

## **Design and Access Statement**

### **Design**

The original character of the buildings needs to be maintained. Original materials such as stone walls; timber framed windows and cast iron rainwater goods shall be used. The detailing needs to be in character with the rest of Elsecar village.

### **Buildings**

The building is a dwelling house that needs to be repaired and restored. There shall be some demolition and rebuilding where the stonework has eroded with widespread spalling of the stonework leaving many areas of concave friable stones and perished mortar. In order for the buildings to survive, it is necessary to repair to a habitable standard.

### **Appearance**

The Building shall retain original character and match Elsecar village architectural styles. Timber casement windows, Gutters and Door are to be used.

### **Access**

Level access is restricted to Wath road only (There is stepped access to the rear).