SDC Projects

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Design And Access Statement

For

53 Huddersfield Road
Barnsley
S75 1DR

Reference—

Householder Application for Planning Permission for Extension to a dwelling and conservation consent.

Companion information.—Drawing No CS /01

Proposed Development— A single storey extension to the side / rear of the property.

Objective.– To create additional accommodation having limiting impact on its surroundings, constructed in the same style as existing and in a sympathetic manner.

Site.—Located on Huddersfield Road the proposed extension can not be viewed from the highway.
The extension has been limited in size to provide continued rear access between the extension and existing garage.
The garden is at a lower level. The introduction of decking area will make the garden more accessable and produce a more easthetical appearance.
The conservation department has been consulted pre application and no detrimental comments have been received.
The application and proposed scope of works has been compiled in line with these discussions.

Development size.– The existing drainage elements shall be amended to simplify the system and remove unsightly externally mounted soil and rain water pipes.

Special considerations.
The external appearance shall be natural stone to match existing.
Windows shall be double glazed , however shall be timber sash in keeping with the existing styling.
Existing stained glass stair window to be retained. Extension roof to be profiled to avoid the nessessity to detract from this original feature.
Existing detached garage flat roof to be replaced with tiled pitched roof.

Appearance- All existing features to be replicated where possible.

Created by Steve Camps

Date 30.10.08

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