

Design & Access Statement - 44, Huddersfield Road, Barnsley

The Process

The planning application is for a change of use from a former residential home to a detached dwelling. The works will involve the demolition of an existing 2 storey extensions to the side, provision of a hipped roof to the existing rear extension, construction of a new side extension and an attached garage. The property is in the Huddersfield Road Conservation area and Conservation Area Consent for demolition and change of use is also requested.

Use

The proposed development is for residential use within an established residential area

Amount

The development will provide a 4/5 Bed detached house with an attached garage

Layout

The original house will be retained and the existing rear extensions will be provided with a hipped roof to match the original house. The existing side elevation is to be demolished and replaced with a new 2 storey extension that will link with the existing rear extension to provide a more uniform rear elevation. The new attached garage will be constructed in the location of a previous attached garage that was demolished some years ago.

Scale

The property will be returned to its original detached status.

Landscaping

The external areas will remain generally in their existing form. There are two trees to the front of the property, the larger of which overhangs the building. Some pruning, crowning or removal is proposed to reduce overshadowing.

Appearance

The property is situated in the Huddersfield Road Conservation area. The proposed change of use and conversion works will allow the property to revert to the Victorian Villa that was constructed over 100 years ago

Access

The original access from Huddersfield Road will be retained.