

Design and Access Statement for 93 Whalley Road Read

1.0 Preamble

- 1.1 The existing dormer bungalow in set down below the level of Whalley Road on the left hand side leading out of the village.



93 Whalley Road from the Pavement

- 1.2 The roof construction is of a Marley type Mendip tile in Brindle red or similar with red roof vents equally spaced. The walls are smooth render, which as been painted white and the door and windows are in grey. Inserted in the roof are three Velux type windows, also in grey. They service a small bedroom on the left, a centre landing and a bathroom on the right.
- 1.3 The use of Velux in this application does give ventilation to the spaces, but is unusable in wet conditions. It is difficult not be critical of the lack of space caused by just using Velux in the previous design. You can barely stand up in 50% of the room space, yet whilst there is floor space it is impractical to use it.
- 1.4 It is therefore our proposal that a dormer be formed across the front to gain a better headroom space and whilst it will not give the best results without raising the roof, it will drastically improve the rooms.
- 2.0 Design Concept.
- 2.1 We had considered using pitched dormers to project out at right angles from the ridge, but unless they were sufficiently wide they did not add any value to the floor space in terms of head space. We were also mind full of building from the front wall, giving maximum floor space on how heavy an impact they would make. It would also

unbalance the front elevation giving it the appearance of a squat house. This we did not like nor did we feel that the planners would accept.

2.2 Having looked around the village we found a design we believe will full fill our needs, the scheme is on Haugh Avenue on the left hand side near to the top.

2.3 We have settled upon this two slope design, whilst it will not give the maximum headroom it will cause the lesser impact. The design drawings JSA – 18 – 1208A and B show the proposal. We are in excess of 25 metres to the fence across Whalley Road and obviously do not overlook anyone.

2.4 As it is only the Front tiled roof affected by the changes and we also wish to change the colour, it is our intention to use a Marley Bold Roll in a grey which can set down to a minimum of 17.5 degree slope. The windows will be in matching grey UPVC and the other facing will be in PVC weatherboard, also in grey to blend in.

2.5 The internal concept of the bungalow does not change apart from we get a usable bedroom, bathroom and landing space for storage.

3.0 Access

3.1 Whalley Road is the A671, the main road to Whalley from Burnley and gives easy access for all utility and emergency vehicles.

3.2 Access onto the site is via a drive with the gates set back nearly 6 metres from the kerb edge. The existing vision splay is not affected by the application and works well. On site parking for 10 cars is available.

3.3 Both waste and recycling are stored on site and presented at the front gate on the due day for collection.

4.0 Flood Risk

4.1 The bungalow 93 Whalley Road is approximately 90metres above sea level and the River Calder below some 600metres and lower by 30metres does not constitute a threat of flooding.

4.2 No other streams of consequence are above the property.

4.3 Run off water from the A671 follows the fall in the road past the site and does not cause problem.

5.0 Security

5.1 The site is covered by security cameras and as a lockable steel front gate, the rear is out onto and enclosed field with no public access.

5.2 The site as the benefit of security lighting and possesses a full burglar alarm

6.0 Environment

6.1 No trees or other greenery will be affected by this development

7.0 Conclusion

7.1 The granting of planning permission will make two rooms that been a problem since the owner purchased the house into pleasant usable spaces.

7.2 The scheme will have little or no impact on its surroundings.