



KUFIC ® .. SUITE 24 . BATLEY BUSINESS PARK
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DESIGN & ACCESS STATEMENT

SINGLE STOREY EXTENSION TO DWELLING

OAKWORTH, BIRKDALE RD, DEWSBURY

Introduction

Currently the property at Oakworth, Birkdale Rd is an occupied detached private residential dwelling. The Client seeks to demolish the existing UPVC conservatory extend at Ground floor level to accommodate a larger kitchen and dining area

Use

The building is currently a private dwelling.

The proposal seeks to extend at ground floor level.

Amount

The existing building footprint is 75sqm. The proposed extension at ground floor level, will increase the floor area by 35sqm.

Layout

The proposed extension will be an extrusion of the existing ground floor and as such, will remain congruent to the host property and the wider street scene.

Scale

The existing building will retain its dominance and the extension at ground floor level will be subservient and subtle in scale so not to detract from the existing.

Landscaping

The external areas will be maintained as existing with the extension replacing an existing conservatory.

Appearance

The extension will compliment the host property in terms of its appearance. It will be constructed from natural coursed stone and roofing materials to match existing. The extension will continue the architectural details exhibited by the host property..

Access & Parking

With access from Birkdale Road, the facility will have good access supplementing the existing strong public transport links and access for pedestrians. The extension will e fully compliant with Part M of the Building Regulations.