



52 Garden House Close

Design and Access Statement

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INTRODUCTION

This Design and Access Statement has been prepared by Peel Architecture Limited to support the application for planning permission to erect a 2 story side extension to the property at 52 Garden House Close, Monk Bretton, Barnsley, S71 2ED.

This document aims to provide information on the design process, and to explain the rationale for the development.



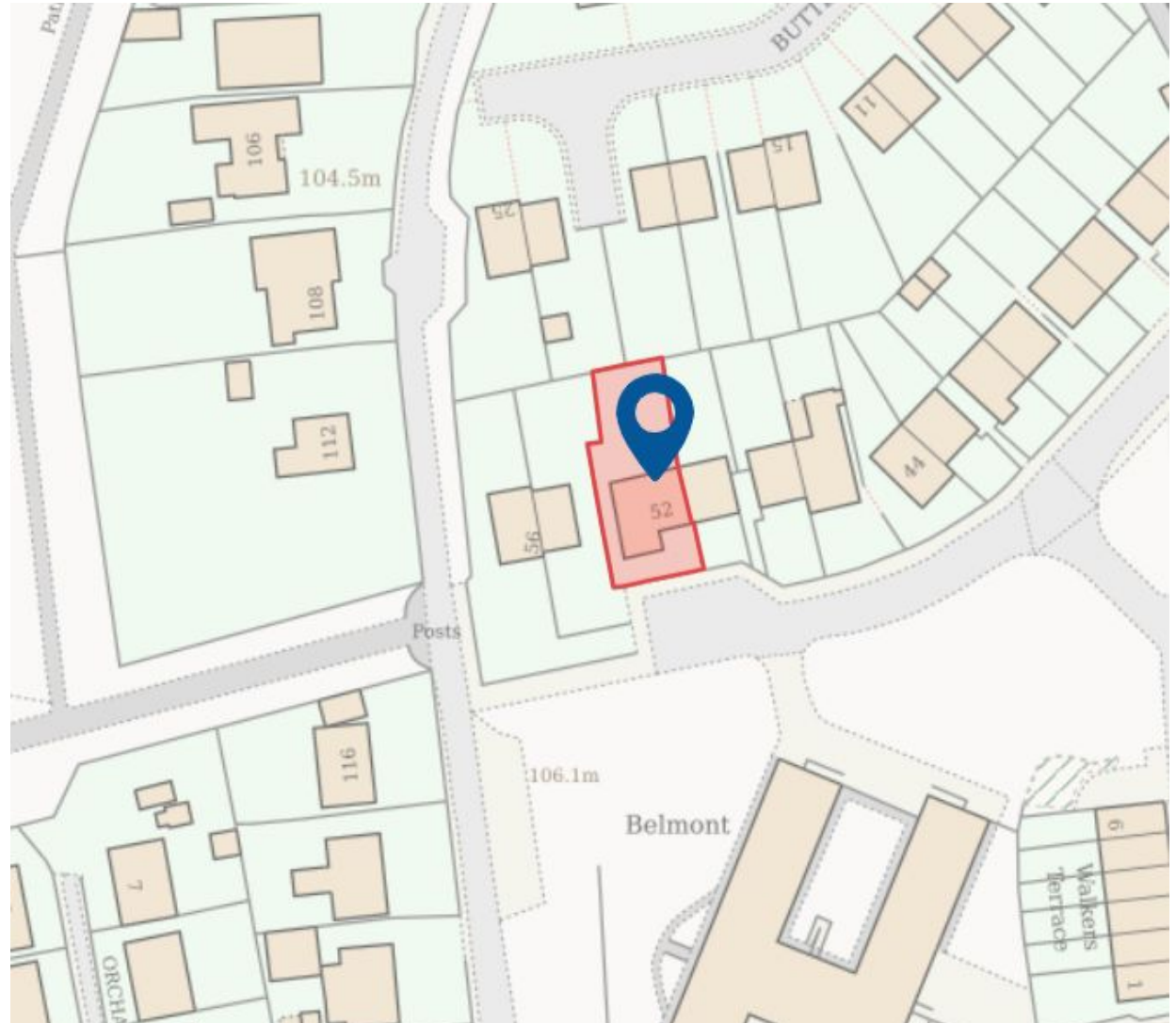
1 Site and Context

1.1 SITE LOCATION

The site is located on Garden House Close within an established housing estate in Monk Bretton. The property is currently a 4 bed semi detached house, with one bathroom and one downstairs shower room.

The site is surrounded predominantly by residential properties however there are a range of small shops and amenities within walking distance.

The application property is at the end of a cul de sac, however 2 further properties have been constructed onto the end of Garden House Close.



1.2 EXISTING SITE

The existing property is constructed from a mixture of red bricks and stone. The roof tiles are a red brown concrete tile. There are timber effect UPVC windows and doors to the front (white / grey to the rear), brown gutters, fascias and soffits.

There is an existing single storey extension to the front / side of the property, as well as a single storey side / rear extension.

The property currently has 4 bedrooms, 1 bathroom, and 1 shower room.



View from front



View from front

1.3 BUILT FORM

The surrounding area has a range of semi detached and detached properties. Material choice is generally red or buff bricks, with dark brown brick detailing, however some properties also feature stone. There has been lots of homeowner alterations in the immediate vicinity which has broadened the individuality of certain houses compared to when the estate was first built. There are a number of properties with 2 storey side extensions.



1.4 TRANSPORT

The site has access to existing regular public transport links available within Monk Bretton. The nearest bus stop is a 0.2m walk (4 minutes). There is a range of shops and amenities within a 5 minute walk.

There are great road links up to the motorway or main roads leading to surrounding villages and Barnsley Town Centre.



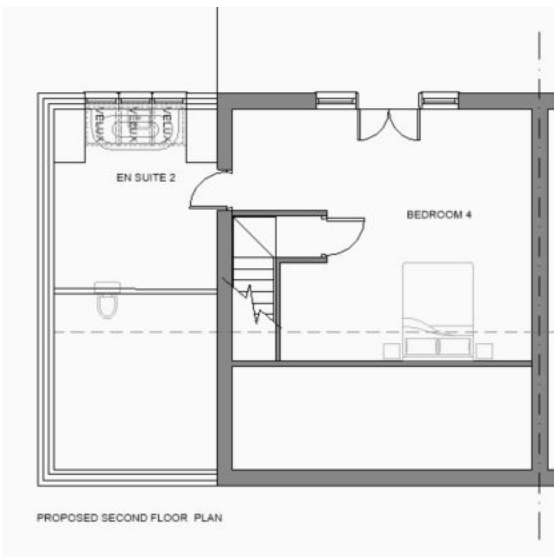
2 Design Proposals

2.1 DESIGN CONCEPT

The proposal is to extend the property to the side to allow for additional living space and the provision of an office. The loft space will also be converted with 2 dormer extensions. The main dormer is to have a Juliette balcony.

The additional space will also provide an additional bathroom. Overlooking of neighbours to the west has been mitigated by placing the new en suite to the rear of the property.

Materials used will generally match that of the existing with matching bricks and roof tiles.



2.2 BUILT FORM

The front elevation aims to be in-keeping with the architectural language of Garden House Close. The bricks used in the extension will match the existing property, as will the roof tiles. The proposal is set back from the existing front extension to reduce visual impact and retain the local amenity value.



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION