

DESIGN & ACCESS STATEMENT

project

**CONVERSION OF ATTACHED
GARAGE SPACE TO LIVING
SPACE**

at

**SCHOOL HOUSE COTTAGE
WATERS EDGE
LANGSETT
S36 4GY**

date

DECEMBER 2008

reference

113.01.D&A

revision

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INTRODUCTION

Barber Design Limited instructed by Mr M Allitt have prepared a Design & Access Statement to accompany the Planning Application for the conversion of an attached garage into a new lounge (living space).

This statement should be considered and read in conjunction with the Planning Application Drawings.

Physical Context

The subject site falls within the Conservation Area of Langsett but is not registered as a Listed Building.

The property is of a traditional construction consisting of natural stone walls and stone roof slates. It has previously been extended to form the current garage space and bedroom over with fully matching materials.

The proposed work does not alter or extend the current shell of the building.

Socio Economic Context

The subject site falls within a well established residential area that lies within the rural setting of Langsett.

Highway Context

The highway status will remain essentially unchanged with the existing driveway serving the property able to accommodate upto three vehicles.

There are no new access points to be formed onto the existing highway.

DESIGN STATEMENT

Use

The current use (residential) is to remain unchanged.

Amount.

All building works will be carried out within the footprint of the existing property, therefore no new floor space will be created by this application.

Layout

The existing garage which is currently used for general storage is proposed to be converted into a new living room due to the current living area proving unsatisfactory.

The only external indication of the proposed works, when viewed from the public highway (A616), will be the new flue to serve the wood burning stove.

The stove is proposed to heat the lounge in order to minimise reliance upon the existing "carbon intensive" oil burning heating system, by using timber from sustainable sources.

Scale

As no new floor space or extensions are to be added, the scale is to remain the same.

Landscaping

The subject site will not effect the existing established landscaping to the property.

Appearance

As previously mentioned the only outwardly noticeable element of the proposals will be the flue which is to be finished in a matt black enamel thus minimising its visual appearance.

The new patio doors will be made from upvc to fully match the existing upvc windows to the rear elevation in colour profile and style.

ACCESS STATEMENT

Travel to Site

Pedestrian and vehicular access to the property will remain unchanged.

Building Environments

The building is an existing structure. Therefore its relationship with other buildings and the surrounding area will remain unchanged as we propose to retain its current form.

Buildings & Structures

All the proposed materials will comply with the relevant section of the Building Regulations as regards structural stability and thermal values.

The existing cavity wall to the garage will be inspected and insulated as necessary to meet current thermal standards.

Means of Escape

The proposed living area will offer an additional escape route through the new patio doors.

All other existing escape routes are to be retained and furthermore will form part of the Building Regulations application.

Signs and Way-finding

The existing routes to the property are to remain unchanged.

Sources and Guidance

Design references used include:

- Barnsley Unitary Development Plan
- Building Regulations Approved Documents