



G a r r y
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l i m i t e d

EXTENSION DESIGN STATEMENT

Relating to Proposed
2 Storey Rear Extension;
Single Storey Side Extension;
Detached Double Garage
To: 20 Wilthorpe Farm Road,
Wilthorpe, Barnsley. S75 1ES.
December 2009.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. G. Heppenstall.

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: 717-01.
Property as Existing.	Dwg. No: 717-02.
Property as Proposed.	Dwg. No: 717-03.
Detached Double Garage.	Dwg. No: 717-04.

- 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.

Residential Design Consultant

Westwood House
18 Carr Lane, Tankersley
Barnsley, South Yorks. S75 3BE
Telephone/Fax: 01226 746573

Member of the British Institute
of Architectural Technologists
Registered in England 5451918

- 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;

The 2 storey extension to the rear will consist of the following;
Ground Floor- extension to the Kitchen and a dining area;
First Floor – bedroom extension.

The Ground Floor single storey extension to the side will provide extensions to both the Living and Dining areas, together with providing a small study area to the centre.

The existing double garage will be demolished due to its poor state and flat roof construction and will be re-built with a hipped tiled roof as shown.

2 Design of the Extensions.

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

To the single storey extension side of the property, separated by an existing timber fence is the rear garden to No.24 Wilthorpe Crescent. On the garage side of the property is open fields.

In front of the dwelling, facing the Wilthorpe Farm Road frontage is a 4.0m min high conifer hedge. This boundary treatment screens the front garden area, which the ground cover will have to be altered to accommodate a car turning facility.

- 2.2 The external facing materials for all 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 use matching buff brick facing material for the external walling fully, with grey colour concrete interlocking profiled roofing materials.

The external doors and windows will be constructed of white UPVC, with white rainwater goods, all to complement the existing dwelling.

- 2.3 The design and materials of the proposed extensions, will match the existing dwelling and surrounding properties, namely;

The 2 storey rear extension will have a gabled roof construction matching the existing dwelling, with the use of profiled grey colour concrete interlocking tiles; the side single storey extension will have a lean to roof construction with materials as before described and the re-built detached double garage will have a hipped roof construction with materials as before described.

- 2.4 The materials proposed for the 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; the main external walling is also solely constructed of brickwork with no render which obviously means a maintenance problem.

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

The existing brickwork boundary walling between the neighbouring properties will be retained.

- 2.5 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,