



G a r r y
Greetham
associates
limited

EXTENSION DESIGN STATEMENT

Relating to Proposed
2 Storey Side Extension.

To: 34 Wilkinson Road,
Elsecar, Barnsley. S74 8JS.

June 2013 rev.A

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. C. Watson & Ms. L. Johnson.

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 and Location Layouts.
Property as Proposed.

Dwg. No: 774-01. Rev. A

Dwg. No: 774-02 Rev.A.

Residential Design Consultant

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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 2 storey side 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;

Two Storey Side Extension:

The Ground Floor is to consist of a ground floor W.C; Study and a separate Sitting Room to the front.

The First Floor extension is to consist of a single master bedroom, which is the whole of this first floor extension and including en-suite and dressing facilities.

The whole 2 storey side extension will be set back by approx. 450mm from both the front and rear elevations, 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 this proposed side extension being subservient to the original main dwelling.

2 Design of the 2 Storey Side Extension.

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

To the extension side of the property, separated by an existing 1.30m high concrete post with concrete kicker rail base and timber infill panel fence, (between the driveway of No. 36 Wilkinson Road and our clients side garden) is No.36 Wilkinson Road, this being a standard height 2 storey residential dwelling, with a hipped roof construction consisting of Rosemary Tiled materials.

In front of the dwelling, facing the Wilkinson Road frontage is a brick wall which screens the front garden area.

2.2 The external facing materials for the proposed side 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 extension will have a hipped roof construction matching the existing dwelling, with the use of Rosemary tiles.

The main walling material will be matching the existing dark red multi dragwire brickwork for the ground floor of the extension with the upper area being cream coloured masonry painted sand and cement render and separated from the lower brickwork by 2 no. matching stretcher course of smooth red brickwork.

There will also be artificial stone cills below all the proposed windows with artificial stone heads over all ground floor openings only – all matching the original dwelling.

- 2.3 The materials proposed for the side 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 and the majority of the external walling is constructed of brickwork.

The existing boundary fencing 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 to comply with PAS 24: 2007 + A2: 2011 – enhanced security performance requirements and
Windows with double latch system throughout to comply with BS 7950 – proved fit for purpose.

Externally: P.I.R. lighting to the rear of the proposed side extension.