



G a r r y
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EXTENSION DESIGN STATEMENT

Relating to Proposed
Single Storey Rear Extension
To: 7 Conway Place,
Wombwell, Barnsley. S73 0RY.
February 2011.

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

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.
Working Drawings.

Dwg. No: 431-05.
Dwg. No: 431-06.

- 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.

- 1.3 The design and size of this proposed extension will complement the existing bungalow and hopefully shall sit well against the adjacent bungalow, and is as described below;

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Single Storey Rear Extension: consists of an extension to the existing dining room and a separate bedroom.

This extension will project from the rear elevation approx. 3700mm however as the adjacent bungalow is stepped back some 800mm, the projection from the neighbours point of view is less than 3.0m, this being acceptable.

The proposed roof will be "laid" back onto the original roof construction.

2 Design of the Rear Extension.

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

To the extension side of the property, separated by an existing dwarf brick wall and concrete post and timber infill panels, (between the existing gardens) is No.8 Conway Place, this being a standard height residential bungalow, with a gabled roof construction consisting of concrete interlocking materials.

- 2.2 The external facing materials for this proposed 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 bungalow and surrounding properties, namely;

The extension will have a gabled roof construction matching the existing bungalow, with the use of profiled concrete interlocking tiles.

The walling material will be matching the existing brickwork with matching soldier course over the external doors and window.

- 2.3 The materials proposed for this extension, have been taken into account to reduce the future maintenance of the dwelling namely UPVC Light Oak 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 the boundary fencing will be existing and is concrete posts with concrete kicker rails to the base, therefore reducing the chance of any timbers rotting.

Also the existing dwarf 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,