



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

EXTENSION DESIGN STATEMENT

Relating to Proposed
Bay Window Extension to Front
and Single Detached Garage to Rear
To: 13 Crabtree Drive,
Great Houghton, Barnsley. S72 0AF.
August 2010.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. T. Weatherley.

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.	Dwg. No: 541-01.
Property as Proposed.	Dwg. No: 541-02.
Detached Single Garage.	Dwg. No: 541-03.

- 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.
- 1.3 The design and size of the proposed bay window extension and the detached single garage will complement the existing bungalow and sits well against the adjacent and surrounding properties and creates an attractive street scene and are as described below;

Residential Design Consultant

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

Front Bay Window Extension: allowing slightly more room within the lounge area and will replace the large PVC window with PVC panel below and will incorporate a gabled roof with re-claimed tiles to match the existing bungalow;

The Detached Single Garage located to the rear is also constructed in buff brickwork matching the existing bungalow together with a gabled roof construction with matching grey colour profiled concrete interlocking tiles.

2 Design of the Bay Window Extension to Front and Detached Single Garage located to the Rear.

In connection with the surrounding properties, these consist of similar designed detached bungalows.

In front of the bungalow referred to, facing the Crabtree Drive road frontage is a 900mm high buff brickwork wall. This boundary treatment screens the front garden area, which the ground cover will have to be retained.

- 2.1 The design and materials of the proposed bay window extension together with the detached single garage, will match the existing bungalow and also the surrounding properties, namely;

The bay window extension will have a gabled roof construction matching the existing bungalow in respect of the pitch together with the use of re-claimed grey colour profiled concrete interlocking tiles;

The detached single garage to the rear again will be constructed from matching buff brickwork with matching grey colour profiled concrete interlocking tiles with a gabled construction to match the existing bungalow.

- 2.2 The materials proposed for the bay window extension and detached garage, have been taken into account to reduce the future maintenance namely UPVC Windows; UPVC Barge and Facia boards including eaves and front bay cut up; the main external walling is also solely constructed of buff brickwork to match the existing property.

The side fencing proposed (adjacent the driveway) will utilise concrete posts with concrete kicker rails to the base, therefore reducing the chance of any timbers rotting.

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

- 2.3 Regarding crime prevention measures, several items, have been catered for during the design stage namely;

Internally: Windows with double latch system.