



**G a r r y**  
**G r e e t h a m**  
a s s o c i a t e s  
l i m i t e d

## EXTENSION DESIGN STATEMENT

Relating to Proposed  
2 Storey Front Extension  
and Single Storey Side Extension  
To: 11 Old House Close,  
Hemingfield, Barnsley. S73 0QS.  
September 2012.

Applicants: Garry Greetham Associates Limited on behalf of  
Clients: Mr. & Mrs. D. Hayes.

### **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:

Elevations as Existing. Including Site and Location Layouts.	Dwg. No: 761-01.
Layout as Existing.	Dwg. No: 761-02.
Property as Proposed.	Dwg. No: 761-03.

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 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 Front Extension: the Ground Floor consists of the conversion of the original integral garage for habitable purposes.

The First Floor extension is to consist of an extension to the original single Bedroom.

The single storey extension to the side will simply be a continuation of the existing front lean to roof over the Kitchen area.

## **2 Design of the Extensions.**

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

To the 2 storey extension side of the property, separated by an existing concrete post and timber fence, is No. 9 Old House Close, this being a standard height 2 storey residential dwelling, with a gabled roof construction consisting of concrete interlocking materials.

In front of the dwelling, facing the Old House Close road frontage is an open 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 front extension will have a gabled roof construction matching the existing dwelling, with the use of profiled concrete interlocking tiles, however the side single storey extension will have a matching front to rear roof construction as shown.

The front walling material will be matching the existing brickwork with matching soldier course detailing.

2.3 The materials proposed for 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 and feature detailing; the main external walling is also solely constructed of brickwork with no render which obviously means no maintenance problem.

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

The existing brick / panel boundary walling between the dwelling and adjacent highway will be retained and adjusted to suit the location of the proposed side extension.

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.