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l i m i t e d

EXTENSION DESIGN STATEMENT

Relating to Proposed **First Floor Extension to Front** **and Single Storey Rear Extension**

To: 3 Mount Pleasant Court,
Off Crane Moor Road,
Crane Moor, Sheffield. S35 7BT.

July 2012.

Applicants: Garry Greetham Associates Limited on behalf of
Clients: Mr. & Mrs. A. Burton.

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.
Property as Existing.
Property as Proposed.

Dwg. No: 759-01.
Dwg. No: 759-02.
Dwg. No: 759-03.

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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 extensions 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;

First Floor Front Extension: this First Floor extension over the original detached garage to the front, consists of a double Bedroom with En-Suite facilities and also providing a family Games Room to the remainder of the extension as shown however the roof design of this first floor extension being "open" with a vaulted ceiling design and "Velux" roof lights to create additional features.

Also included in the attached scheme is extending the existing ground floor Study area basically to infill the presently unused side area as shown – whilst still retaining a covered walkway under the proposed first floor extension to allow footpath access to the rear amenity area.

The Ground Floor extension to the rear will project to provide a lean to tiled roof which allows the Kitchen and Dining areas to be increased and altered as indicated and will include additional "Velux" roof windows to provide additional natural light to the rear portion of the original Kitchen and Dining areas.

2 Design of the Extensions.

2.1 In connection with the surrounding properties, they consist of similar designed detached properties within a small select cul-de-sac of 8 No. dwellings in total, some with front and rear extensions.

To both sides of this property, are Nos.1 and 5 Mount Pleasant Court, these being standard height 2 storey residential dwellings, with gabled roofs to the main dwellings however with hipped roof construction to the detached front garages – all consisting of concrete interlocking materials.

In front of the dwelling facing the Mount Pleasant Court road frontage, as per the whole cul-de-sac, is open front gardens.

2.2 The external facing materials for all the 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 dwelling and surrounding properties, namely;

The first floor storey extension over the original detached double garage will have a gabled roof construction matching the existing main dwelling, with the use of flat concrete interlocking tiles however the rear single storey extension will have a lean to roof construction.

The walling material will be matching the existing coursed natural stonework with matching artificial stone heads, cills and mullions together with feature detailing all as shown on Dwg. No: 759-03 again to match the original dwelling.

- 2.3 The materials proposed for these extensions, have been taken into account to reduce the future maintenance of the dwelling namely UPVC Windows and Doors; UPVC Facia boards with pointed verges; the main external walling is also solely constructed of natural stonework with matching feature detailing.

The existing natural stonework boundary walling between the neighbouring properties will be retained fully.

- 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,