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Date July 2016

Design & Access Statement

Proposed Internal Alterations, Single Storey
Sun lounge, Porch & Detached Double Garage Extensions

At

Lower Arbour Cottage Chipping Road
Thornley
Preston

Design & Access Statement

Introduction

This application is for the extension/alteration of existing cottage at Lower Arbour Cottage Chipping Road, Thornley, Preston. The proposal is to create an extension to the existing living room which will consist of a sun lounge. Existing garage does not provide adequate parking and storage for the house such as tool and garden equipment it is intended to provide a much needed double detached garage adjacent to the house.

Assessment

Physical

Lower Arbour Cottage is a converted barn to dwelling built of traditional stone construction with slated double pitched roof. There are no outbuildings within its curtilage, the timber playhouse area shown on the old photograph has been removed. The property is used as a dwelling house, the property is located along side Chipping Road. The property is in the heart of a rural farming setting not far from the town of Longridge and village of Chipping.

Social

The property is detached with a number of similar detached/semi-detached in nearby proximity. The elevation of the property is not overlooked as it is surrounded by farm land.

Economic

The proposed works to be carried out on the property will have no effect on the local economy.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area and in conjunction with local policies.

Involvement

The owner of the property has not discussed the scheme with the adjoining neighbours.

Evaluation

The proposed extension of the property has been designed to meet my client's brief for providing increase of existing rooms and improved accommodation and an extension to the living area by the provision of a sun lounge, and the provision of a detached secure garage car parking area.

Design

The reasons behind the proposal are as described above. The external features and finishes of the extension/alteration will match those used on the existing house and complement the surrounding buildings. The details to the single storey extension and the detached garage will closely match the existing house the garage having part walls finished in a render. The new roof areas over the new extensions will be finished second hand blue slate. The new buildings will incorporate fascia boards overhanging which will be in keeping.

Design Process

Use

The works to the dwelling will provide a better layout, increase the size of the existing by the provision of a sun lounge and a separate detached secure garage

Amount

The floor area to the existing house over the two levels is approximately 207 m². The proposal will provide an additional 16 m² which includes sun lounge and porch and a additional floor area for the detached garage of 29.5 m².

Layout

The internal layout of the property will have the following changes larger floor space at ground floor in the form of sun lounge

Scale

The site has an existing vehicular access with parking. The main access to the property has not changed. The property is two storeys the extension will be of single storey which will sit alongside the existing living room which will have little impact on the building or its surrounding area. The detached garage the eaves has been set low to lesson the overall height to reduce any impact this building will back onto farm land level require garage to be built into the embankment giving least impact height reduction.

Landscaping

The works will not affect the planting on the site and thus maintain the landscaping. Therefore the landscaping will remain unaltered. A couple of young saplings will be removed to construct the garage

Appearance

The external materials to be used in the proposal will be to match those existing on the property thus maintaining the character and appearance which is detailed further back in the design section.

Accessibility

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way. The access to the site and property will be from Chipping Road access drive /footpath.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the existing building.

Signed Mr D Faraday