

## **DESIGN and ACCESS STATEMENT**

*In respect of application re*

**GARDEN COTTAGE,  
BIRTHWAITE HALL,  
DARTON,  
BARNLEY.  
S75 5JS**

### **Status & description**

*The property is a listed Grade 2 dwelling. It comprises, in essence, a two storey house, formed of three sections, dating from the 18<sup>th</sup> to the 20<sup>th</sup> centuries. The latter part, thought to have been built in the 1920s, is built to a low standard of thermal insulation. It forms the north-east part of the house and is demanding of heat and light. Originally, it included the main entrance, which though still in place, is currently disused.*

### **Proposals**

*It is proposed to upgrade this section and to improve the level of thermal insulation and performance. The external door, which is disproportionately tall and narrow, is to be brought back into use and is to be remodelled. The north facing, ground floor window is to be remodelled to improve the appearance and accessibility whilst retaining continuity of line. The existing east facing window is to be remodelled to form a French window. North facing window frames will be renewed to modern standards whilst retaining the character of the building as a whole.*

### **Listing**

*The existing 1920s section is built of 9" solid brickwork. Bricks and brickwork are not of a good standard and the rc lintel to the existing east facing window is failing and needs replacement. The building has little in the way of distinctive features, which are confined to the projecting stone quoin stones, which are at first floor level only. These are to be retained and left exposed.*

*Existing render to the north elevation is to be hacked off and renewed on external insulation, which will also be extended round to the east facing elevation.*

*The east elevation and the existing window are not visible from the adjoining property, nor when the property is viewed from Kexborough, other than at a very acute angle. The texture of the render finish and the colour would be sympathetic to the building and setting. No visual impact would be suffered, therefore, from any quarter and the character of the building would be unaffected.*

### **Access**

*Access is as existing and it is not proposed to alter it. The topography of the site and the multiple levels of the house, due to its composition of three separate sections, make it incapable of reasonable adaptation for disabled access.*

## **Consultation**

Discussions and a site meeting have been held with the Conservation Officer to consider the proposals and to anticipate points of issue.

## **Conclusions**

It is considered to be the case that the proposed alterations will render the house more suitable for use and more in keeping with modern standards and modes of living. Principally, the thermal performance of the building will be greatly improved. This will be achieved without materially altering the particular character and features of the building and will not adversely affect the historic and architectural importance, either of this or the group of buildings, of which it forms a part.