

Design Statement

122 Barnsley Road,
Darton Barnsley
S75 5NU

for

Mr James O'Callaghan

Prepared By:

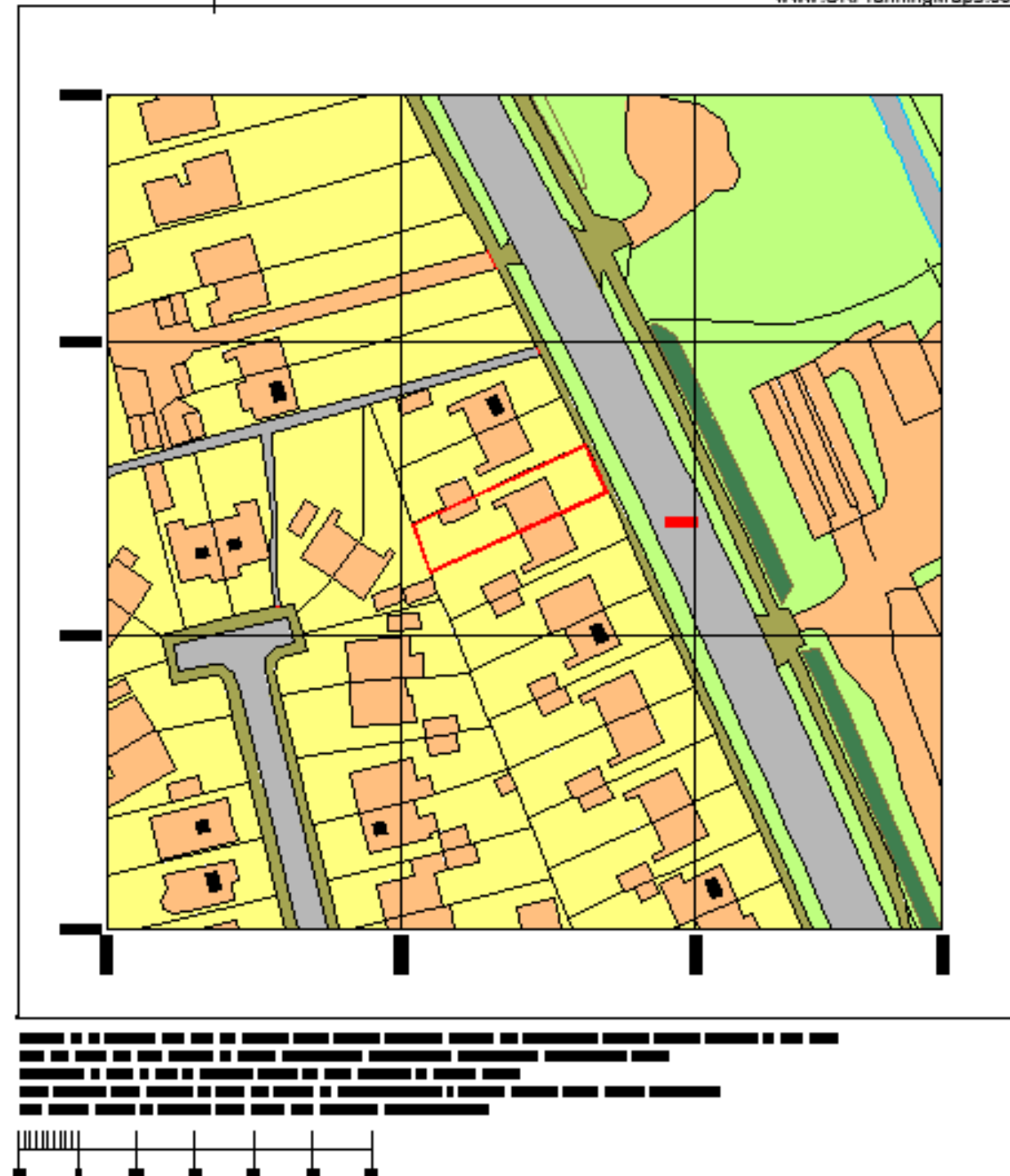
Inspo & Co.

Architectural Design Services

9 Limes Close,
Staincross, Barnsley
S75 6JS

Doc:
Sept 2021





Site Location

Proposed Ground Floor, Extension to rear of property

Design and Access Statement

USE

The semi-detached house provides residential accommodation typical of its village location. The property's layout is traditional with three bedrooms and a bathroom on the first floor. The ground floor has a small kitchen and dining room at the rear and lounge at the front.

The current occupants wish to update the cramped ground floor by building a modest single storey extension to the rear of the property allowing the kitchen to be made larger, open plan and introduce a downstairs W.C.

The existing house currently has a couple of deficiencies which the occupants would like to address:

- The current kitchen is cramped and has an inconvenient layout, the addition of an extension would allow the kitchen to offer better amenities to a growing family.
- The only bathroom in the property is on the first floor, an extension would allow better use of space and the introduction of a downstairs W.C.

The proposal is therefore to remove an existing outbuilding (attached to the house) and build to the same projection a single storey ground floor extension to the rear which will become the new kitchen.

LAYOUT

The rear first storey extension has had careful consideration and the final design is ultimately a modest 2.5m projection and 6.3m across the back (1.4m of which replaces the original outbuilding).

Multiple Neighbours have already extended in a similar nature and the development will not impinge on anyone's amenity. Total, additional 11.8m² floor space.

PROPOSED FINISHES

The rear extension will be rendered in a complementary off-white colour and new windows / doors will match existing.