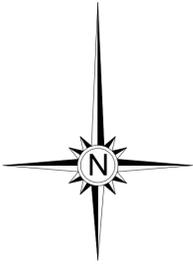


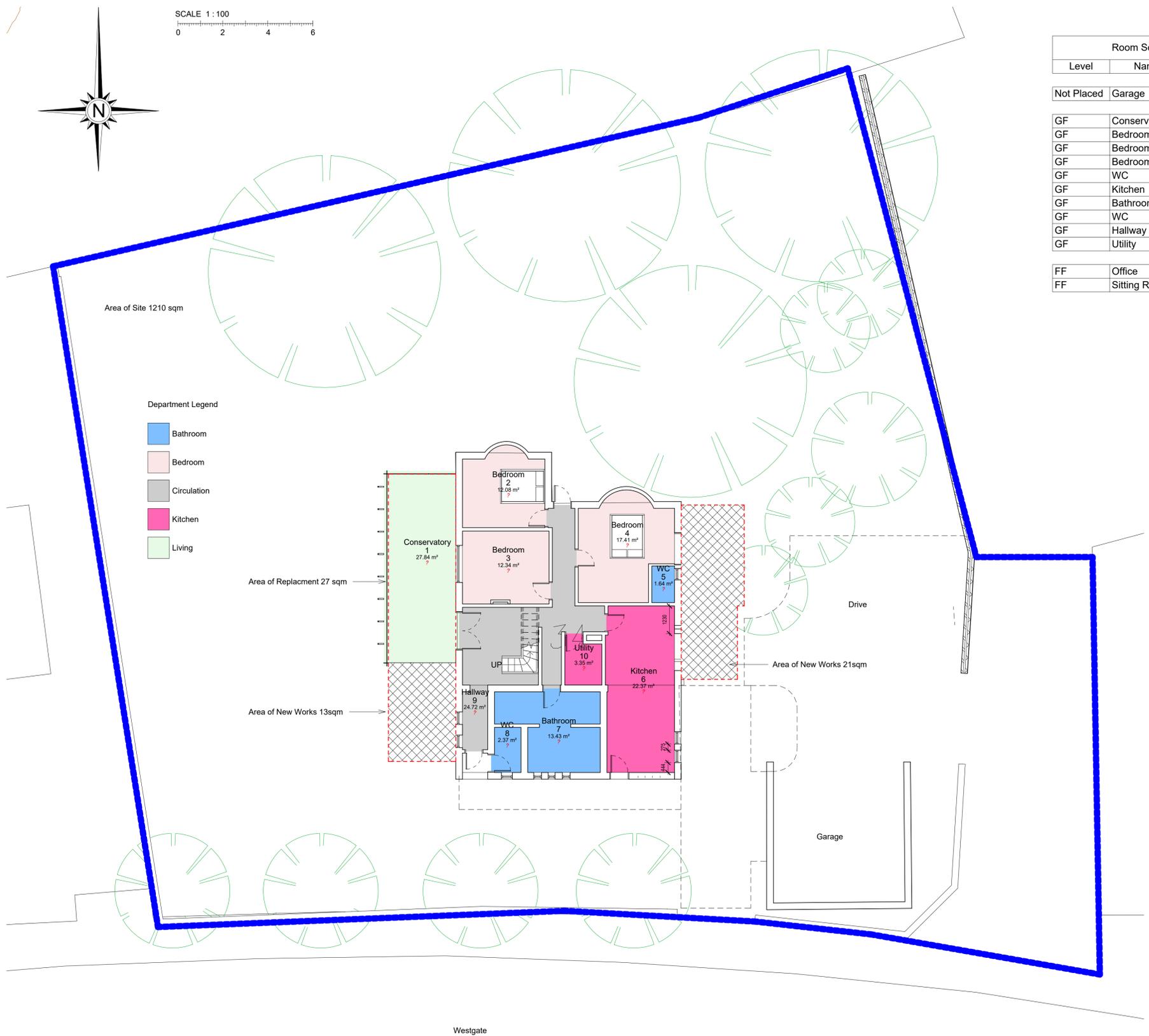
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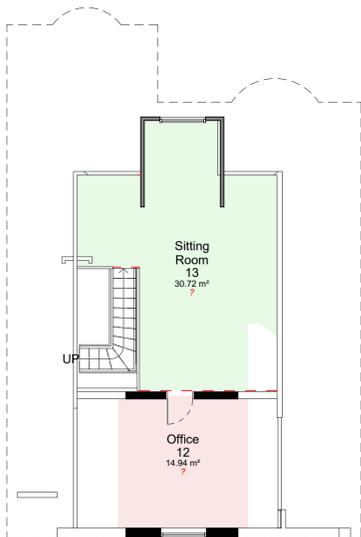
Room Schedule		
Level	Name	Area
Not Placed	Garage	Not Placed
GF	Conservatory	27.84 m <sup>2</sup>
GF	Bedroom	12.08 m <sup>2</sup>
GF	Bedroom	12.34 m <sup>2</sup>
GF	Bedroom	17.41 m <sup>2</sup>
GF	WC	1.64 m <sup>2</sup>
GF	Kitchen	22.37 m <sup>2</sup>
GF	Bathroom	13.43 m <sup>2</sup>
GF	WC	2.37 m <sup>2</sup>
GF	Hallway	24.72 m <sup>2</sup>
GF	Utility	3.35 m <sup>2</sup>
FF	Office	14.94 m <sup>2</sup>
FF	Sitting Room	30.72 m <sup>2</sup>
		183.19 m <sup>2</sup>

Department Legend

- Bathroom
- Bedroom
- Circulation
- Kitchen
- Living



**1 Existing GF**  
1 : 100



**Proposal Overview**

**Killclay House - 34 Westgate, Monk Bretton, Barnsley S71 2DJ**

This application seeks application for a series of carefully considered extensions and renovations to an existing dormer bungalow located on a plot of 1,210 sqm at Westgate, Monk Bretton. The proposed works aim to make the property more accessible, while improving functionality and energy efficiency.

**The proposals include:**

**A single-storey flat-roofed side extension (21 sqm):**

Comprising a new access porch entrance, WC, and adjoining ensuite. Designed to provide a more accessible entrance via the side driveway, eliminating the current steep stairs that make the property difficult to access. Featuring a glazed entrance, a Ir stone finish to match surrounding housing, steel fascia details to break up the elevation, and a black GRP trim for a modern yet sympathetic aesthetic.

**Demolition of the existing conservatory and replacement with a flat-roofed family room extension with additional bedroom space (13 sqm):**

The current conservatory is unsuitable for use during colder months or hot days due to poor insulation, lack of energy efficiency and extensive glazing. The new extension will create a level-access, well-insulated dining and sitting room, incorporating energy-efficient windows, a roof lantern for natural light, a chimney breast, and a large sliding glazed door for comfortable living.

**Gable dormer addition (6 sqm):**

Proposed in the style of similar gables in surrounding properties, using render and incorporating large glazed windows. The dormer is proportionate and does not exceed the existing roof height, adding a sympathetic and appropriate addition to the property.

**Scale and Massing**

The proposed extensions represent a 16% increase in the total floor area (from 188 sqm to 218 sqm). This increase is proportionate to the size of the plot, ensuring the development does not dominate the site or its surroundings. Importantly, all extensions are set back from the street elevation of Westgate, preserving the character of the streetscape and ensuring no obstruction of light or views from neighbouring properties.

**Accessibility and Functionality**

The proposed side porch extension will provide a more accessible, level entrance from the driveway, significantly improving access to the property and eliminating reliance on the current steep stairs. The replacement of the conservatory with an accessible and insulated usable room will create a functional and comfortable space that can be used year-round for dining and sitting. The addition of a gable dormer will create a usable bedroom for a teenager.

**Design and Materials**

The design is sympathetic to the surrounding area and respects the character of neighbouring properties:

- All materials, including stone and seel fascia details, have been selected to match and complement the local architectural language.
- The flat-roof designs for the single-storey extensions are no taller than the existing eaves, while the gable dormer is proportionate and blends with the existing roofline.
- The property is situated on a substantial plot, and all proposed extensions are positioned to respect neighbouring properties and boundaries.
- No part of the development is within 7m of the property boundary, ensuring privacy and minimising impact on adjacent properties.
- The extensions have been designed to avoid overshadowing or obstructing light to neighbouring dwellings.

**2 Existing FF**  
1 : 100

Rev	Description	Date	Dr	App
original by		date created		approved by
Author		10/05/24		Approver



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client name		Manterfield	
project		Killclay House	
drawing		Existing Plan	
computer file	plot date	project number	scale
\\10.32.1.11\OEM_Profile_Folder_nodirector\oscar.manterfield\Documents\Killclay	V2.rvt	2012.000.000	1 : 100 @A1
drawing number	rev	issue status	
KH-P02			

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