Garry Greetham associates limited

EXTENSION DESIGN STATEMENT

Relating to Proposed
2 Storey Side Extension
and Various Internal Alterations
To: 155 Wilthorpe Road,
Redbrook, Barnsley. S75 1JQ.
September 2010.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. D. Short.

1 Introduction.

1.1 This is a brief Design Statement to support the submission of a formal planning application for the above-mentioned extensions and has been prepared by Garry Greetham M.C.I.A.T. of Garry Greetham Associates Limited, and is to be read in conjunction with the following drawings:

Property as Existing. Including Site and Location Layouts.	Dwg. No: 721-01.
Property as Proposed.	Dwg. No: 721-02.

1.2 The purpose of this brief Design Statement is to highlight the relevant and material considerations that need to be taken into account by the Local Planning Authority (LPA) relating to the design and external appearance of the proposed extensions.

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1.3 The design and size of the proposed side extension will complement the existing dwelling and hopefully shall sit well against the adjacent and surrounding properties and will create an attractive street scene and are as described below;

Two Storey Side Extension: the Ground Floor consists of a Utility Room to the front with an extension to the existing Kitchen to the rear.

The First Floor extension is to consist of an extension to the main bathroom; an extension to the existing rear Bedroom including En-Suite facilities to the same.

The Ground Floor extension will be set back from the front of the existing dwelling by approx. 750mm with a small lean to tiled canopy over, however the First Floor extension is to be set back even further from the existing dwelling front by approx. 2.30m – each will prevent any "terracing effect" if and when the neighbours choose to have any extensions carried out and will also provide the required shadow line.

This form of design (the set backs from Ground to First Floor) has been required; accepted and carried out across the South Yorkshire Local Authority regions over the last couple of years and this design being no different, will ensure that the proposed extensions being subservient to the original main dwelling.

2 Design of the Extensions.

2.1 In connection with the surrounding properties, they consist of similar designed semi-detached properties.

To the extension side of the property, separated by an existing 900mm high timber fencing separating the existing 2 driveways, is No.157 Wilthorpe Road, this being a standard height 2 storey residential semi-detached dwelling, with a gabled roof construction consisting of Rosemary tiles.

In front of the dwelling, facing the Wilthorpe Road frontage is a 600mm high wall with a hedge behind. This boundary treatment screens the front garden area, which the ground cover will be retained.

2.2 The external facing materials for the proposed extension will be agreed in full with the council before any works are commenced on site, but at this stage it is our clients intention to provide the following design and materials for this proposed project, and note that all these proposed materials will match the existing dwelling and surrounding properties, namely;

The 2 storey extension will have a main gabled roof construction matching the existing dwelling, with the use of matching red colour Rosemary tiles, with a lean to roof construction to the ground floor front extension.

The walling material will be matching the existing dark red brickwork with matching detail over, with the remainder of the extension being sand and cement render, again to match the original dwelling.

2.3 The materials proposed for the extensions, have been taken into account to reduce the future maintenance of the dwelling namely Dark Brown Wood Grain UPVC Windows and Doors and UPVC Barge and Facia boards including eaves.

All fencing proposed will be matching the existing with timber posts set into concrete.

2.4 Regarding crime prevention measures, several items, both internally and externally, have been catered for during the design stage namely;

Internally: External Doors with shoot bolt locking systems,
Windows with double latch system throughout,

Externally: P.I.R. lighting to the front entrance of the property,