



G a r r y
Greetham
associates
limited

EXTENSION DESIGN STATEMENT

Relating to Proposed
Single Storey Rear Extension
To: 1 Stone Hill Rise, Cubley,
Penistone, Sheffield. S36 6HR.
September 2013.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. P. Wadsworth.

1 Introduction.

- 1.1 This is a brief Design Statement to support the submission of a formal planning application for the above-mentioned extension 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.
Property as Existing.
Working Drawings.

Dwg. No: 777-01.
Dwg. No: 777-02.
Dwg. No: 777-03.

- 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 this proposed rear extension to the existing bungalow.

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- 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 bungalows and is as described below;

Single Storey Rear Extension: this consists of extensions to both the rear bedrooms and the creation of en-suite facilities to the main bedroom. This extension will be stepped as shown whilst ensuring the gabled design is retained.

2 Design of the Rear Extension.

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

To each side of the property, separated by an existing boundary fencing, are standard height residential bungalows with gabled roof construction consisting of concrete interlocking materials.

- 2.2 The external facing materials for this proposed rear 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 rear extension will have a gabled roof construction matching the existing bungalow, with the use of profiled concrete interlocking tiles.

The front walling material will be buff / brown brickwork to match the original bungalow.

- 2.3 The materials proposed for this 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 existing boundary treatment between all 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.