



G a r r y
Greetham
associates
limited

EXTENSION DESIGN STATEMENT

Relating to Proposed **2 Storey Side Extension**

To: 10 Wilthorpe Farm Road,
Barnsley. S75 1ES.

June 2013.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. N. Doherty.

1 Introduction.

- 1.1 This is a brief Design Statement to support the submission of a formal planning application for the above-mentioned side extension 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.
Property as Existing.
Property as Proposed.

Dwg. No: 775-01.
Dwg. No: 775-02.
Dwg. No: 775-03.

- 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 side extension 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;

Two Storey Side Extension:

The Ground Floor consists of an extension to the existing rear Kitchen; small Utility Room and separate Shower Room to the front.

The First Floor extension is to consist of a single bedroom, which is the whole of this first floor extension with French doors located to the rear leading out on to a small projecting (1200mm) balcony.

This side extension will be set back from both the front by approx. 1300mm and approx. 300mm to the rear as per recent requirements, this will ensure that the proposed extension will be subservient to the original main dwelling and also will provide the required shadow line.

This will also drop the extension ridge line from the main dwelling ridge line.

2 Design of the Side Extension.

- 2.1 In connection with the surrounding properties, they consist of similar designed semi-detached and detached properties, some with side and rear extensions.

To the extension rear of the property, separated by an existing 1800mm high concrete post and timber infill fence, (between the existing driveways) is No.12 Wilthorpe Farm Road, this being a standard height 2 storey residential detached dwelling, with a gabled roof construction consisting of concrete interlocking materials.

In front of the dwelling, facing the Wilthorpe Farm Road frontage is an open garden with turf and planting. This ground treatment will have to be altered to accommodate an additional car parking provision as shown.

- 2.2 The external facing materials for the proposed side extension 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 2 storey extension will have a gabled roof construction matching the existing dwelling, with the use of grey profiled concrete interlocking tiles.

The front walling material will be matching the existing buff brickwork on the original dwelling.

- 2.3 The materials proposed for the side extension, 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 no maintenance problem.

All 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 to comply with PAS 24: 2007 + A2: 2011 – enhanced security performance requirements and Windows with double latch system throughout to comply with BS 7950 – proved fit for purpose.

Externally: P.I.R. lighting to the side entrance of the extension.