

45A VICTORIA ROAD, BARNSELEY S70 2BU
PLANNING
DESIGN AND ACCESS STATEMENT – REV A



Introduction

The proposed works/extensions will be taking place at:
45A Victoria Road

Barnsley

S70 2BU

The client has a growing family and requires more space and would like to extend the existing building in a sympathetic manner to create the space needed.

The Design

The proposal is for a single storey side and 2 storey rear extension. This will allow for a family sized kitchen and living space on the ground floor and provide a larger bedroom to the upper floors to include ensuite facilities. The current kitchen on the ground floor is so small it is almost unusable and is a hangover from when the building was split into two buildings in the past.

The new additions have been designed to complement the existing dwelling and to mimic/reuse some of the architectural detailing that is currently there. The current main entrance to the dwelling is through a grand entrance door and surround and it is the clients wishes to retain and use this in the new layout/design. The existing roof line and fascia/cornice is also a striking architectural and again it is the client's intent to carry this aesthetic through to the new elements to help tie the new into the old.

Main entrance door



The clients main aim is to be sympathetic to the existing building and to tie in where possible to the current aesthetic.
i.e. use stone work to match existing/Copy the roof line etc...

Trees

The neighbour's trees which are covered by a TPO greatly overhang the property causing issue/damage and as such the client has had approval to prune these back which would be done as and when the works are constructed

- APPLICATION NO: 2020/0295

Conclusion

The new extensions have been designed to work with the existing buildings and the site and where possible has been designed to retain architectural items of merit within the existing dwelling.

The designs have also been through a pre planning approval process and discussions and the design is now in line with the planning departments guidance and preferences.