



G a r r y
Greetham
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l i m i t e d

EXTENSION DESIGN STATEMENT

Relating to Proposed
2 Storey Side Extension
and Single Storey Rear Extension
To: 43 Pilley Green,
Tankersley, Barnsley. S75 3AB.
September 2010.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. P. Clegg.

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: 727-01.
Inc. Site and Location Layouts.	
Property as Proposed.	Dwg. No: 727-02.

- 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;

Two Storey Side Extension: the Ground Floor consists of a garage to the front with utility room and W.C. to the rear

The First Floor is to consist of a large bedroom to the front with en-suite facilities to the rear.

The Rear Ground Floor extension will provide a Sun Room with internal vaulted ceiling feature.

2 Design of the Extensions.

- 2.1 In connection with the surrounding properties, they consist of a similar designed detached property, with a similar side 2 storey extension.

To the extension side of the property, separated by an existing timber fence is No.45 Pilley Green, this being a large height 2 storey residential dwelling, with a hipped roof construction consisting of concrete interlocking materials and including a large side extension.

In front of the dwelling, facing "The Nook" drive frontage is a 600mm high brick wall. This boundary treatment screens the front garden area, which the ground cover will have to be altered to accommodate an additional car parking provision.

- 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 2 storey side extension will have a gabled roof construction matching the existing dwelling, with the use of profiled concrete interlocking tiles, however the rear single storey extension will have a similar gabled roof construction however spanning side to side as shown. The front walling material will be matching the existing multi buff brickwork.

- 2.3 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.
- 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.