

DESIGN & ACCESS STATEMENT for:

**2 Deacons Way
Monk Bretton
Barnsley
S71 2HU**

Proposed :

A second storey side extension over the existing garage and kitchen. To create a Master Bedroom with en-suite and a walk in wardrobe area. To allow one of the bedroom to be used as an office to facilitate working from home.

On behalf of Mr. & Mrs P. Etherington

Site Appraisal:

The site is located at 2 Deacons Way, Monk Bretton, Barnsley, S71 2HU. Properties on this road and neighbouring properties are a mix of single storey and some dormer bungalows, traditional semi-detached, and some blocks of 4 townhouse dwellings.

The proposed property is the left hand side of a pair of semi-detached. This has an existing single storey side extension, which forms a garage and a kitchen to the rear.

Other properties in this area have been extended to offer two storey side extensions, which by use of matching materials do not detract from the original design.

Proposed Activities:

The addition of the proposed extension offers the added benefits of:

1. The creation of a Master Bedroom, with en-suite and a walk-in-wardrobe area.
2. To change one existing bedroom into an office area to allow working from home.
3. The addition of the en-suite would offer the added facility required for a growing family.

Principle Design Criteria:

The main design consideration with the proposed was to offer the additional space to meet the requirements of the family both home and work activities, without the loss of any amenity space.

All changes proposed to the dwelling are to be in keeping with the original design. The proposed extensions and design fulfil the client's requirements

Design Solutions:

To achieve the client's requirements, and still retain the original design with minimum changes, the proposed application would require all materials used to match the existing brickwork, roof covering and windows. This achieves the client's needs and does not compromise the Design and Character of the dwelling.

Conclusions:

The adding of the proposed extensions, would not cause any loss in character to the existing dwelling or the neighbouring properties. This proposal would not be detrimental in any way to the local area.

The proposed should offer no additional problem to the existing on street parking.