



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.

May 2013.

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 2 storey side 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:

Property as Existing.
Including Site / Location Layouts.
Property as Proposed.

Dwg. No: 774-01.

Dwg. No: 774-02.

Residential Design Consultant

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Barnsley, South Yorks. S75 3BE
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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 2 storey side extension.
- 1.3 The design and size of the proposed 2 storey side extension will complement the existing detached 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 consists of a "drive through" to retain access to the retained detached garage located at the rear.

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

The whole 2 storey extension will be set back from the front as shown and this will also allow the extension ridge line to be dropped from the main dwelling ridge line, therefore ensuring that the proposed 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 semi-detached properties, some with side and rear extensions.

To the extension side of the property, separated by an existing red brick wall – set down due to the existing topography of Wilkinson Road and between the existing driveways, is No.32 Wilkinson Road, this being a standard height 2 storey residential semi-detached dwelling, with a gabled roof to the main property however with a hipped roof construction consisting of concrete interlocking materials to the side garage / rear kitchen area extension.

- 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 matching 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 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 the proposed windows at first floor level with soldier course detail to above all the ground floor openings – all 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 main external walling is also constructed mainly of brickwork

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: Windows with double latch system throughout to comply with BS 7950 – proved fit for purpose.

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