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Design Statement

Proposed Extension
20 Waddington Road
Clitheroe
Lancs
BB7 2HJ

320160851P

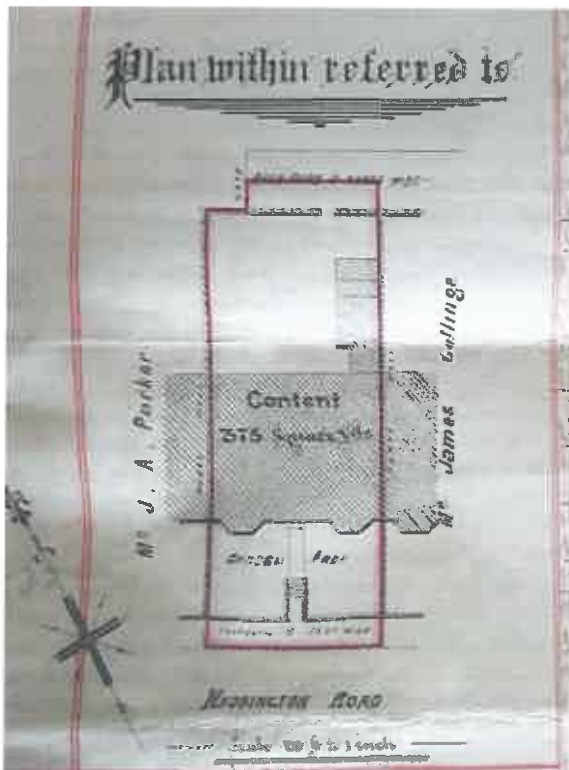
7th September 2016

This Design Statement is to be read in conjunction with drawings numbered:
1079 – 01, 1079 – 02, 1079 – 03, 1079 – 04, 1079 – 05, 1079 – 06.

The proposed works involve the demolition of the existing porch to the rear of 20 Waddington Road, Clitheroe and erection of a new masonry built utility / shower room extension.

The proposed extension is to be a maximum 4.95m in length and 4.95m in width, located adjacent to the boundary wall with 18 Waddington Road. The eaves height is to be 2.25m and the height of the ridge is to be 3.60m.

The existing brickwork boundary wall between 18 & 20 Waddington Road is 2.88m tall. This wall is to remain in situ. The height of this wall means that there are no natural daylight issues created by the proposed extension. The proposed extension length has been restricted to 4.95m to enable the existing car parking space to remain intact. The total area of the proposed extension is 21m² measured externally. Originally when the property was constructed in 1897 there was a single storey outrigger to the property (see extract from original deeds below).



Extract from deed plan 1987.

The proposed extension is to be finished externally with white painted render as the existing boiler room extension is with a natural blue slate roof.



Existing rear elevation (boiler room)



Existing rear elevation (porch)

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