Design statement.

Site Location

9 Bradshaw Close, Pogmoor, Barnsley, S75 2JN

Proposal

Demolition of existing rear extension and part of existing detached garage, construction of a single storey rear extension and side extension.



Introduction

9 Bradshaw Close is a three-bedroom detached bungalow build circa 1979 located on a quiet residential cul-de-sac. It has off street parking with a side driveway leading to a single detached garage. The property is within the Pogmoor estate which comprises a mix of detached bungalows and houses.

Design Proposal

The proposal is to demolish an existing rear single story kitchen extension and part of an existing detached garage and construct a larger single storey "wrap around" single storey extension to part of the rear and side.

The side addition would have a pitched roof with gable end, the roof would align with and match the existing pitched roof with a glazed roof light in the rear slope.

The rear addition will have a flat roof with a glazed roof light, aluminium sliding folding doors to the rear and side elevations. The extension will be of a simple contemporary design built to a high standard.

The existing property is finished in face brickwork the roof being finished in a large format interlocking plain concrete tile. The new construction will be finished in materials to match.

Size/Scale

The ground floor area of the new extension will be 34m2 (gross external). The existing construction being demolished is 17.5 m2 – the additional floor area created is 16.5m2. The extension is planned to extend 4m from the existing rear wall. The side return will extend out 2.35m and be within the current boundary line.

The new pitched roof height will match that of the existing ridge. The section of single storey extension to the rear will be 3.1m high.

Amenity & Streetscape

The new front wall will comprise a garage door similar to that that exists which will be set back from the existing front bay/gable wall and so the overall impression viewed from the street will remain the same.

The new front wall will not extend further forward than the adjacent property at No. 7. The neighbouring property although being a bungalow of similar design is approximately 600mm higher than the subject property due to the sloping ground level, therefore the proposed development will remain subservient within the current streetscape.

There is a double storey property to the right which will be wholly unaffected by the proposal.

The new flank wall will be constructed within the boundary of the site and in line with the existing garage and as such will not affect the adjacent neighbour.

Landscaping.

Other than making good to the existing rear patio adjacent to the new walls there is no further landscaping proposed.

Access

Access to the property is maintained as existing.

Conclusion

Several properties in the immediate area have been extended to a similar or greater extent.

The proposal has been designed to be sympathetic with the existing building design and to fit within the streetscape.

It would have no detrimental effect on the character of the area and have minimal impact if any on the amenities of the occupants of adjacent residential properties.

Build Project Services

April 2022