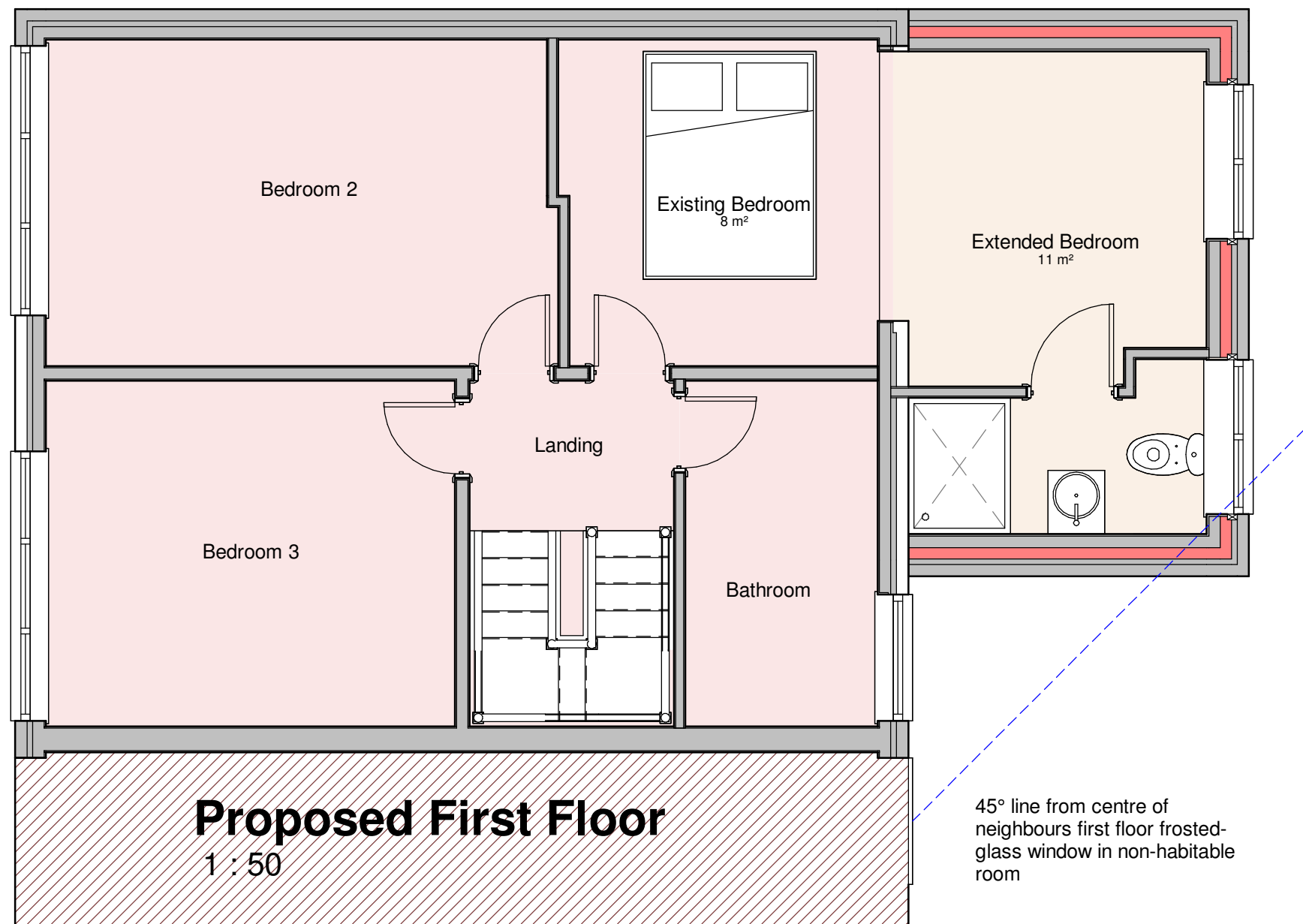
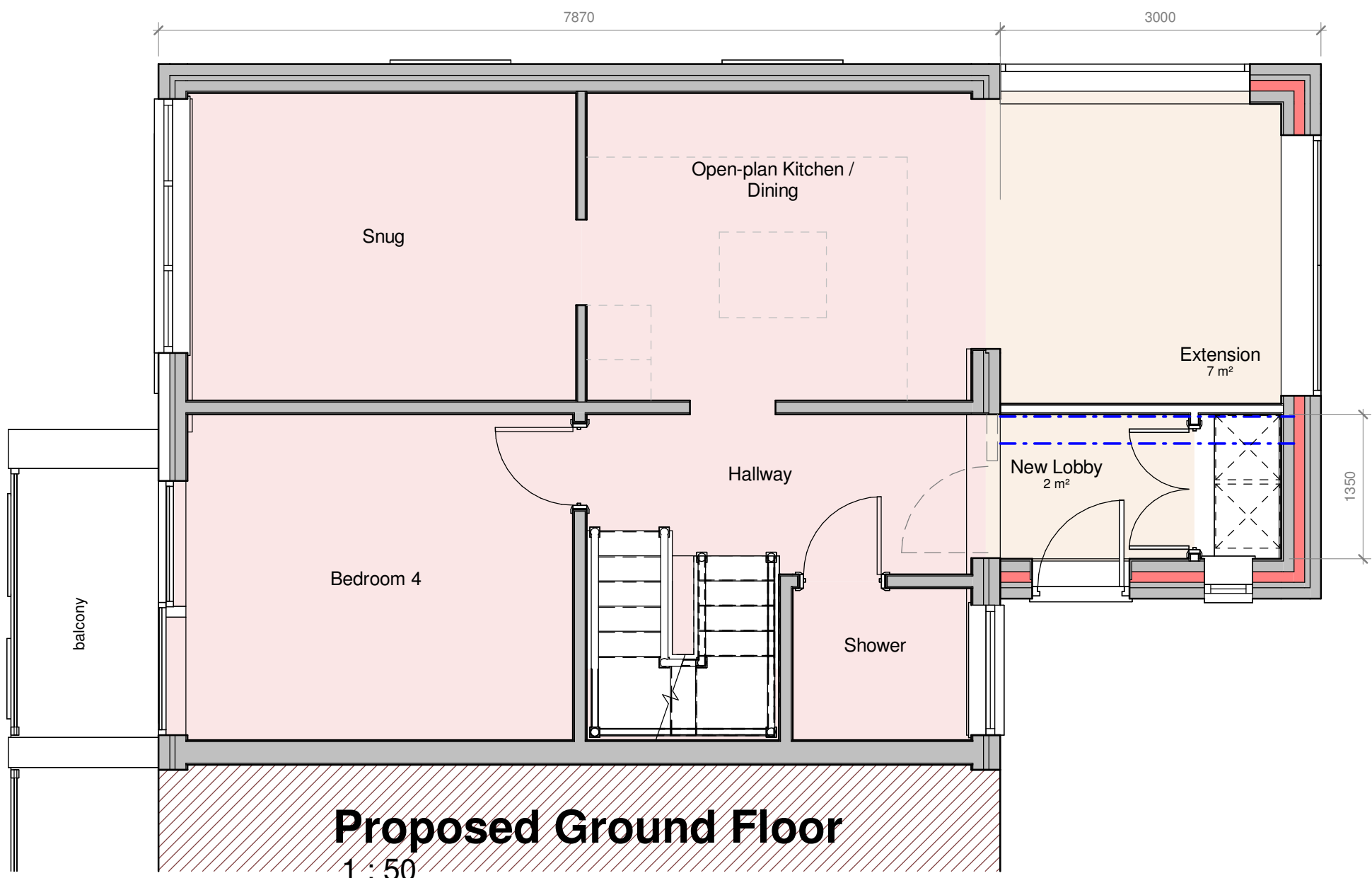




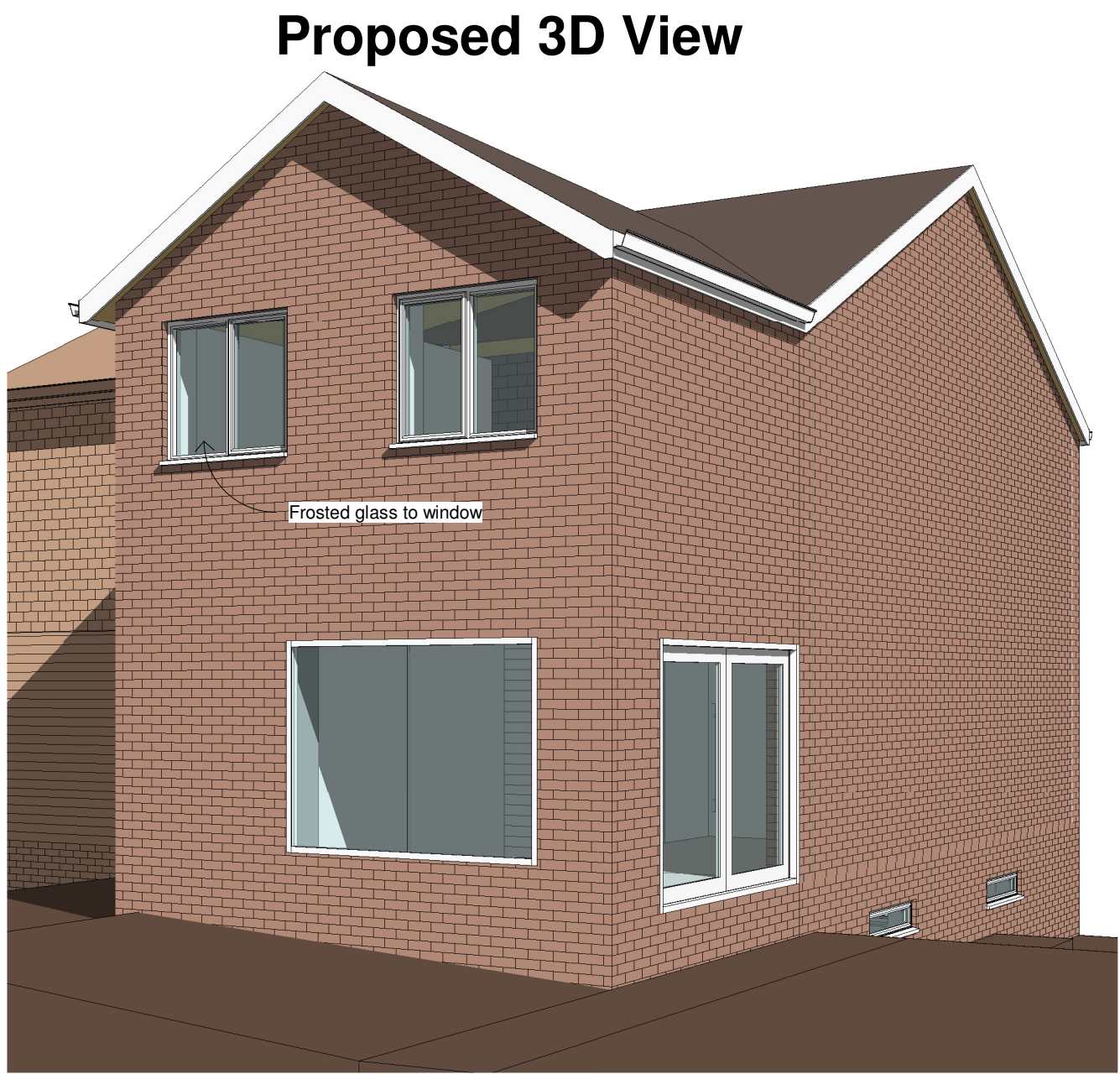
Proposed First Floor
1 : 50



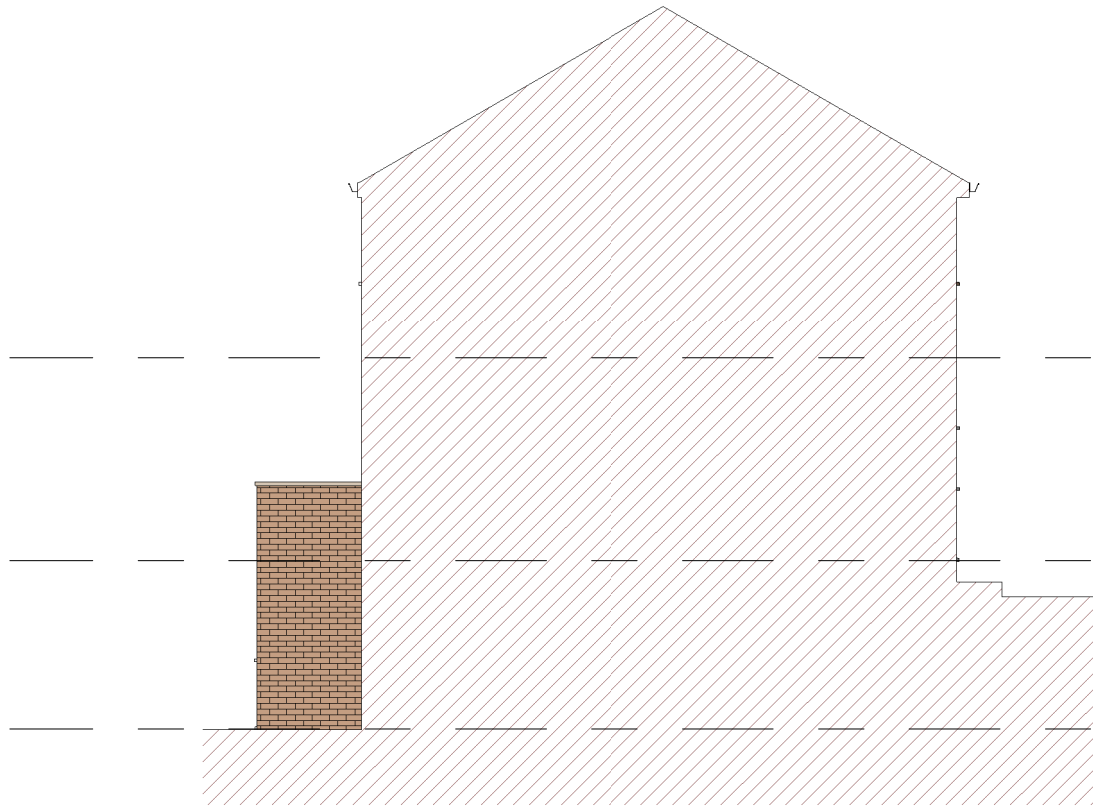
Proposed Ground Floor
1 : 50



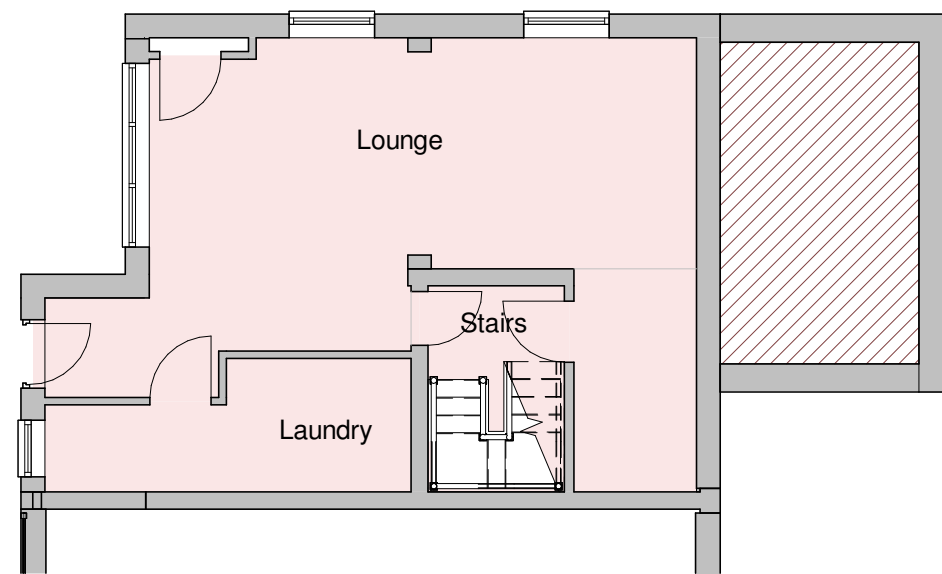
Existing 3D View



Proposed 3D View



Unchanged Neighbouring Elevation
1 : 100



Unchanged Lower Ground
1 : 100

MATERIALS
Walls - Facing brick to match existing
Roof - Concrete tile to match existing
Windows - uPVC Double-glazed Units (Anthracite)
Doors - Reuse existing composite door and Anthracite uPVC French doors to side.
Rainwater Goods - Plastic Fascias and guttering (White) to match existing

PLANNING STATEMENT
Whilst front extensions are typically resisted by planning departments, this application is quite unique in its scenario. No 12 Brookroyd Gardens is the end dwelling in a terrace of approximately 6 dwellings and benefits from a large corner garden plot. The easier 'ask' would be to "bolt-on" a 2-storey side extension, but that would lose much of the garden space, so in this instance the proposal is to extend to what is called the front of the property.
The front does not face a highway and cannot really be viewed without walking past all the other dwellings of the terrace. The front garden backs on to the rear gardens of those residential properties on Brookroyd Lane, however, (as can be seen annotated on the site plans) the opposing properties are sited 24m away and so with a simple 3m extension they are still 21m away and therefore there are no overlooking issues, there is no loss of privacy.
The adjacent property does have a first floor window near to the party wall, however, this is a window fitted with frosted glass as it serves the bathroom.

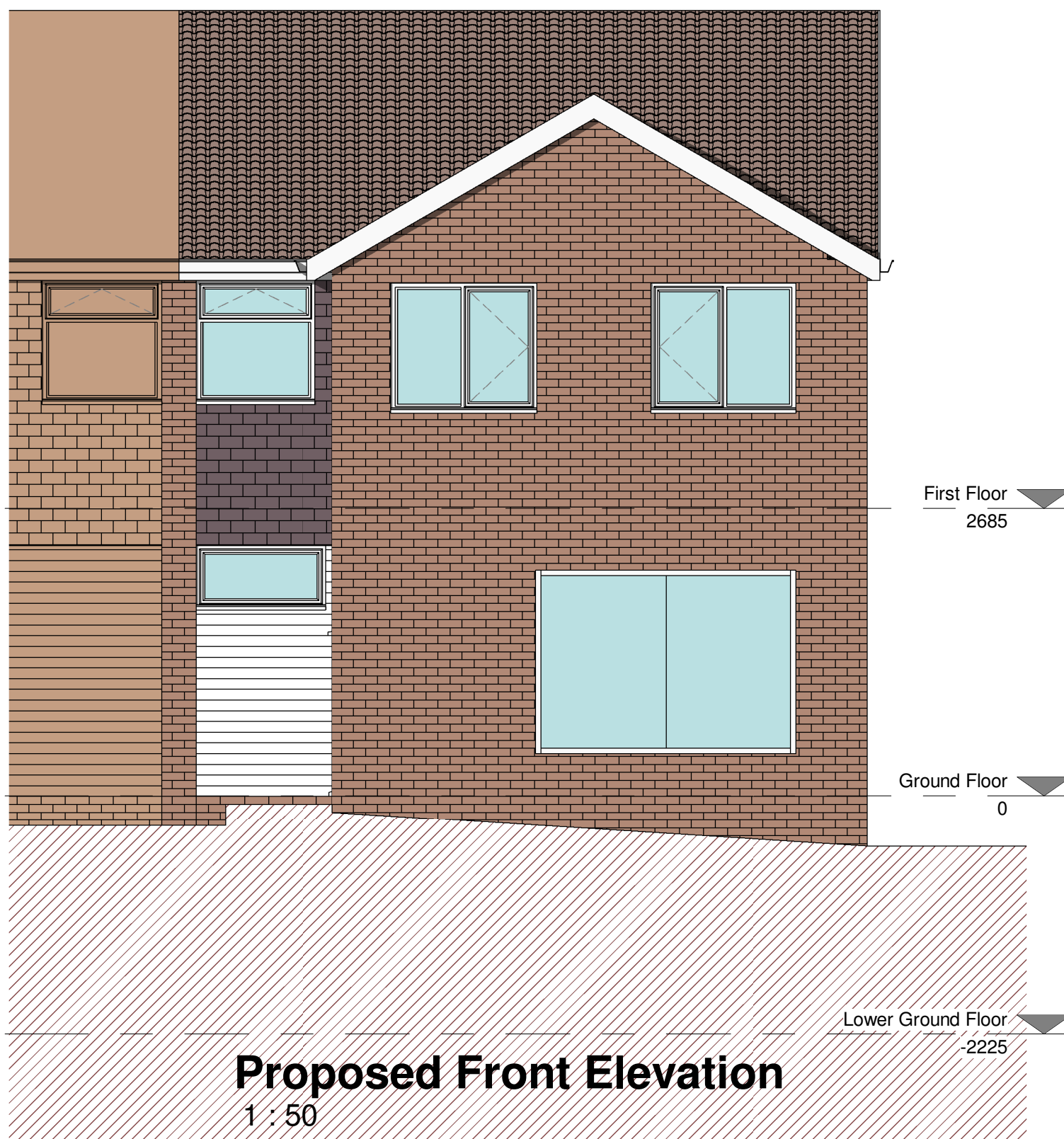
We look forward working with the planning department in gaining a positive result on this proposal..



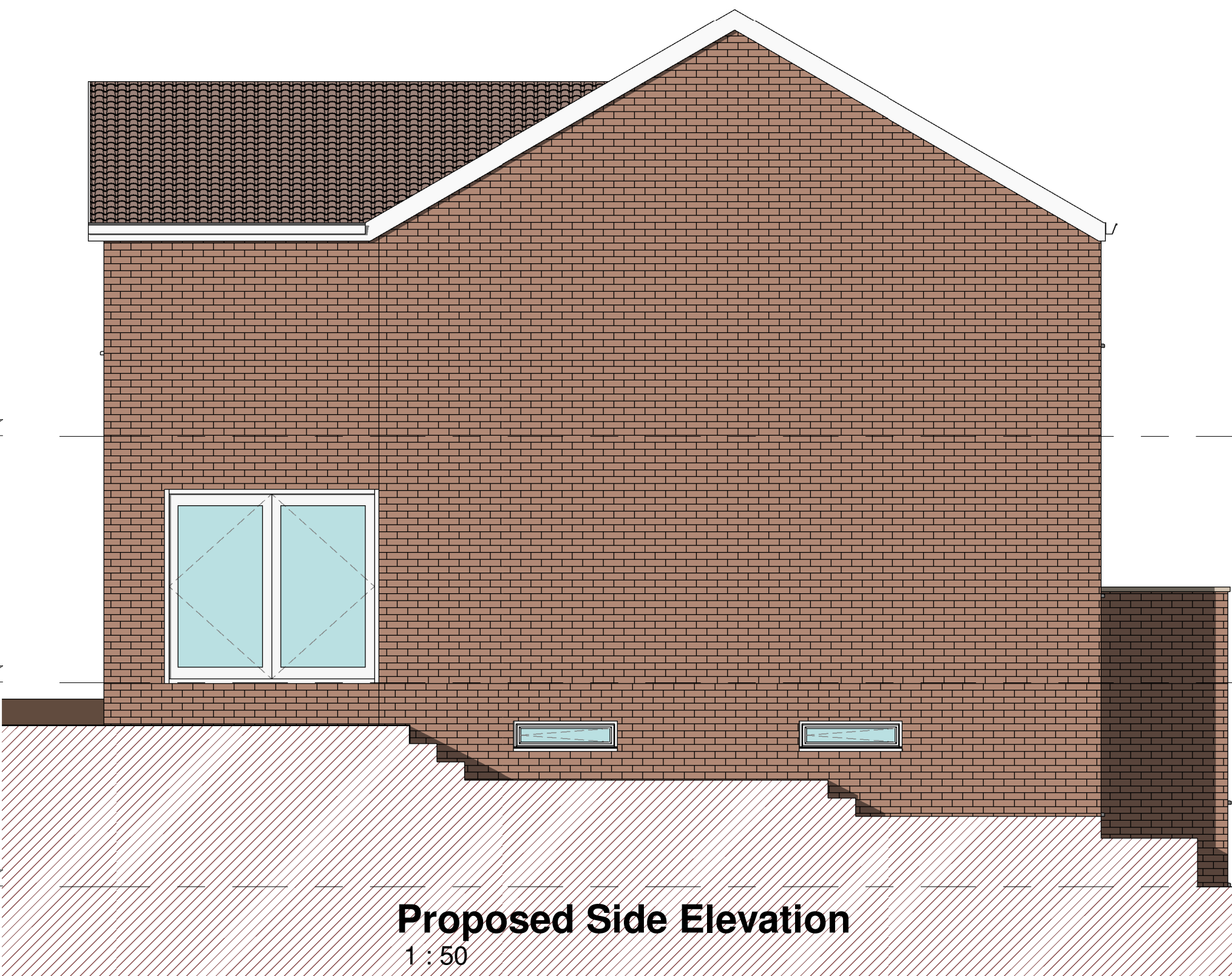
Existing



Proposed



Proposed Front Elevation
1 : 50



Proposed Side Elevation
1 : 50



Unchanged Rear Elevation
1 : 50

A 13/10/25 First issue [AB]

Revision	Description	
Location		
Two-storey Extension		
G & S Lord 12 Brookroyd Gardens Birstall WF17 0ER		
Title		
Proposed Plans, Elevations and Statement		
Scale	Drawing No.	Revision
As indicated @A1	S25513 / P03	A
hello@.spokelimited.co.uk		tel: 0113 335 0975

SPOKE
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