Garry Greetham associates limited

EXTENSION DESIGN STATEMENT

Relating to Proposed Single Storey Side and Rear Extension To: 27 Aldham Crescent, Wombwell, Barnsley. S73 8ES. July 2010.

Applicants: Garry Greetham Associates Limited on behalf of Clients: Mr. L. Willingham & Ms. V. Clarke.

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 Plans.	*Dwg. No: 723-01.*
Property as Existing.	Dwg. No: 723-02.
Property as Proposed.	Dwg. No: 723-03.

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.

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

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;

Single Storey Side Extension: the Ground Floor consists of an attached garage to the side with a Kitchen and Dining wrap around Extension to the rear.

The Ground Floor extension will be set back from the front of the existing dwelling and will wrap around the original building to the rear with a hipped roof construction.

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 garage extension side of the property, separated by the existing driveways is No.29 Aldham Crescent, this being a standard height 2 storey residential dwelling, with a hipped roof construction consisting of rosemary interlocking materials.

To the other side is the attached semi-detached property at No. 25 Aldham Crescent.

In front of the dwelling, facing the Aldham Crescent road frontage is a 600mm high brick wall with foliage behind. This boundary treatment screens the front garden area, which the existing driveway construction being retained, still providing 2 no. car parking provisions in front of this proposed garage location.

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 use matching red brick facing material for the external walling, with flat profile concrete interlocking roofing materials. The external doors and windows will be constructed of white UPVC, with black rainwater goods, all to complement the existing dwelling.

2.3 The design and materials of the proposed extensions, will match the existing dwelling and surrounding properties, namely;

The single storey extension will have a hipped roof construction matching the existing dwelling, with the use of Marley Modern flat profiled concrete interlocking tiles, colour to match the existing dwelling with red ridge and valley tiles.

The walling material will be matching the existing dark brickwork again to match the original dwelling.

2.4 The materials proposed for the 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 with no render which obviously means a maintenance problem.

2.5 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,