



G a r r y
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EXTENSION DESIGN STATEMENT

Relating to Proposed
Single Storey Rear Extension
To: 11 Princess Grove,
Tankersley, Barnsley. S75 3BG.
September 2011.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. J. Ruddleston

1 Introduction.

- 1.1 This is a brief Design Statement to support the submission of a formal planning application for the above-mentioned rear extension 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:

Site Layout / Location Plan.	Dwg. No: 748-01.
Property as Existing.	Dwg. No: 748-02.
Property as Proposed.	Dwg. No: 748-03.

- 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 rear extension.
- 1.3 The design and size of the proposed rear 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;

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Single Storey Rear Extension, lean to roof construction: consists of utility room and adjacent W.C area with an extension to the existing Kitchen and separate Sun Lounge area.

2 Design of the Lean To Rear Extension.

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

To the drive way side of the property, separated by an existing timber fence, is No.9 Princess Grove, this being a recently built standard height 2 storey residential semi-detached dwelling, with a gabled roof construction consisting of concrete interlocking materials.

In front of the dwelling, facing the Princess Grove road frontage is a 900mm high stone wall. This boundary treatment screens the front garden area, which the ground cover will be retained however the existing concrete drive way will be altered to block paving construction.

- 2.2 The external facing materials for this proposed rear extension will be agreed in full with the council before any works are commenced on site, but at this stage it is our mutual 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 rear storey extension will have a lean to roof construction with gables to each end matching the existing dwelling, with the use of "Acme Sandstorm" dark red interlocking tiles – similar to Rosemary tiles or similar materials i.e. "Sandtoft 20-20" concrete interlocking tiles and matching dark red brickwork.

- 2.3 The materials proposed for the rear extension, have been taken into account to reduce the future maintenance of the dwelling namely UPVC Windows and Doors; UPVC Facia boards; pointed eaves; the main external walling is also solely constructed of brickwork with no render which obviously means no maintenance problem.

The existing boundary treatment between the neighbouring properties will be retained.

- 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,