

DESIGN STATEMENT

24th SEPTEMBER 2008

**PROPOSED RENOVATION & EXTENSION OF EXISTING DWELLING
TO FORM 3 DWELLING HOUSES:-**

LANE HEAD FARM, CAWTHORNE, BARNSELY

EXISTING CIRCUMSTANCES

- SITE IS LOCATED AT LANE HEAD FARM, CAWTHORN OFF NORTH LANE
- ACCESS IS VIA AN UNSURFACED PRIVATE DRIVE WHICH IS ACCESS FOR VEHICLES & PEDESTRIANS, THIS LEADS TO AN UNSURFACED COURTYARD AREA.
- THE BUILDINGS CURRENTLY STANDING ON SITE ARE USED AS DWELLING HOUSES & ALSO COMPRISES OF SEVERAL OUT BUILDINGS.

DESIGN PROPOSAL

THE EXISTING DWELLING WILL BE FULLY RENOVATED & EXTENDED TO PROVIDE ADDITIONAL LIVING SPACE WHILE THE OUT BUILDINGS ON SITE WILL BE DEMOLISHED.

IT IS PROPOSED TO EXTEND THE EXISTING DWELLING INTO THE GROUND PROVIDING ADDITIONAL LIVING SPACE WITH AN EXTRA EXTENSION ON THE GABLE, THIS END GABLE WILL BE RETAINED AS IT IS A DOMINANT FEATURE OF THE EXISTING BUILDING. THE EXISTING STORES WILL BE INCREASED IN WIDTH & ALSO BE EXTENDED INTO THE GROUND TO PROVIDE THE LIVING SPACE PROPOSED.

PROPOSALS SHOW A DESIGN TO MATCH THE ORIGINAL ARCHITECTURAL STYLE OF THE ELEVATIONS FACING INTO THE COURTYARD, ALSO THE BUILDINGS CURRENT RIDGE LINE BE RETAINED SO THAT THE CURRENT BUILDING APPEARANCE IS RETAINED.

THE PROPOSED SUNKEN COURTYARDS TO THE REAR OF THE PROPERTIES WILL PROVIDE ADDITIONAL OUTDOOR SPACE FOR RESIDENTS WHILE ALSO ACTING AS A LIGHT WELL, ENABLING THE LOWER GROUND FLOOR BEDROOMS TO BE NATURALLY LIT DURING THE DAY.

THE MATERIALS PROPOSED FOR THE SCHEME WILL MATCH THE EXISTING PROPERTY:-

- NATURAL COURSED STONE FOR EXTERNAL WALLS
- PITCHED ROOFS ARE PROPOSED AS BLUE SLATES
- EXISTING UPVC WINDOWS WILL BE RE INSTALLED AS TREATED SW TIMBER WITH STONE SILLS, LINTELS & MULLIONS.
- BLACK PAINTED TIMBER GUTTERS WITH BLACK UPVC DOWNPIPES

EXISTING DATE STONES WILL BE CAREFULLY REMOVED & INCORPORATED INTO THE PROPOSED BUILDING EXTERNAL WALL LEAF.

THE LANDSCAPING AROUND THE PROPOSED DEVELOPMENT WILL AIM TO PROTECT THE CHARACTER OF THE SITE AS WELL AS PROVIDING FUNCTIONAL ACCESS, THE EXISTING COURTYARD WILL BE RETAINED & ENHANCED TO ACT AS A VEHICLE DROP OFF AREA.

THE PAVED AREA TO THE FRONT OF THE DWELLINGS CREATES A DEFINITIVE ENTRANCE TO THE DWELLINGS FOR VISITORS TO THE SITE & PROVIDES A SAFE LEVEL ACCESS FOR PEOPLE TO STAND.

IT IS PROPOSED THAT A NEW SEPTIC TANK WILL BE INSTALLED WITH A CONNECTION MADE TO THE PROPOSED DWELLINGS.