ENHANCED BUILDING PLANS

CONTACT
95 Church Villas
South Kirkby, Pontefract
West Yorkshire, WF9 3QR
scott@enhancedbuildingplans.co.uk
www.enhancedbuildingplans.co.uk

Design and Access Statement

Client Name:	Marie Scott
Date:	26/09/23
Address:	52 Garden House Close Monk Bretton Barnsley S71 2ED



ENHANCED BUILDING PLANS

DATE: 26/09/23

Features of the Existing Site

The property is located at the end of a semi detached estate and is the last of the brick style on that street. As the property has had a single storey side and front extension with a stone front it has moved slightly away from the style of the adjoined neighbour giving number 52 its own character.

To the side of number 52 there is a pair of semi detached houses which are part of the new estate to the back but is built at the top of Garden House Close. This is of a totally different style to all the houses on Garden House Close clearly showing the inconsistency of dwelling design in regards to materials and house shape and design.





Access

On the proposed design to 52 Garden House Close we are not creating any additional bedrooms therefor no extra off road parking spaces are required although there is a large off road drive and parking opposite the property.
There is a direct clear fire escape route from the proposed first floor bedroom and also from the proposed loft bedroom

There is no other impact from the existing design to the proposed design.

ENHANCED BUILDING PLANS

DATE: 26/09/23

Proposed Development

When designing the proposed layout we have taken into consideration the surrounding areas and developments so that our proposed design isn't out of the ordinary.

We have kept within the footprint of the current single storey extension but added a first floor for a bedroom and loft conversion. The existing loft is being converted and we are omitting the small bedroom to create space for a new stair case where the new upstairs bedroom will replace the existing small bedroom. The rear dormer is to be a flat roof full width extension which first within permitted development and also matches the property a 4 doors down. We have added a front dormer to the property and although there is no other front dormers on the street there are front dormers on a property on Well Lane which is the only property with front dormers. There is also a detached property 103m away on Westgate which has front facing dormers.





We have designed the roof to match the last house on the estate by creating a front facing gable which will allow to extend the front small existing bedroom. From doing this we have created an inset balcony within the new loft space above the proposed first floor.

When choosing the materials we have matched the current house materials. The side gable will be rendered to match the rear, the front top half will be brick slips to match the rear nib, and the bottom to stay stone.