Garry Greetham associates limited

EXTENSION DESIGN STATEMENT

Relating to Proposed 2 Storey Side Extension and 2 Storey Rear Extension To: 24 Lanyon Way, Monk Bretton, Barnsley. S71 2AF. April 2013.

Applicants: Garry Greetham Associates Limited on behalf of Clients: Mr. & Mrs. G. Hardcastle.

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: 770-01.
Property as Existing.	Dwg. No: 770-02.
Property as Proposed.	Dwg. No: 770-03.

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.

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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;

2 Storey Side Extension: the Ground Floor consists of a cloakroom to the Front; Study; utility and W.C. to the side with Dining and Kitchen extensions to the rear

The First Floor extensions are to consist of an additional bedroom to the Front with 2 no. additional bedrooms to the rear with the inclusion of a family bathroom and en-suite facilities as shown.

The Ground Floor extension will project slightly to provide a small tiled canopy which extends over the front door way creating a Porch area, however as per recent requirements, the First Floor extension however is to be set back by approx. 450mm, and this will provide the required shadow line.

This will also drop the extension ridge line from the main dwelling ridge line, therefore ensuring that the proposed side extensions being subservient to the original main dwelling.

2 Design of the Various 2 Storey Extensions.

2.1 In connection with the surrounding properties, they consist of similar designed detached and semi-detached properties, some with either rear or / and side extensions.

To the side extension side of the property, separated by an existing red brick wall, (between the previous existing driveways) is No. 26 Lanyon Way this being a standard height 2 storey residential semi-detached dwelling, with a gabled roof construction consisting of concrete interlocking materials.

In front of the dwelling, facing the Lanyon Way road frontage is an open area in front of the property, this being previously gravel finished to accommodate the required car parking provision – accepting 3 no. spaces.

Also note that the original detached garage located within the rear garden will be removed fully therefore providing additional rear amenity area for this property.

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 dwelling and surrounding properties, namely;

The 2 storey side extension will have a gabled roof construction matching the existing dwelling, with the use of profiled concrete interlocking tiles, however the rear 2 storey extension will have a hipped roof construction to reduce the impact from Burton Road.

The external walling material will be matching the existing red dappled brickwork with matching soldier course over the doors and windows as applicable.

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 Barge and Facia boards including eaves; the main external walling is also solely constructed of brickwork with no render which obviously means no maintenance problem.

Any fencing proposed will utilise concrete posts with concrete kicker rails to the base, therefore reducing the chance of any timbers rotting.
The existing brickwork boundary walling between the neighbouring properties on both sides will also be retained.

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,