DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION AND REFURBISHMENT
23 PRIORY CLOSE
WORSBOROUGH
BARNSLEY

Building Design Services
15 hunters Avenue
Barnsley
S70 6PL
01226 733224

bdslang@btconnect.com

INTRODUCTION.

Building Design Services have been instructed by Mr R Helliwell to submit a full Planning Application for the extension and refurbishment to 23 Priory Close, Worsborough. This scheme was originally prepared and approved in 2004 (ref: B/04/1957/WB/HH).

LOCATION

The property is located at the junction of Priory Close with Worsborough Road and is within the Worsborough Conservation Area.

BACKGROUND

The existing cottage is a two storey dwelling, originally built of natural stone with a blue slate roof but has been extended and the external walls rendered circa 1950, the existing windows and doors are softwood casement type with softwood doors and traditional softwood gutters and cast iron rainwater pipes. The dwelling has not been occupied since approximately 1997 and is in a poor state of repair.

PROPOSALS

The extensions of the property involve the construction of a porch to the front entrance, this will be constructed in coursed natural stone with stone heads and cills to windows and roofed in natural blue slate to match the existing roof, rainwater goods will be in softwood ogee section gutters and cast iron rainwater pipes. The rear extension will be built at first floor level over the existing lean to extension, this will be constructed in blockwork cavity walling with a rendered finish to match the existing walling with a blue slate roof finish again rainwater goods will be in softwood and cast iron. All windows and doors will be

replaced with woodgrain finish upvc and the existing render will be repaired where necessary with a stone colour paint finish.
The existing access to the dwelling will remain with improvements to provide disabled access in accordance with Building Regulations Part M.
The existing parking arrangements will remain unaffected.

Signed.....
Building Design Services.