PROPOSED ALTERATIONS AND EXTENSION

TO 8 BYRON DRIVE, MONK BRETTON, BARNSLEY

FOR MR AND MRS M HEADEN

DESIGN & ACCESS STATEMENT

REF: 1119-3A

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The site:
The property is a traditional 3 bedroom detached dwelling in an established residential area, approx 2 miles north east of Barnsley town centre.

The proposals:
The property occupies a large elevated corner plot at the junction of Byron Drive and Wordsworth Road. It comprises the original dwelling and a two storey flat roofed extension which accommodates a garage and utility room at ground floor and a bedroom at first floor level. This extension is tired and in need of repair and thus the proposal includes for the demolition of this and replacing it with a larger two storey side extension. This will accommodate a larger double garage and bedroom over. The proposal also includes for a single storey rear extension which will provide a much improved dining/kitchen arrangement along with utility room and toilet. The existing conservatory is also to be removed and replaced with a sun room construction which will be insulated to meet the current Building Regulations standards.

The existing flat roofed extension sits uncomfortably alongside the original dwelling and the new extension will sit visually far better with this creating a more considered larger dwelling. Whist the increase in size as a result of these extensions will be quite significant it is considered that the large corner plot can accommodate this without unduly detracting from the garden and amenity area of the plot. This will provide much improved internal accommodation appropriate to a large family dwelling.

The extension will be constructed in materials generally to match the existing house, ie facing brickwork walls, UPVC windows and doors and concrete roof tiles. The massing and roof forms of the extension sit very comfortably with the existing property and are consistent with the design approach on the estate, where a variety of house types, materials, etc create an interesting visual mix.

The extension, whilst being an increase in size at ground floor level compared to the existing extension and conservatory that are to be removed, will still leave a substantial garden to the property.

Site access and highways:
Byron Drive is an adopted road and access to the property and its neighbours will not be affected by this proposal.

Summary:
In conclusion it is considered that the extension and alterations will provide excellent additional facilities to this family dwelling making much better use of this large corner plot. This will be done in a manner, which will sit comfortably with the existing and surrounding properties and will have no detrimental affect on any of these properties.