Garry Greetham associates limited

EXTENSION DESIGN STATEMENT

Relating to Proposed Single Storey Rear Extension and Detached Workshop to Rear To: 12 Derwent Place, Wombwell, Barnsley. S73 0RT.

May 2013.

Applicants: Garry Greetham Associates Limited on behalf of Clients: Mr. M. Thomas & Miss K. Sills.

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:

Elevations as Existing. Including Site Layout / Location Plan.	Dwg. No: 764-01 rev.A
Layout as Existing.	Dwg. No: 764-02.
Property as Proposed.	Dwg. No: 764-03 rev.D
Detached Workshop.	Dwg. No: 764-06 rev.C

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 extensions will complement the existing bungalow and hopefully shall sit well against the adjacent and surrounding bungalows and will create an attractive street scene and are as described below;

Single Storey Rear Extension: this consists of extensions to the kitchen, Bathroom and rear Bedroom areas.

The Kitchen extension will project slightly to provide a gabled and hence vaulted roof design to allow "roof lights" to this area, the remainder of the proposed roof will be a matching hipped construction.

2 Design of the Rear Extensions.

2.1 In connection with the surrounding properties, they consist of similar designed detached bungalows, some with side and rear extensions.

To the driveway side of the property, separated by an existing timber fencing, is No.11 Derwent Place, this being a standard height single storey residential bungalow, with a main hipped roof construction consisting of concrete interlocking materials however with a flat roof rear extension.

To the rear of the bungalow, facing the bungalows fronting Medway Place, is an existing 2.00m high concrete post and concrete panel fence. This boundary treatment screens the rear garden area, which the ground cover will be retained as grassed areas.

2.2 The external facing materials for the 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 bungalow and surrounding properties, namely;

The single storey rear extension will have a hipped / gable roof construction matching the existing bungalow, with the detached garage having a lower pitched gabled construction with the use of grey coloured profiled concrete interlocking tiles.

The walling material will be matching the existing buff brickwork with matching soldier course over the external store door, with the remainder of the extensions being pebble dash render, 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 bungalow namely UPVC Windows and Doors; UPVC Barge and Facia boards including eaves; the main external walling is also solely constructed of brickwork with no render which obviously means no maintenance problem.

All fencing proposed will utilise concrete posts with concrete kicker rails to the base, therefore reducing the chance of any timbers rotting.

The existing boundary treatments 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 and also to the existing driveway.