

## **Design & Access Statement**

**Spicer House, Spicer House Lane, Penistone. S36 7GG**

**April 2023**

Spicer House is located within the Penistone green belt surrounded by agricultural land, it is a large stone built detached property also used as a wedding/ events venue.

To the south of the main property is a single storey stone built outbuilding with a row of glazed arches to the north elevations which is currently used as a reception space for the venue.

The proposal is to seamlessly extend the existing outbuilding to the west with a matching reclaimed stone and stone slate roof, providing a further two glazed arches matching exactly the existing structure.

The proposal will provide much needed toilet facilities including disabled accessible WC and baby changing; with a ramped access it will also provide a much needed part M fully compliant disabled access to the building. Toilet facilities are currently provided by temporary portaloos and disabled access by a removable ramp system.

The proposal will provide essential facilities for the venue, it will be constructed to a very high standard.

The extension is proposed to an area of hardstanding it will not have any visual impact on views to or around the green belt.