41A Staincross Common
Barnsley S75 6JF
South Yorkshire

Tel/Fax No. 01226 381883
E-Mail No. royarch@tiscali.co.uk

# roy harrison architect

**Re Hollowgate High Street Billingley**

**Design and Access Statement**

**Design**

Hollowgate is a typical 1950's semi detached hipped roof dwelling built in a red facing brick and a slate roof. There is also a single storey side and rear flat roof extension.

Although the property is of no great architectural style the front does contain a principle bay window and an arched entrance, these two features state the main public frontage.

The proposed extension seeks not to challenge these features but to respect the importance of the public front in a contemporary way.

The double height glazed corner being a modern take on the traditional bay window, the first floor space being cut back to prevent overlooking of the adjacent property.

The extension is set well back from the front of the existing property and the roof line set down from the existing making the extension appear subservient to the host.

Materials will likely be brick to match the existing provided a suitable match can be found; the roof will be slate to match the existing. An alternative to using brick could be render; however this should be agreed at a later date with the planning department based on the suitability of a facing brick to match the existing.

**Access**

High street is a 30mph zone and access to the property is direct from this road. There is an existing garage within the site but this is old and in such a position that it is not possible to turn around in the site. Reversing onto high street can be a safety hazard.

The proposal seeks to demolish the existing garage and build a new garage within the extensive rear garden and provide turning to enable cars to enter and leave the site forwards. This is seen as a major improvement to road safety. The garage is set well away from neighbouring properties and set among existing trees, due to this rural feel to the rear garden we would suggest coursed stone for the walls and a slate roof in keeping with materials used throughout the village. The roof void of the garage will be used as a children's play room to allow the children playing in the rear garden to have easy access to private indoor play space.