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EXTENSION DESIGN STATEMENT

Relating to Proposed
2 Storey Rear Extension
To: 203 Dodworth Road,
Barnsley S70 6HR.
December 2010.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. S. Egan.

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 / Location Plan.

Dwg. No: 734-01.

Property as Existing.

Dwg. No: 734-02.

Property as Proposed.

Dwg. No: 734-03.

- 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.
- 1.3 The design and size of the proposed 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;

Residential Design Consultant

Westwood House
18 Carr Lane, Tankersley
Barnsley, South Yorks. S75 3BE
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Rear 2 Storey Extension:

The Ground Floor consists of an extension to the existing kitchen and dining room areas.

The First Floor area is to consist of extensions to create 2 no. rear bedrooms.

2 Design of the Extension.

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

To one side of the property, separated by an existing red brick wall – which will be retained, is No.205 Dodworth Road, this being a standard height 2 storey residential dwelling with a recent 2 storey side extension, both with a hipped roof construction consisting of slate materials.

To the other side of the property – adjoining semi detached unit is No. 201 Dodworth Road. The boundary treatment between these 2 units will be retained.

- 2.2 The external facing materials for the 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 dwelling and surrounding properties, namely;

The 2 storey rear extension will have a hipped roof construction (to reduce the impact on the neighbouring property), with the use of artificial slate materials.

The walling material will be matching the existing dark smooth brickwork with matching artificial stone heads and cills as shown.

- 2.3 The materials proposed for the extension, have been taken into account to reduce the future maintenance of the dwelling namely white colour 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.

- 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,