

DESIGN & ACCESS STATEMENT

Proposed change of use of redundant calibration and standards workshop to original use as a dwelling. **Forge House, Forge Lane, Wortley, Sheffield S35 7DN for Keith Pennington**

DESIGN

This is a substantial stone built property, the original use being a blacksmith's forge with living accommodation at first floor level. In July 1987 a change of use application was made to utilise the building as a calibration and standards workshop, application No B/87/0896/PR and granted 21 August 1987 with a condition to ensure sole benefit for Mr Keith Pennington.

Mr Pennington having now reached the retirement age of 65 has ceased business.

The alterations to the property are minor, the external stone staircase which originally provided access to the living area is to be removed and the door opening altered to provide a window with a stone cill. The provision of one additional window at first floor of matching size with stone head and cill. It is intended to erect a stone built entrance porch not exceeding 3 sq m with a blue slate roof.

ACCESS

Entrance to the property is to be provided via the existing vehicular entrance drive and provision made for 3 car park spaces with adequate turning area to enable vehicles to leave in a forward facing direction. The property lies within a site in the ownership of Mr Keith Pennington.

5 June 2009