



ARCHITECTS & INTERIOR DESIGNERS

Date: May 2022

## Design & Access Statement

Project: Alterations to existing dwelling at Small Lanes Farm,  
Barnsley, S75 4EF

Job No. 3489

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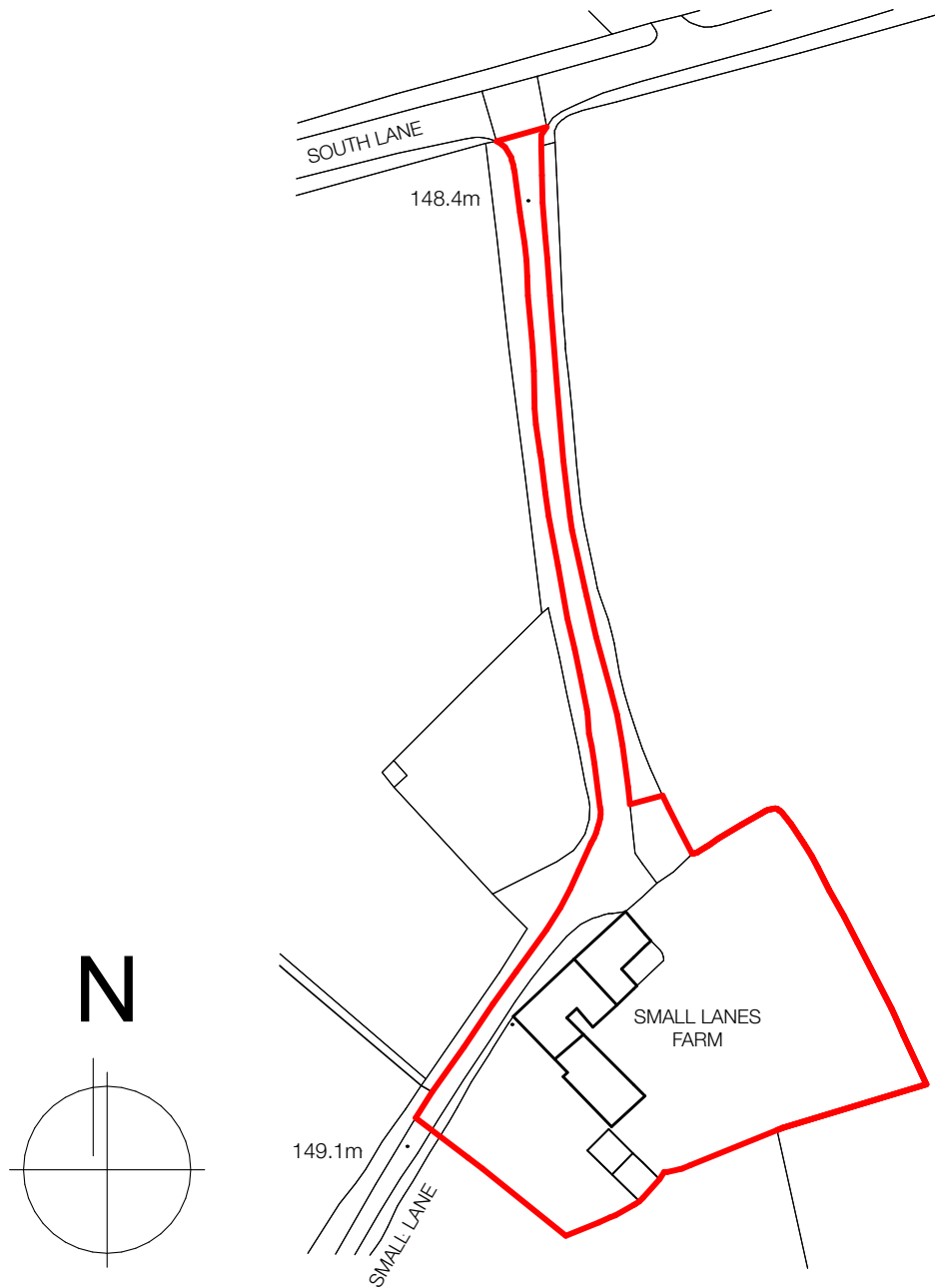
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## 1. Introduction

The proposal seeks Planning Permission for alterations to an existing dwelling at Small Lanes Farm, Barnsley, S75 4EF. The property sits south of South Lane on Small Lane, and is located within the greenbelt.



Location Plan

Figure 1

## **2. Amount**

Existing floor area: 345m<sup>2</sup>

Proposed floor area: 386m<sup>2</sup>

Increase in floor area: 41m<sup>2</sup>

## **3. Layout**

The proposed layout is indicated on drawings 3489 (0-) 06 A \_, 3489 (0-) 07 A \_ and 3489 (0-) 08 A \_. The proposal will include ground and first floor internal alterations creating links between the various buildings on the site.

## **4. Scale & Design**

The majority of the works include the internal re-configuration of the existing dwelling, barn and stables. There are a couple of small extensions which link the separate spaces together. The extensions are of traditional design, retaining a scale and mass appropriate to the host dwelling.

## **5. Landscaping**

An outdoor area is proposed on the west elevation.

## **6. Access**

The access to the site will remain unchanged and will consist of an access gate with ample parking and manoeuvring space for vehicles. This can be accessed within the carpark area, located between the paddock and Small Lane.