

Design and Access Statement for 2 Eastmoor Drive, Clitheroe Lancs BB7 1LG

1.0 Preamble

- 1.1 The proposal too add a forth bedroom and increase the Kitchen/Dining and the adjust the smaller bedroom into a larger and more useful space. The family intend to make this house their continual home for many years to come.
- 1.2 Being a young family, the present space is becoming tight and to give growing children room to develop is the priority.

2.0 Design Concept

- 2.1 We have taken the concept of the extension from No 1 Eastmoor Drive across the road. The side extension with the extension slightly set back and using the same roof profile gives an over hanging fascia board to the front elevation. The extension to the rear replaces the existing structures of 12.8m² which will be demolished and carted away, however some may be used if the rear garden is raised.
- 2.2 The construction will follow the style of the present design in matching engineering brick up to a dado level and then using rendered block over. The roof tiles will be of a match in a smooth grey (Marley Modern) or equivalent.



Existing Front Elevation

- 2.3 The new windows and Bi-fold doors will be in Rosewood UPVC to the latest glass standard and met Part L of the Building Regulations.
- 2.4 The rainwater gutters, rainwater pipes will be in Black PVC and the fascia boards in dark grey and the ventilated soffit in white PVC
- 2.5 The existing car parking will not be affected by the new development as can be seen from the half side elevation photo.



Part Front and Side Elevation showing Car Parking

- 2.6 Standen Road passes the end elevation descending towards Hayhurst Street below where a rear gate will be inserted to allow waste and recycling to be stored internally.



Side Elevation form Standen Road.

- 2.7 This section of Hedge, *Chamaecyparis Lawsoniana* will be removed, it is not a natural species and because of extensive trimming over the years is becoming floppy and past its best. A wooden fence will replace the existing and behind it will be bin storage

3.0 Access

- 3.1 The house is on a corner plot and is serviced successfully each week by the Utility services.

3.2 No problems have been found with the emergency services.

4.0 Flood Risk

4.1 No 2 Eastmoor Drive is not on the Environment Agency Flood List

4.2 The house is on a considerable slope and with no water course above the house it will only be subject to flash rain and this would be guided away by the kerbs and walls

5.0 Environment

5.1 The removal of part of the Chamaecyparis Lawsoniana hedge is not a negative action, the hedge is a non-native species and is in a poor condition.

6.0 Security

6.1 The street lights cover the front, side and rear garden, security lighting in LED at the rear.

6.2 The site is secured by a perimeter fence and the gates have locks.

6.3 The alarm system will be modified and extended.

7.0 Conclusion

7.1 The extension is in terms a relative copy of number 1 Eastmoor Drive and this was granted permission and has been built

7.2 It is a simple extension in keeping with the house itself and the surrounding houses.

7.3 The family require extra space for growing children and want to stay near to the family whom live at 5 Eastmoor Drive.