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 proposal is a re-submission, following the withdrawal of the original application. The amended scheme has been put together following consultation with Mr Graham Northern, the planning officer and takes on board his comments and recommendations.

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 construction of a new 2 storey side extension and single storey extension to the front to provide improved facilities to this family dwelling.



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 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, upon completion.

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.