

Date January 2017

**Design & Access Statement**

Proposed Internal Alterations and Single Storey  
Sun Lounge Extension

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.

### **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.

#### **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 will closely match the existing house. The new roof area over the new extension 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.

### **Amount**

The floor area to the existing house over the two levels is approximately 207 m<sup>2</sup>. The proposal will provide an additional 14 m<sup>2</sup> which includes sun lounge.

### **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.

### **Landscaping**

The works will not affect the planting on the site and thus maintain the landscaping. Therefore the landscaping will remain unaltered.

### **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.