Garry Greetham associates limited

EXTENSION DESIGN STATEMENT

Relating to Proposed Sun Lounge Side Extension To: 1 Lidgett Grange, Hoyland Common, Barnsley. S74 0FD. August 2010.

Applicants: Garry Greetham Associates Limited on behalf of Clients: Mr. P. Hastings & Ms. S. Rooms.

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: 715-01.
Elevations and Layouts.	Dwg. No: 715-04.

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.

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1.3 The design and size of this proposed extension will complement the existing dwelling as described below;

Single Storey Side Extension: consists of a Sun Lounge fully whilst still retaining the existing French doors to the living room as shown hence allowing this room to be separate if required.

2 Design of the Sun Lounge Extension.

2.1 In connection with the surrounding properties, they consist of similar designed recently constructed natural stone linked properties.

To the garden side of the extension, separated by an existing 1800mm high timber fence, is the existing public footpath as shown.

In front of the extension, facing the Lidgett Grange road frontage is an existing 1800mm high timber fence with the existing block of garages located behind.

2.2 The external facing materials for this proposed 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 sun lounge extension will have a gabled roof construction matching the existing dwelling, with the use of flat profiled concrete interlocking tiles, grey colour.

The walling will be matching the existing coursed natural stonework with matching artstone heads, cills, jambs and mullions all as applicable.

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 Facia boards including eaves; pointed verge with PVC cloaking over. Also the main external walling is solely constructed of matching natural coursed stonework.

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 extension,