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DESIGN & ACCESS STATEMENT

for 15 Calfcote Lane, Longridge. PR3 3SZ.

Project: Extend bungalow with proposed front and side (both) extensions

Date: November 2014

Background & reason for the application: The bungalow is sited on a generous plot and the new owner would like to modernise the property and increase its accommodation.

Site Location: In Calfcote Lane, (Longridge) between the junctions for Langton Brow and Copster Drive.

Amount: The side extension to the South East elevation has a floor area of approximately 13m² although this area of the work also involves renewing the roof structure of the existing adjoining and converted attached single garage. The proposed front extension is only approximately 5m² in floor area and replaces the present porch flat roof canopy with a pitched roof design. The garage proposals increase the previous garage area of 19m² to approximately 24m² which gives a nett increase of 5m² in floor area for this part of the project. These proposals represent an overall increase of approximately 23m² in floor area for this property.

Use: Mr & Mrs Walmsley are currently in the process of negotiating the sale of their present home in Ribchester and intend to use this property in Calfcote Lane as their new residence. The property use will therefore continue as domestic use.

Design Approach: The proposed works are intended to modernise and increase the size of the dwelling by adopting proposed materials which are very current but still in-keeping with the other residential properties in the immediate locality. The design aims to be sympathetic with the building's and area's character. Adequate parking is already provided within the site boundary although the existing 2 spaces will be increased to 4 with the client's proposals to replace the existing concrete hardstanding and driveway areas and some of the neglected planting area at the front to professionally installed block paving.

Scale & Appearance: Although the proposals will increase the floor area of the dwelling, the work aims to be of positive impact to the buildings character and certainly not adversely affect its appearance. The design does seem harmonious with the surrounding updated properties and in the designer's view actually improves the bungalows appearance as it is more balanced and modern.

Conclusion: The proposals are sympathetic to the site and its surroundings, with no detrimental effect on the area, amenities or building fabric.