Garry Greetham associates limited

EXTENSION DESIGN STATEMENT

Relating to Proposed 2 Storey Side Extension and Single Storey Rear / Front Extension To: 4 Worsbrough Road, Birdwell, Barnsley. S70 5QT. March 2011.

Applicants: Garry Greetham Associates Limited on behalf of
Client: Mr. I. Wood.

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: 601-01.
Property as Existing.	Dwg. No: 601-02.
Property as Proposed.	Dwg. No: 601-03.

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 extensions 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;

Residential Design Consultant

Westwood House
18 Carr Lane, Tankersley
Barnsley, South Yorks. S75 3BE
Telephone/Fax: 01226 746573

Member of the British Institute of Architectural Technologists
Registered in England 5451918

Directors: G. G. Greetham; J. A. Greetham

2 Storey Side Extensions: the Ground Floor consists of a double garage to the front and providing kitchen / dining and utility area to the rear of the extension,

This Ground Floor extension will provide off shot extensions to allow a porch area to the front and kitchen / dining area to the rear, however as per recent requirements, the First Floor extension is to be set back by approx. 450mm to both the front and rear, 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 Extensions.

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

To the extension side of the property, separated by an existing red brick wall, adjacent the existing driveway is an area of open space.

In front of the dwelling, facing the Worsbrough Road frontage is a 600mm min. high brick wall. This boundary treatment screens the front garden area, which the ground cover will have to be altered to accommodate the car turning provision.

2.2 The external facing materials for these proposed extensions 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;

All these extensions will have hipped roofs, construction matching the existing dwelling, with the use of flat slate effect interlocking tiles.

The walling material will all be matching the existing smooth red brickwork with Artstone heads and cills as applicable, again to match the original dwelling.

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

The existing brickwork boundary walling between the property and the adjacent open space area 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.