



G a r r y
Greetham
associates
limited

EXTENSION DESIGN STATEMENT

Relating to Proposed
2 Storey Rear Extension
and Internal Alterations
and Detached Garage Ridge Height increased
To: Unit 1, "Blacker Grange Farm",
Blacker Hill, Barnsley. S74 0RP.
May 2011.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. M. Wilkinson.

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.	Dwg. No: 741-01
Location Plan.	Dwg. No: 741-02.
Property as Existing.	Dwg. No: 741-04.
Property as Proposed.	Dwg. No: 741-05.
Detached 3 block garages.	Dwg. No: 741-07.

- 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 extension / alterations.

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- 1.3 The design and size of this proposed 2 storey rear extension will complement the existing farm house and hopefully shall sit well against the adjacent and surrounding proposed conversions – which are yet to be commenced, and are as described below;

2 Storey Rear Extension: the Ground Floor consists of a living area totally providing access to the dining and kitchen areas and hence the main dwelling.

The First Floor extension is to consist of a master bedroom, with access to walk in wardrobe and en-suite facility.

This rear 2 storey extension will simply be a continuation of the main portion of the existing rear area of the farm house and also note that the proposed roofing construction – including the raised portion of roof over the existing rear farm house area, will also be lower than the existing ridge line of the main dwelling ridge line, therefore ensuring that the proposed extension being subservient to the original main farm house.

Also note that with regards the already approved detached 3 block of garages, we require to raise the ridge height to accommodate an area of storage therein and as this 3 block is located adjacent Unit 3 which is a full 2 storey property, this increase in ridge height should not look too obtrusive.

2 Design of the Rear Extension.

- 2.1 In connection with the surrounding properties, they consist of similar designed 2 storey properties, these being converted buildings as approved under Town and Country Planning Approval No: 2008 / 0179.

To the extension side of the property, separated by a proposed dry stone wall, (between the detached 3 block garage) is Unit 3, this being a standard height 2 storey residential converted property – works not yet commenced, with a gabled roof construction consisting of slate effect interlocking materials.

- 2.2 The external facing materials for this proposed 2 storey extension and the raised walling to accommodate the proposed roofing construction 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 farm house and the surrounding conversions, namely;

The 2 storey extension will have a gabled roof construction matching the existing farm house, with the use of slate effect interlocking tiles.

The external walling material will be matching the existing natural stonework of the farm house with natural stone heads and cills - all to match the original farm house.

- 2.3 The materials proposed for the extension, have been taken into account to reduce the future maintenance of the dwelling still bearing in mind that this project is located within an area of green belt, namely cream coloured sash style windows and black painted timber external doors; cream painted timber Facia boards including eaves with pointed verges; the main external walling is also solely constructed of natural stone work with no render which obviously means no maintenance problem.

The rain water goods are to be black extruded materials with black waste goods to match.

The boundary walling between the neighbouring properties will be constructed in dry stone walling.

- 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,