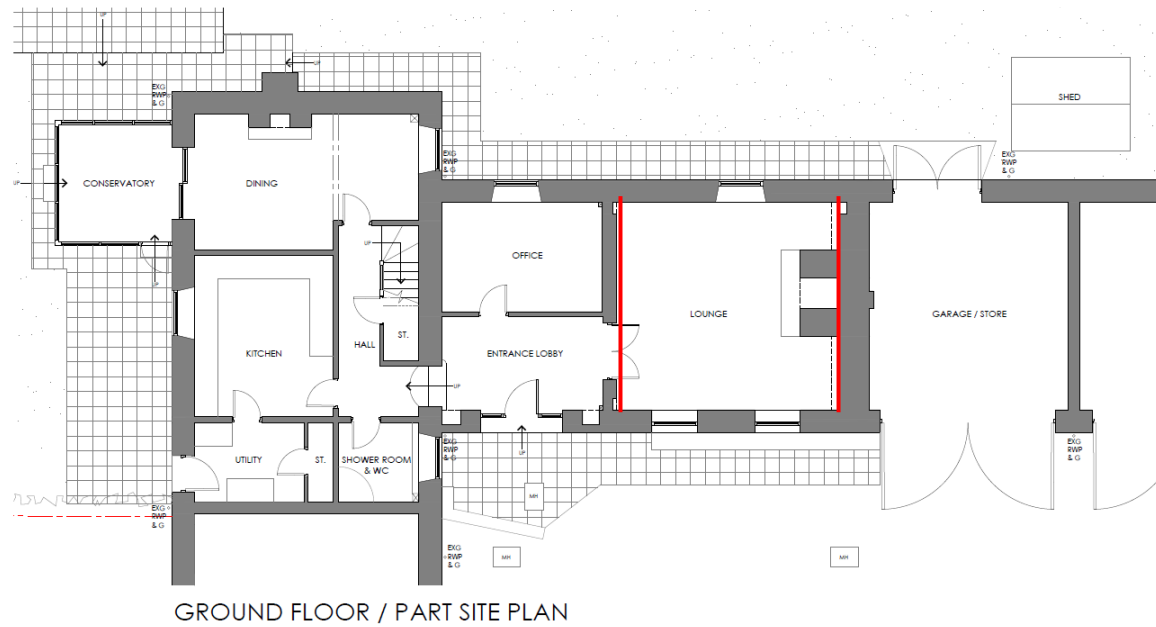
Lounge ———



Lounge ———



Bedroom above the hall and office ———



Bedroom & Ensuite ———



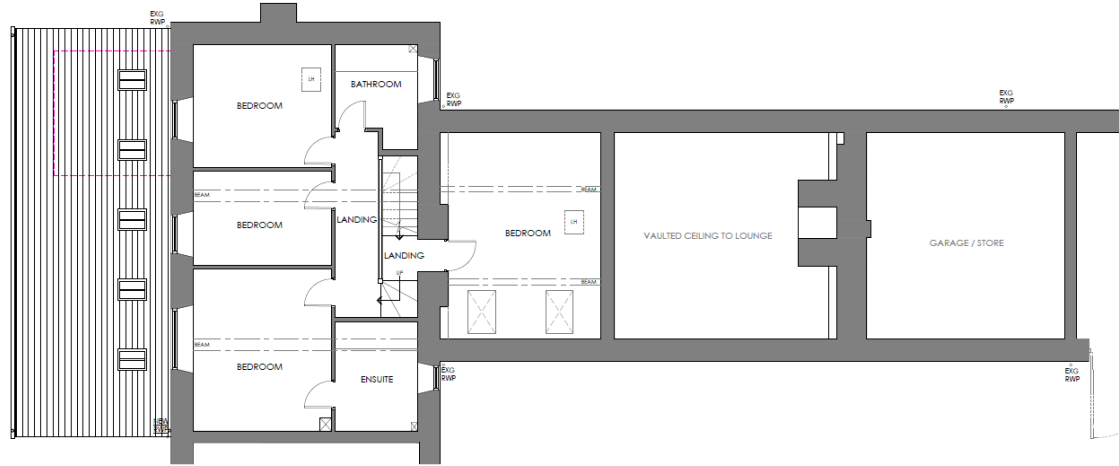
Bedroom & Hall ———



Bedroom Gable ———


Existing Kitchen & Dining Room— external wall to be removed to link these rooms to the extension marked 

Proposed Floor plans



FIRST FLOOR PLAN



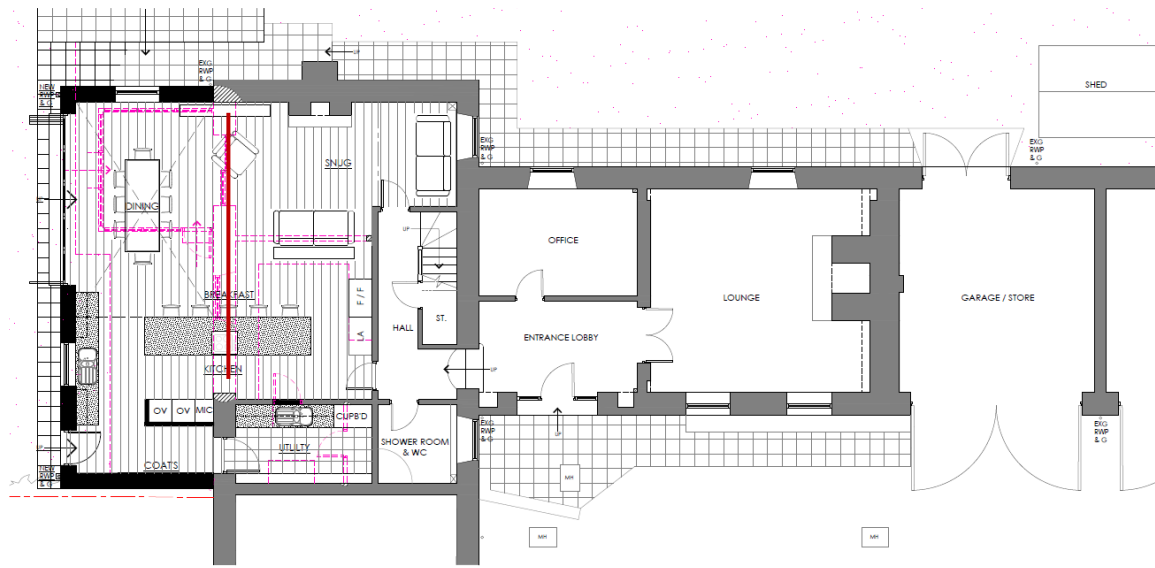
Kitchen (wall to be removed )



Kitchen



Kitchen



GROUND FLOOR / PART SITE PLAN



Kitchen



Kitchen



Dining

Front & Side Elevations – no changes



Rear and Side Elevation – removal of existing UPVC conservatory and erection of single storey extension.



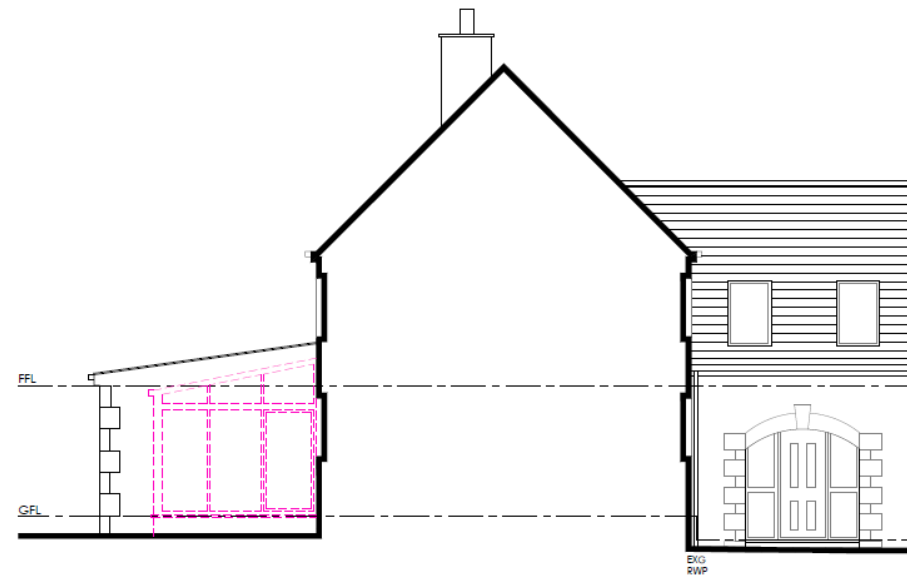
Existing Rear Elevation



Existing Rear Elevation



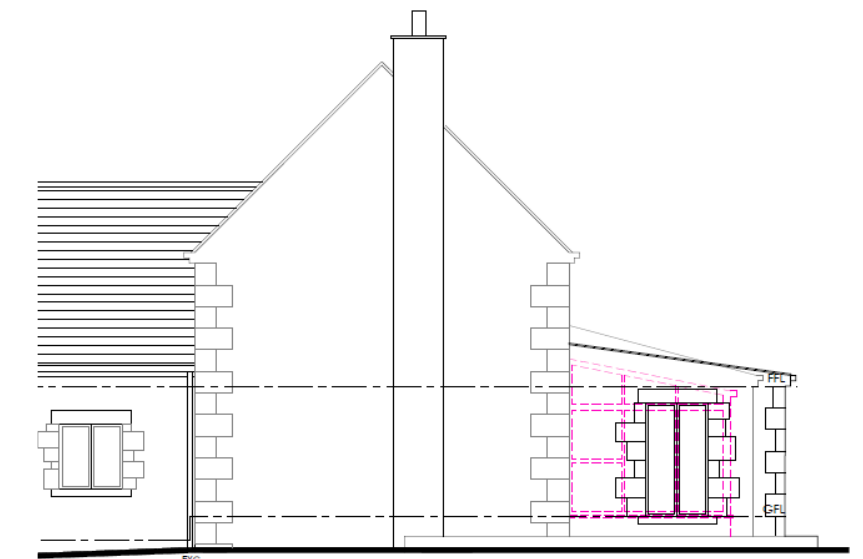
Existing Rear Elevation



FRONT / SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

As shown above, the proposals are very simple in nature and a copy of that undertaken on the adjacent property

All materials (stone outer wall, slate roof, etc.), window styles / shapes, stone quoins, etc. are to match and blend in with the existing.

Conclusion

The heritage assets of the property are unaffected by the proposals and with the neighbouring property's extension it is felt a precedent is set with this type of development.

The courtyard feel and appearance to the overall settlement is maintained via no works to the front of the property are proposed.

The proposals are simply creating what is now deemed normal living accommodation in modern housing, namely an open plan family kitchen / dining / snug. The existing lounge and home office are retained as existing and will be simply re-decorated and re-furnished. The bedrooms are also retained as existing - to protect the preserved exposed beams and cruck trusses.