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EXTENSION DESIGN STATEMENT

Relating to Proposed
Single Storey Side / Front Extension
To "Delgarth", 155 Smithies Lane,
Smithies, Barnsley S71 1NL
February 2012

Applicants Garry Greetham Associates Limited on behalf of
Client Mr K Taylor

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 752 01
Property as Existing	Dwg No 752 02
Property as Proposed	Dwg No 752 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 the proposed extensions

Residential Design Consultant

Westwood House
18 Car Lane Tankersley
Barnsley South Yorks S75 3BE
Telephone/Fax 01226 746573

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- 1 3 The design and size of the proposed extensions will complement the existing bungalow and are as described below

Single Storey Side Extension consists of a utility room to the front with a separate shower room located to the rear

Single Storey Front Extension consists of extensions to both the Kitchen and Dining Rooms

2 Design of the Extensions

- 2 1 In connection with the surrounding properties they consist of semi-detached houses located on the other side of Smithies Lane whilst there are no properties nearby 155 Smithies Lane – refer to Location Layout Dwg No 752 01

In front of the bungalow facing the Smithies Lane road frontage is a 900mm high wall with conifer trees behind This boundary treatment screens the large front garden area, which the ground cover of grass and shrub bed areas will be retained

The original detached flat roof garage located to the rear is in poor condition and is to be demolished and re built with a gabled concrete roof style detached garage and also to retain the existing driveway and therefore car parking provision

- 2 2 The external facing materials for these 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 provide the following design and materials for this proposed project and note that all these proposed materials will match the existing bungalow namely

The front extension will have a gabled roof construction matching the existing bungalow with the use of profiled concrete interlocking tiles and note that the side extension will have a matching gabled roof construction to match with the existing bungalow gable feature

The walling material for both the side extension and the side walling to the front extension will be matching the existing buff dragwire brickwork with the front face of the front extension being natural stone work acting as feature (take note that the original front elevation being artificial stone work)

- 2 3 The materials proposed for these extensions have been taken into account to reduce the future maintenance of the bungalow namely UPVC Windows and Doors UPVC Barge and Facia boards including eaves the main external walling is also solely constructed of either natural stone or brickwork with no render which obviously means no maintenance problem

The existing brickwork boundary walling surrounding this property will be retained together with trees and shrub areas

- 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
Electrically operated wrought iron gates to entrance