

## **Brief Design Statement to Accompany Planning Application**

**16 Wellhouse Way Penistone 26<sup>th</sup> September 2016**

**(Design Request Ref: 101000121841)**

Please read the following in conjunction with drawings: JJT 001, JJT 002, JJT003, JJT004 and JJT005. The proposal submitted for Planning Consent, follows discussion and review with the Barnsley Planning Department

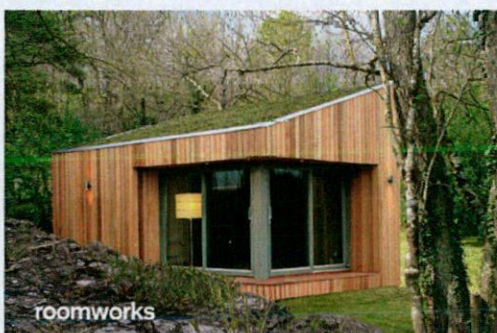
We are proposing to extend the living room into the garden (garden room) and due to the south orientation and change in level wanted a lightweight sustainable build solution. We did not want a conservatory as we thought this to be visually intrusive and being south facing be incredibly hot, particular in summer. The level change and sloping site suggests a lightweight construction, avoiding a masonry building requiring substantial concrete footings. These parameters taken with the design que's of the garden room and the existing vertically boarded garden fence produced a Western Red Cedar clad extension that can be supported off ground screw short bore piles (about 1m long). The extension is set back 450mm from the principal elevation behind a new cedar fence, maintaining the old fence line and the existing facades dominant hierarchy. The extension is inward looking, with the doors opening onto the garden. The elevation facing Wellfield Close does not have any windows maintaining the timber fence appearance. The monopitch roof will be covered in concrete interlocking tiles to match the existing house

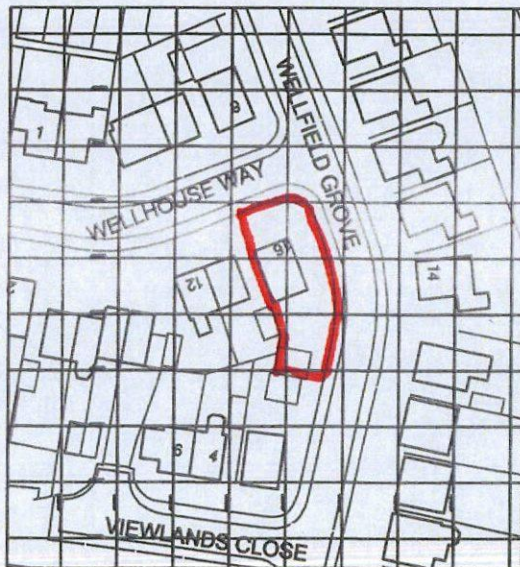
On the East side (principal elevation), the proposed porch extension will be brick clad with a pitched roof covered in concrete interlocking tiles, both to match existing materials. The pitched roof takes its que from the existing door canopy and the bay window to the front of the house (North side). The east facing windows lets natural light into the porch and house lobby. The porch resolves a weathering problem and provides protection against the natural elements, given the exiting external doors exposure. The proposed porch and WC relocation, creates a more practical entrance and keeps all muddy boots, wet coats (and dogs), in a manageable space. The existing entrance is only 900mm wide. The new WC also resolves accessibillity issues for elderly parents who are registered disabled.

It is proposed to re-clad the exiting timber North facing double height bay window in Western Red Cedar. The exiting is 28 years old and in need of refurbishment. The existing tiled roof will remain.

Exiting upvc windows will be replaced with new all round.

Visual reference for cladding and door materials courtesy of Roomworks Nottingham. Planning proposal will have concrete tiles to match existing.





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16 Wellhouse Way Penistone

1:1250 Site Plan

JJT 005