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Design Statement

Proposed Extension
21 Pimlico Road
Clitheroe
Lancs
BB7 2HJ

19th November 2016

This Design Statement is to be read in conjunction with drawings numbered:

1075 – 01, 1075 – 02, 1075 – 03, 1075 – 04, 1075 – 05, 1075 – 06, 1075 – 07, 1075 – 08.

The proposed works involve the demolition of the existing conservatory and pre-fabricated detached to the rear of 21 Pimlico Road, Clitheroe and erection of a new masonry built utility / dining room extension.

The proposed extension is to be a maximum 4.725m in length and 4.700m in width. The eaves height is to be 2.26m and the height of the ridge is to be 3.625m.

The existing stone boundary walls to either side of 21 Pimlico Road are 1.6m tall. This wall is to remain in situ. The proposed extension length has been restricted to 4.725m to allow for a usable yard area to the rear of the extension. The total area of the proposed extension is 20.75m² measured externally. The existing conservatory and garage cover an area of 21.90m².

The proposed extension has been designed in accordance with the Building Research Establishment document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' and Ribble Valley Borough Council document 'Supplementary Planning Guidance: Extensions and Alterations to Dwellings'. There is no significant shadowing from the proposed extension. There is a small window facing the proposed extension at 23 Pimlico Road which lies within the 25° shadow zone, but it is not to a habitable room.

The proposed extension is to be finished externally with cream coloured painted render to match the existing house with a natural blue slate roof.



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