Birkett Cole Lowe
ARCHITECTS

HAWK WORKS
105A MARY STREET
SHEFFIELD S1 4RT
Tel +44 (0) 114 275 7260
Fax +44 (0) 114 275 7254
thepartners@birkettcolelowe.com
www.birkettcolelowe.com

3523

7th MARCH 2012

2 PRINCESS GARDENS, WOMBWELL, BARNSLEY
PROPOSED SINGLE STOREY EXTENSION

PLANNING STATEMENT

The house has a conservatory at the rear of the property that provides additional indoor space on warm days. The house has a relatively small kitchen and a lounge on the ground floor, but with no space for a dining table. At present the applicant is using the conservatory as a dining room, but it is too cold in the winter and requires an excessive use of energy to keep it warm.

The applicant proposes to remove the conservatory superstructure, but retain the existing foundation walls, and construct a new dining room off the existing footings. The kitchen window, door and central pier will be removed to enable the kitchen to be increased in size and form part of the new accommodation. There will be a large glazed pair of doors facing the garden and projecting window seat on the eastern side. It is proposed to provide a glazed door into the side for convenient access from the kitchen to the garden.

The new superstructure will be constructed with a highly insulated timber frame to minimise the load on the existing foundations. It is not possible to form a pitched roof without interfering with the existing bedroom window; consequently it is proposed to use a flat roof concealed behind a parapet and drained via a hopper to an external rainwater pipe. The exterior will be clad with cement render to provide a durable but lightweight enclosure.

PARKING PROVISION

Prior to the applicant purchasing the property part of the front garden had been paved providing parking for two/three cars. This is similar to the other properties on the street and in the area generally. The new accommodation does not affect the number of parking spaces nor does it increase the need for additional parking provision.

RIBA
Chartered Practice

Partners
Nicholas J. Cole B.A. Dip. Arch. RIBA
C. Nicholas S. Lowe B.A. Dip. Arch. RIBA
Consultants
Geoffrey P. Birkett B.Sc. B.Arch. RIBA
J. Barry Price Dip. Arch. (Birm) RIBA