Garry Greetham associates limited

EXTENSION DESIGN STATEMENT

Relating to Proposed Single Storey Rear Extension To: 4 Mill Race Drive, Goldthorpe, Rotherham. S63 9BW. December 2010.

Applicants: Garry Greetham Associates Limited on behalf of Clients: Mr. W. Herbert.

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. Including Site Layout.	Dwg. No: 732-01.
Property as Proposed.	Dwg. No: 732-02.

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.

1.3 The design and size of the proposed rear extension will complement the existing bungalow and hopefully shall sit well against the adjacent and surrounding properties and will consist of an extension to the rear bedroom.

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2 Design of the Rear Extension.

2.1 In connection with the surrounding properties, they consist of similar designed properties, namely;

To one side of the property, separated by an existing timber fencing, (between the existing driveway and footpath) is No.6 Mill Race Drive, this being a standard height 2 storey residential semi-detached dwelling, with a gabled roof construction consisting of concrete interlocking materials.

To the other side of the dwelling is No: 2 Mill Race Drive, this being a matching bungalow design with a gabled construction.

To the rear boundary is a 3.00m high conifer hedge. This boundary treatment screens the rear garden area.

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 bungalow and surrounding properties, namely;

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

The walling material will be matching the existing Edenhall concrete brickwork with matching smooth red detailing above and below all proposed openings.

2.3 The materials proposed for the rear extension, 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 with no render which obviously means no maintenance problem.

The small brickwork retaining walling between the garden and the path adjacent the extension will be re-constructed as shown.

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,