PROPOSED ALTERATIONS AND EXTENSION

TO 39 HALL ROYD WALK, SILKSTONE COMMON

FOR MR AND MRS J EVERITT

DESIGN & ACCESS STATEMENT



REF: 1135-3A

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The site:
The property is a traditional 3 bedroom semi detached dwelling in an established residential area, approx 3.5 miles west of Barnsley town centre.

The proposals:
The property occupies a plot in a quiet cul-de sac backing on to mature trees which shield it from a large dwelling to the north east and woodland to the east.

The property benefits from a rear single storey extension at present and the proposal involves the demolition of this and the construction of a new larger 2 storey rear extension and a relatively modest single storey side extension to provide improved facilities to this family dwelling. The 3rd bedroom that exists at present is very small and isn't really suitable for a growing teenager. Thus the proposal also includes for the provision of a new entrance porch to the front of the property with an extension to this bedroom above. This will create an attractive entrance feature to the property whilst also addressing the need to try and improve this 3rd bedroom.



The properly also has at present a large garage to the rear/side. As in many properties vehicular access to this garage is very difficult and thus it is only used as storage space. The proposal includes for the demolition of this garage, which will improve the rear garden quite dramatically. The size of the additional extension at ground floor level, including the entrance porch, is in fact approximately the same size as the garage and thus there will be no increase in the footprint of the built form on the plot.

The extension will be constructed in materials generally to match the existing house, ie facing brickwork walls, UPVC windows and doors and concrete roof tiles. The massing and roof forms of the extension sit very comfortably with the existing property and are consistent with the design approach on the estate, where a variety of house types, extensions, materials, etc create an interesting visual mix.



Site access and highways:
Hall Royd Walk is an adopted road and access to the property and its neighbours will not be affected by this proposal. The property will be able to accommodate 2 cars as at present.

Summary:
In conclusion it is considered that the extension and alterations will provide excellent additional facilities to this family dwelling. This will be done in a manner, which will sit comfortably with the existing building and surrounding properties and will have no detrimental affect on any of these properties.