



WhiteAgus
ARCHITECTURAL SERVICES

Design and Access Statement

Proposed Alterations at 2 Berry Drive, Royston, Barnsley, S71 4GB

1. Introduction

This statement accompanies a householder planning application for proposed alterations to the existing dwelling at 2 Berry Drive, Royston. The proposals include:

- An extension to provide additional ground floor living space.
- A loft conversion incorporating a rear dormer to create additional bedroom accommodation.

The works have been designed to respect the character of the existing property and surrounding area while improving the home's functionality and meeting the family's needs.

2. Site Context

The property is a modern two-storey detached dwelling with an attached garage, located within a residential area characterised by similar house types. The site is accessed directly from Berry Drive and is surrounded by other detached and semi-detached houses with landscaped front gardens and private rear gardens.

The property benefits from an existing driveway and on-site parking, with the rear garden bounded by fencing, offering privacy from neighbouring properties.

3. Proposed Development

3.1 Ground Floor Alterations

The proposal introduces a single-storey extension to enlarge the kitchen and create an open-plan family space. The extension will feature a pitched roof form to complement the existing dwelling, with external finishes to match existing brickwork and roof tiles.

3.2 Loft Conversion and Dormer

The existing roof space will be converted to provide two additional bedrooms and a shared bathroom. A rear dormer is proposed to maximise usable floor area in the loft and to provide adequate headroom. The dormer will be finished in materials to match or complement the existing roof covering and fenestration.

3.3 Internal Layout Changes

The alterations will create a total of four bedrooms. Internal circulation has been designed to maintain efficient use of space, with staircases positioned to minimise disruption to existing rooms.

4. Design Approach

4.1 Scale and Massing

The scale of the extension and dormer has been carefully considered to ensure it remains subservient to the main dwelling. The ridge height of the main roof remains unchanged, and the dormer is positioned within the roof plane to minimise visual impact.

4.2 Appearance and Materials

All materials will match or complement the existing dwelling, including:

- Brickwork to match existing façade.
- Roof tiles matching existing in colour and texture.
- Windows and doors in a style consistent with the existing property.

5. Access

5.1 Vehicular and Pedestrian Access

The proposals do not alter the existing vehicular or pedestrian access arrangements. The driveway and garage will continue to provide off-street parking in line with local policy.

5.2 Inclusive Access

Level access to the main entrance will be maintained. The ground floor extension will be designed to meet Building Regulations Part M, ensuring inclusive access where applicable.

6. Impact on Neighbours

The proposed works have been designed to avoid adverse impacts on neighbouring properties. The single-storey rear extension will have limited visibility from the street and will not cause significant overshadowing or loss of privacy. The dormer is positioned to the rear, minimising its impact on the streetscape.

7. Conclusion

The proposed alterations represent a modest and sympathetic enhancement to the existing dwelling, providing additional living space for the family while respecting the character and appearance of the area. The design accords with national and local planning policies and is considered an appropriate form of development for the site.