



**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 Side Extension  
and Single Storey Rear Extension  
To: 17 West Crescent,  
Oxspring, Sheffield. S36 8YU.  
November 2009.

Applicants: Garry Greetham Associates Limited on behalf of  
Clients: Mr. & Mrs. N. Darwin.

### **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.  
Property as Proposed.

Dwg. No: 681-01.  
Dwg. No: 681-02.

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.

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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;

2 Storey Side Extension: the Ground Floor consists of an external store to the front and providing a family play room to the remainder of the extension, including the single storey off shot extension to the rear, and this will also provide an access to the main dwelling.

The First Floor extension is to consist of a single bedroom, which is the whole of this first floor extension.

The Ground Floor extension will project slightly to provide a small tiled canopy which extends over the front door way, however as per recent requirements, the First Floor extension however is to be set back by approx. 450mm, and this will provide the required shadow line.

This will also drop the extension ridge line from the main dwelling ridge line, therefore ensuring that the proposed extensions being subservient to the original main dwelling.

The single storey extension to the rear will simply be a continuation of the existing rear lean to extension to Kitchen area.

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

In connection with the surrounding properties, this property is of similar design to the other semi-detached properties on this crescent, some with side extensions.

To the extension side of the property, separated by an existing red brick wall, (between the existing driveways) is No.16 West Crescent, this being a standard height 2 storey residential dwelling, with a hipped roof construction consisting of concrete interlocking materials.

In front of the dwelling, facing the West Crescent road frontage is a 600mm high stone wall with a hedge behind. This boundary treatment screens the front garden area, which the ground cover will have to be altered to accommodate an additional car parking provision.

- 2.1 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 use matching dark red brick facing material for the external front walling only, with the use of pebble dash render (as applicable – refer to the elevations) to the remainder of the elevations, with matching concrete interlocking roofing materials. The external doors and windows will be constructed of white UPVC, with white rainwater goods, all to complement the existing dwelling.

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

The 2 storey extension will have a hipped roof construction matching the existing dwelling, with the use of profiled concrete interlocking tiles, however the rear single storey extension will have a lean to roof construction to match with the adjacent previous rear extension.

The front walling material will be matching the existing dark red brickwork with matching soldier course over the external store door, with the remainder of the extensions being pebble dash render, again to match the original dwelling.

- 2.3 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 front external walling is also solely constructed of brickwork with the pebble dash render to the remainder of the elevations not requiring any paintwork.

Any / 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.

- 2.4 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,