

EXTENSION TO DWELLING AT 18 CHURCH STREET

Design and Access Statement

Application for extension to existing residential dwelling at 18 Church Street, Barnsley

Prepared by:

CODA

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This statement is in support of a proposal for an extension to an existing residential dwelling at 18 Church Street. A comfortable 2 double bedroom home will be created from a rather cramped and narrow existing terrace house.

STATEMENTS:

Flood Risk

The site is not located in a flood risk area.

Access

The dwelling will be accessed directly from Church Street. A double parking space will be provided.

District & Neighbourhood Centres

The development will increase the local residential population and is likely to increase demand for local services and facilities in addition to supporting viable District and Neighbourhood Centres.

Context & Local Distinctiveness

The site is surrounded by some large good quality properties of a traditional design. The proposal is traditional in design, both in keeping with the character of the existing dwelling and respectful of the surrounding vernacular.

Ecological

There will be a degree of wildlife in the surrounding landscape/garden.

Noise Impact

The house will be set back from the main road in line with existing neighbouring properties. Noise is not expected to cause significant problems for the residents.

Transport and Pedestrian Movement

The development has good pedestrian links to the town and local district centres. It is very close to the main road with access to excellent public transport links to the centre and surrounding local areas.

Trees

There are no trees on the site near to the existing dwelling nor will any be affected by the proposal.

Accessibility

The dwelling will comply fully with all requirements of Approved Document 'M'.

