

DESIGN STATEMENT FOR PROPOSED SINGLE STOREY SIDE GARAGE EXTENSION INCORPORATING UTILITY AND DINING WITH INTERNAL ALTERATIONS AT 32 WAKEFIELD ROAD, STAINCROSS, BARNSELY S75 6JY.

THIS REVISED DESIGN STATEMENT IS BASED ON THE DESIGN STATEMENT SUBMITTED BY 'DRAW IT' ARCHITECTURAL SERVICES FOR APPLICATION NUMBER 2013/1064 AND THIS IS ACKNOWLEDGED.

ASSESSMENT:

The bungalow overlooks the Limes Golf Course and therefore has no residential properties overlooking it. The properties on this street scene are mixed individual properties varying in heights, which consist of single to two storeys with differing design characteristics. All properties are well spaced and share generous depth front gardens, giving an element of privacy from Wakefield Road.

The Bungalow is one of three bungalows built on Wakefield Road and shares the same design traits. The principle features are the main entrance front door and the two protruding bay windows either side, these features give front elevation undulating depth and shadowing.

This property had an extension previously carried out on the left hand side, over five years ago, which created the Living Room. This extension comprised of matching bricks and was built flush with the main front elevation. The roof tiles were also matched and the ridgeline maintained with the existing.

A similar previous application (2013/1064) was approved on the 12th November 2013 by the local Planning Authority (Barnsley).

DESIGN:

The proposed scheme is to provide an extension on the right hand side, which will accommodate an attached single garage to the front, with a kitchen extension and utility towards the rear.

The front facade of the proposed garage would imitate the undulation of the bay windows and the roof ridge line would be continuous as the previous extension was and consistent with the main bungalow.

This revised application has the width of the front of the garage increased from 3779mm to 4079mm (i.e. 300mm) as a result of the left hand wall of the proposed garage now being placed in-line with the right hand façade of the existing building as opposed to being within the garage itself on the earlier application. Additionally, whilst maintaining the pitch of the main house roof and contiguous proposed extension roof, the front façade of the garage has been extended from 480mm to 1230mm (i.e. 750mm) away from the bungalow – a feature which is facilitated by virtue of the drive dipping away from the bungalow to the main road at approximately 1 in 14.

CONCLUSION:

Overall, the scheme is subtle and sympathetic to the original bungalow and previous extension. With the location and privacy this plot occupies and lack of street scene it has to conform to, therefore would blend easily into the existing property and street scene.

Anthony T Ward

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