Garry Greetham associates limited

EXTENSION DESIGN STATEMENT

Relating to Proposed 2 Storey Side Extension To: 8 Dove Road, Wombwell, Barnsley. S73 0TE. January 2011.

Applicants: Garry Greetham Associates Limited on behalf of Clients: Mr. & Mrs. M. Elliott.

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:

Site Layout / Location Plan.	Dwg. No: 733-01.
Property as Existing.	Dwg. No: 733-02.
Property as Proposed.	Dwg. No: 733-03.

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 extensions.

1.3 The design and size of the proposed 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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Two Storey Side Extension: the Ground Floor consists of a garage with garage doors front and rear therefore allowing vehicle access to the existing garage located to the rear;

The First Floor consists of a single bedroom with en-suite facilities, which is the whole of this first floor extension.

The Ground Floor extension will project slightly to provide a small tiled canopy which extends over the front door way, however as per recent requirements, the First Floor extension however is to be set back by approx. 450mm, and this will provide the required shadow line.

This will also drop the extension ridge line from the main dwelling ridge line, therefore ensuring that the proposed extensions being subservient to the original main dwelling.

2 Design of the Side Extension.

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

To the extension side of the property, (between the existing driveways) is No.10 Dove Road, this being a standard height 2 storey residential dwelling, with a gabled roof construction consisting of concrete interlocking materials.

In front of the dwelling, facing the Dove Road frontage is a brick dwarf wall. This boundary treatment screens the front garden area, which already the ground cover has previously been altered to accommodate an additional car parking provision.

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 gabled roof construction matching the existing dwelling, with the use of profiled concrete interlocking tiles. The walling material will be matching the existing buff brickwork.

2.3 The materials proposed for the extension, have been taken into account to reduce the future maintenance of the dwelling namely UPVC Windows and Doors; UPVC Facia boards, including eaves; pointed verges; the main external walling is also solely constructed of brickwork.

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,