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EXTENSION DESIGN STATEMENT

Relating to Proposed
Single Storey Rear Extension
and Single Storey Side Extension
acting as Granny Annexe
To: 23 Preston Avenue,
Jump, Barnsley. S74 0JH.

May 2011.

Applicants: Garry Greetham Associates Limited on behalf of
Client: Ms. J. Hornsby.

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:

Property as Existing.	Dwg. No: 649-01.
Including Site and Location Layouts.	
Property as Proposed.	Dwg. No: 649-02.

- 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 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 acting as a Granny Annexe: this will consist of a Living area (including Kitchenette area); separate Bedroom and separate Shower Room. Access to this Granny Annexe provided by both the french doors and also via new doorway from the existing dwelling thus providing access for the family in case of emergency.

The single storey rear extension will provide a Dining Room extension to the main dwelling access provided from the existing Kitchen area.

Both these extensions have been set back from both the frontage and side boundaries 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.

To the side extension side of the property, separated by an existing hedgerow and timber fence, (between the existing footpath) is No.21 Preston Avenue, this being a standard height 2 storey residential dwelling, with a gabled roof construction consisting of Rosemary interlocking materials.

The adjoining semi-detached dwelling (No. 25 Preston Avenue) is a standard 2 storey property with a hipped roof construction.

- 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;

The single storey side extension will have a hipped roof construction matching the existing dwelling with the use of flat profiled concrete interlocking tiles, however the rear single storey extension will have a lean to roof construction, this being vaulted to provide additional feature and includes the use of roof light windows to the roof.

The front walling material will be matching the existing red brickwork with matching snap projecting headers acting as cills.

- 2.3 The materials proposed for both 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 will match the existing property namely brickwork to the lower part with matching sand and cement render to the upper areas.

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

- 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,