

Proposed Conversion of Former Brownie Hut to Dwelling

at

Rear of Brook Houses, Cawthorne, Barnsley

Applicants: Mr A Hinchliffe.

Design and Access Statement



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Scope

This statement seeks to explain the design criteria relating to the proposed conversion of a former brownie hut to a dwelling at the rear of the Brook houses, Cawthorne, Barnsley.

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1.0 Design

1.1 Site Address

Rear of the Brook houses, Cawthorne, Barnsley.

1.2 Use

The building is an old, stone barn within the conservation area of Cawthorne. Planning permission was originally granted in 1962 for the building's use as a Scout Hut. Subsequently, the use was taken over by the local Brownie troop until this ceased some years ago. The building is now being used merely for storage.

Attached to the building is a coal shed.

The proposal involves the refurbishment and part extension of the building including reinstating original openings and introducing new. The internal space will be subdivided by partitions to create the rooms necessary for inhabitation and the previous blockwork extension will be extended further to accommodate the required sanitary provisions. This will then form a one bedroom dwelling.

The site lies within the development limits of Cawthorne and also within the Cawthorne conservation area.

The existing concrete driveway, shared with numbers 1,3 and 5 of the Brook houses, leading to the building will provide access to the dwelling. Some landscape improvements will be made to the existing strong green space around the building as part of the works.

1.3 Amount

The existing gross external area (GEA) of the original building is 55m². The GEA of the blockwork extension is 6.2m². The additional GEA of the proposed extension is 3m².

Therefore the total gross external area of the proposed dwelling would be 67.2m².

1.4 Layout

The building lies to the south east of the Brook Houses located on Tivy Dale. The Brook Houses largely obscure the view of the building from the roadside.

It is proposed the building will be extended on its east side towards the south. Existing garden and amenity space, and vehicular access and parking will remain as existing.

The proposed window openings will not face out onto neighbouring properties and are at least 21 metres from the nearest property.

1.5 Scale

The proposed extension is subservient to the building (ie it is narrower and lower). The main buildings dimensions will remain as existing.

1.6 Landscape

The building is situated within the green space to the rear of the Brook Houses with a hard standing drive way leading from the roadside to the building This driveway will remain as the main access.

Improvements to the surrounding garden area will be made as part of the works. In addition, necessary steps will be taken to protect all existing trees and plants on site to preserve the existing landscape. It is envisaged that none of the surrounding trees will be adversely affected by the proposed work. The existing boundary fencing will remain as existing.

1.7 Appearance

The new extension will be constructed of materials to match the existing building as per drawing 1009746/02. General repairs required to the exterior of the building will match the existing appearance.

All windows and doors will timber framed with double glazing. The windows will be side hung casements to allow escape in case of fire.

New rainwater goods to the east roof slope and extension will be black UPVC on a timber fascia to match the existing.

2.0 Access

2.1 General Access

Access (both pedestrian and vehicular) to the new dwelling will be along the existing driveway to the north.

2.2 Inclusive Access

There will be access provision for wheelchair users from external to internal areas. All ground floor rooms have level access.