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Date 21/12/13

EXTENSION TO 5 THE CRESCENT, DUNSOP BRIDGE.

DESIGN AND ACCESS STATEMENT.

The existing building is a semi-detached property comprising Lounge and Dining Kitchen, with Utility Room in extension on the ground floor. The first floor has three bedrooms, one of which is very small, bathroom and separate WC. There is one car parking hardstanding to the front.

The reasons for the extension are firstly to provide a further bedroom, secondly to provide a more practical kitchen/utility, larger dining area and family sized sitting area. (The family have three children).

The two storey extension is positioned to the side of the building and the small extension removed. Windows are to the front and rear overlooking open countryside and the extension matches that of No.4 next door.

Walls are in matching render and the roof in grey tiles matching the existing. New windows in white upvc matching the existing windows. Access into the building remains unchanged.

The extension does not over dominate either the existing building or site, indeed it is smaller than two similar extensions erected on the crescent, including next door, in recent years.

The conservatory is to the rear and provides indoor amenity space, whilst still leaving plenty of outdoor garden space.

One final note, the roofspace has been completely boarded out and the roof lined and insulated to the rafters so there is no chance of bats roosting there.