

DESIGN AND JUSTIFICATION STATEMENT

For The Replacement of an existing decking structure with new and replacement of existing garage structure with new garage and residential annex over.

At 51 Knowsley Road, Wilpshire, Blackburn, BB1 9PN

Date: April 2018

Job ref: 5464

from concept to creation...



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INTRODUCTION. BACKGROUND AND JUSTIFICATION

This Design and justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of the applicants Mr and Mrs Stones. It has been prepared as part of a householder planning application which seeks approval for the proposed replacement decking and garage structures at 51 Knowsley Road, Wilpshire.

It is to be read in conjunction with the enclosed SPA dwgs ref 5465 – 01, 02, 03, 04, 05, 06A and 07A.

Our clients are the owners of 51 Knowsley Road which comprises of a detached residential dwelling on a large substantial plot.

1. Replacement Decking.

To the rear of the existing property is a raised decking area which has become dilapidated and aged. It is simple proposed that it be replaced with a new structure encompassing garden store, balustrading and claddings. The new design is more contemporary and simple replaces the existing timber decking which is weathered and old.

2. Replacement Garage.

To the South of the main house we propose on replacing the existing single garage structure with a new double garage with residential annex over. Due to the substantial size of the plot there is adequate space to accommodate this and is well screened.

The structure will still appear subservient to that of the main dwelling as it currently does. The addition of the residential annex over allows much needed independent accommodate for their adult disabled son who still lives at home.

Traditional materials and gable form to match the existing property/garage have been specified and implemented into the design.

No amendments to the existing access / parking have been affected (additional parking space created within the new garage structure).