

Design and Access Statement
Proposed Extension
3 Victoria St
Barnsley

ANDY CUDWORTH ARCHITECTURE
4 STONEYLEA COURT, WESTERN STREET, BARNSELEY, S70 2BP
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DESIGN

OUTLINE OF THE SITE

The site fronts onto Victoria Street. The street is generally made up of detached, semi-detached and terraced two and three storey houses, with on and off street parking, with private parking to the front of some dwellings. The dwelling in this application is an unextended semi detached house.

SITE DEVELOPMENT POTENTIAL

As the site is in a well established housing area, only housing use has been explored, as other uses would be considered detrimental to the existing neighbours. The client wishes to extend the kitchen at the rear. The client wishes to provide plenty of light into this kitchen and therefore we have considered a Victorian design orangery appropriate.

USE

It has previously been established that housing use is most appropriate.

AMOUNT

The amount of development has been designed so that it reflects the density of those surrounding properties.

The size and scale is designed to be in keeping with those in the locality and within a size of dwelling in the locality.

LAYOUT

The proposed extension is modest in size, in fact it almost complies to be erected within PD. It will be built in stone to match with timber framing to replicate Victorian architecture.

SCALE

The material, shape and scale of windows and doors have been chosen to match the traditional scale of those in the neighbourhood.

LANDSCAPING/AMENITY SPACE

There is no existing landscaping of the site of any valuable public interest. The main areas of the site are grass/lawn. These are to be retained.

No trees are proposed to be removed as a result of this proposal.

APPEARANCE

The appearance is designed to be traditionally Victorian and be of high quality materials and workmanship, including lime mortars to match existing.

ACCESS

No changes to any existing access is proposed and the proposal does not affect any existing parking or access provision.

22/02/18..... Signed.....A Cudworth...