

DESIGN AND ACCESS STATEMENT

REF: 2416/01

PROPOSED SIDE EXTENSION TO FORM STORE, WC AND BOILER ROOM

8 CHURCH STREET, CAWTHORNE, BARNSELY

1. Introduction

This planning application has been prepared on behalf of Kate Rusby as part of a householder application to form a new instrument store, w.c. and boiler room at the above address.

2. The Site

The site is situated to the west of Barnsley in the conservation area of the village of Cawthorne. Access is from Church Street, Cawthorne.

3. Design of Proposed Dwelling

The property is not listed but does still have a small number of original features. The building is largely coursed local sandstone.

The property is in good order although many of the stone mullions are severely weathered and have been repaired in a somewhat unusual way using grit mortar. They may well require replacement to ensure structural integrity.

Later additions form some modern extensions which are flat-roofed.

The area to the side of the property is that being used as the site of the instrument store.

The proposal is for the construction of an instrument store to ease the pressure on internal floor space due to a successful and developing performing career. The works will involve the areas being enclosed in natural coursed stone to exactly match that of the existing dwelling with similar stone dressings including kneelers and tabling.

Minor alterations to the existing rear elevation will give improved internal lighting to areas within the building. Stone dressings will be replicated to all openings with new or the existing will be used if suitable. Materials will be as before, local stone to match the existing.

Roofing will be to match the existing property with stone ridges to match the existing.

All of the above will be in accordance with Planning Policy Guidance and will comply with Building Regulations.

4. Landscaping

Not applicable

5. Access

There will be no change to access arrangements. Access to the dwelling will be via the existing front and back doors to the property. Car parking is unchanged.