Garry Greetham associates limited

# EXTENSION DESIGN STATEMENT

## Relating to Proposed Rooms within Roof Space and Bay Window Extensions To: "Hillside" 151 Milton Road, Hoyland, Barnsley. S74 9BG. November 2010.

Applicants: Garry Greetham Associates Limited on behalf of Clients: Mr. & Mrs. C. Pickering.

## 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: 730-01. |
| Property as Existing. | Dwg. No: 730-02. |
| Property as Proposed. | Dwg. No: 730-03. |

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.

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1.3 The design and size of the proposed extensions will complement the existing dwelling and shall sit well against the adjacent and surrounding properties and will create an attractive street scene and are as described below;

*Rooms within Roof Space: the original First Floor did provide several rooms* in this space however, this proposed design requires the whole roof to be lifted as shown, to allow greater room to be created – whilst still retaining the overall appearance of the original elevation i.e. gabled projection to the front.

The First Floor will now consist of a master bedroom with en-suite facilities; 2 no. further bedrooms with a separate shower room and providing 2 no. store areas.

The Ground Floor bay window extensions will project slightly to provide a small hipped tiled roof over each.

## 2 ***Design of the Extensions.***

2.1 In connection with the surrounding properties, they consist of similar detached *properties, some with extensions.*

To each side of the property, separated by an existing brick wall with beech hedging, is No.149 Milton Road and Pond's View, this being matching dormer bed roomed bungalows - similar due to the existing gradient of the ground, with gabled roof construction consisting of concrete interlocking / rosemary materials.

In front of the dwelling, facing the private drive frontage is a 900mm high stone wall to the garden side increasing to approx. 1800 / 2000 to the drive side due to the existing ground slope. This boundary treatment screens the front garden area, which the ground cover will be retained.

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 dwelling and surrounding properties, namely;

The First Floor Rooms in roof space extension will be created via increased buff brickwork cavity walling together with a gabled roof construction matching the original design of the existing dwelling, with the use of Old English Rosemary tiles over the complete full roof structure, including the dormer roofs to the proposed windows.

The front walk in bay window extension walling material will be matching the existing buff brickwork, with Old English Rosemary Tiles to these new roofs.

All proposed windows will be white UPVC with dark brown UPVC fascia, barge etc and rain water / soil goods – all to match the existing property.

2.3 The materials proposed for the extensions, have been taken into account to reduce the future maintenance of the dwelling namely White UPVC Windows; dark Brown UPVC Barge and Facia boards including eaves; the main external walling is also solely constructed of matching buff brickwork – this results in the removal of the existing rendered areas which obviously means a maintenance problem.

All fencing; beech hedgerow and brickwork boundary walling 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,