



## **Design and Access Statement**

### **Proposed Extensions and Alterations to Existing Bungalow to Form a 4-Bedroom Detached Two-Storey Dwelling Norcroft Grange, Denby Dale**

#### **1. Introduction**

This Design and Access Statement accompanies a householder application for the extension and alterations of an existing single-storey bungalow to create a four-bedroom, detached two-storey dwelling at Norcroft Grange, Denby Dale.

The proposal is a self-build project and has been carefully designed to respond positively to the character of the surrounding area, the site constraints, and relevant planning considerations. The scheme seeks to enhance the existing dwelling while remaining sympathetic to its context.

#### **2. Site and Surroundings**

The application site is located at Norcroft Grange, Denby Dale, within an established residential area characterised by detached dwellings of varying sizes and forms. The immediate locality includes a mix of bungalows and two-storey properties, with traditional architectural detailing and generous plot sizes.

Existing mature trees are present on and around the site. A detailed tree survey and site plans accompany the application and confirm that the proposed development will not adversely affect retained trees or their root protection areas.

#### **3. Design Principles and Concept**

The proposed design involves extending and remodelling the existing bungalow to create a well-proportioned two-storey family home. The design approach has been guided by the following principles:

- Respecting the scale, massing, and architectural character of nearby dwellings
- Ensuring the development integrates comfortably within the street scene
- Providing high-quality internal accommodation suitable for modern family living
- Minimising visual impact and safeguarding existing natural features

The resulting dwelling will appear as a cohesive and balanced two-storey home rather than an over-dominant addition to the existing structure.

#### **4. Scale, Layout and Appearance**

The completed dwelling will comprise four double bedrooms arranged over two floors, providing flexible and spacious accommodation. A double integral garage is incorporated into the design, ensuring practical off-street parking while maintaining a clean and uncluttered frontage.

The scale and proportions of the proposed building are consistent with other two-storey dwellings in the immediate area. Roof forms, fenestration, and elevations have been designed to reflect the prevailing architectural style, ensuring the development is visually harmonious with neighbouring properties.

The proposal will not result in undue overlooking, loss of privacy, or visual harm to surrounding dwellings.

## **5. Materials**

Materials will be carefully selected to complement the existing architectural language of the area. External finishes will reflect those commonly found locally, ensuring visual continuity within the street scene.

As a self-build project, all materials and the construction workforce will be sourced locally where possible, supporting local businesses and reducing the environmental impact associated with transportation.

## **6. Landscape and Trees**

The submitted tree survey and site plans demonstrate that the proposal has been designed to avoid harm to existing trees. No protected trees will be adversely affected, and appropriate separation distances will be maintained throughout construction.

The development will retain the established landscape character of the site, ensuring that the proposal is not visually harmful and continues to contribute positively to the local environment.

## **7. Access and Parking**

Safe and convenient access to the site will be maintained via the existing access arrangements. The inclusion of a double integral garage provides adequate off-street parking in accordance with local standards, reducing reliance on on-street parking and supporting highway safety.

Pedestrian access to the dwelling is clear, level, and straightforward.

## **8. Sustainability**

The proposal represents an efficient reuse and enhancement of an existing building. The self-build nature of the project allows for a high level of control over construction quality, materials, and workmanship, with opportunities to incorporate modern energy-efficient construction methods and services.

## **9. Conclusion**

The proposed extensions and alterations at Norcroft Grange, Denby Dale, represent a high-quality and sensitive development that enhances the existing dwelling and provides a well-designed family home.

The proposal:

- Is in keeping with the architectural character of the surrounding area
- Will not harm existing trees or the visual amenities of the site
- Provides appropriate access and parking
- Supports local materials and labour through a self-build approach

Overall, the development is considered to be a sustainable, visually appropriate, and policy-compliant proposal that will make a positive contribution to the area.