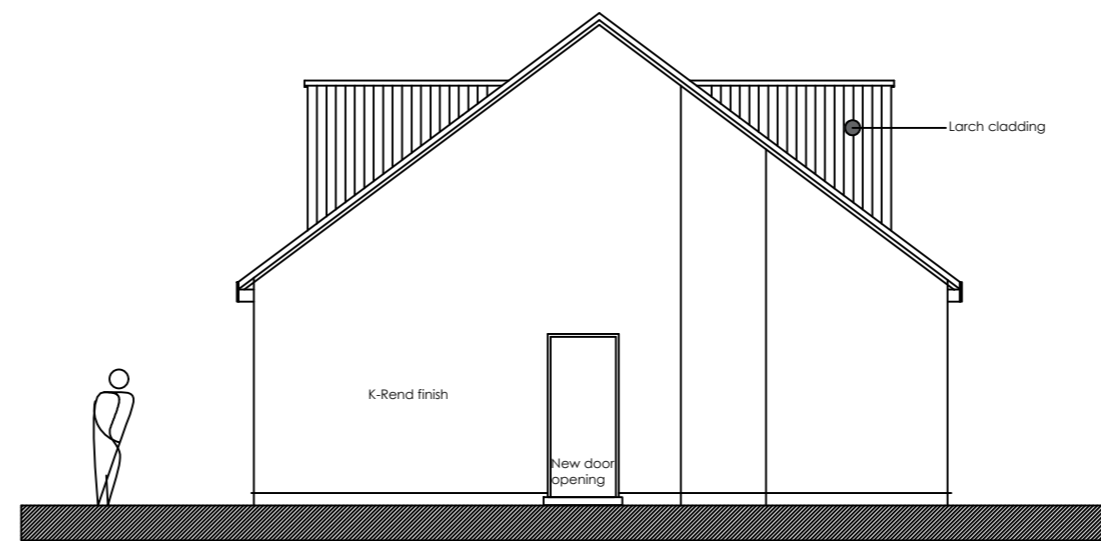
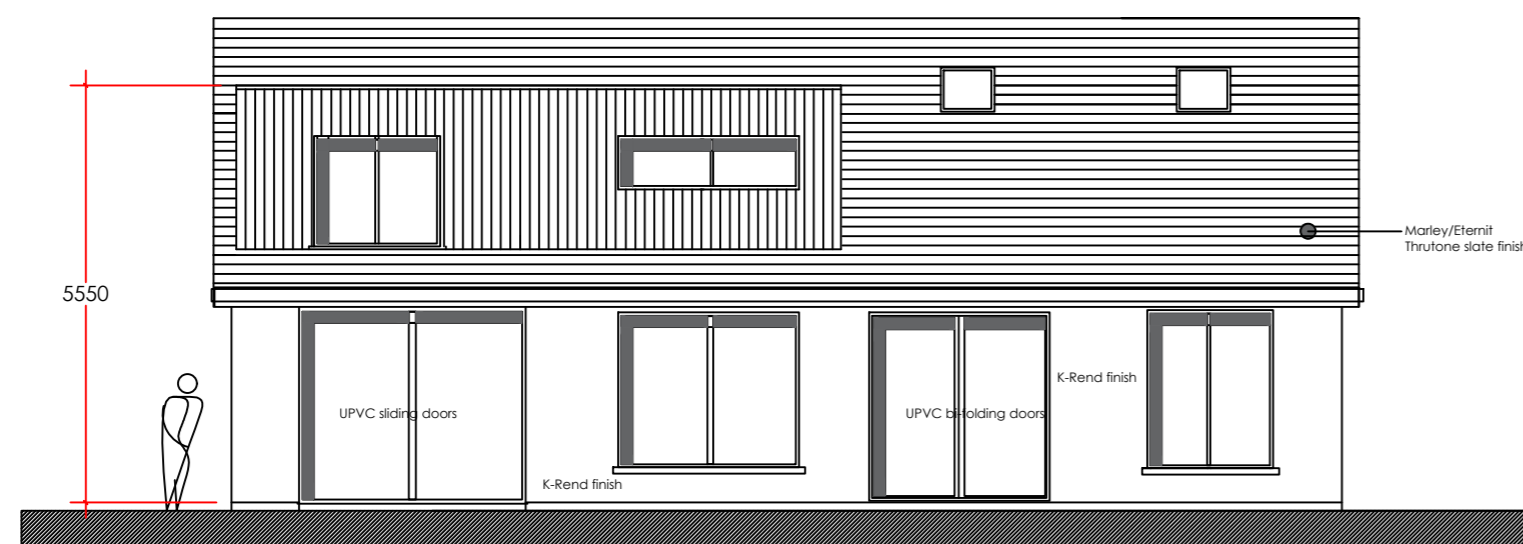


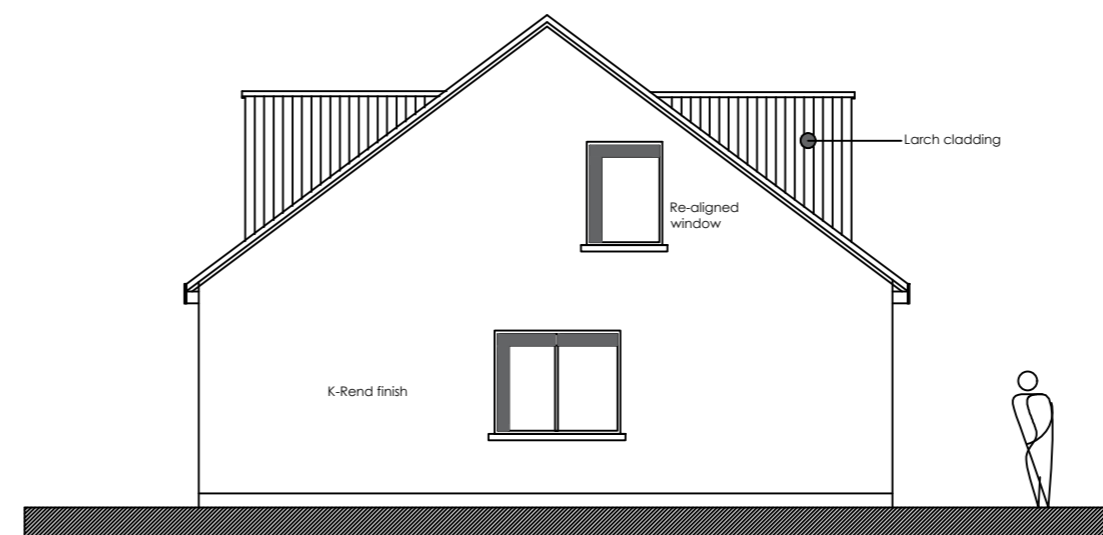
PROPOSED FRONT ELEVATION



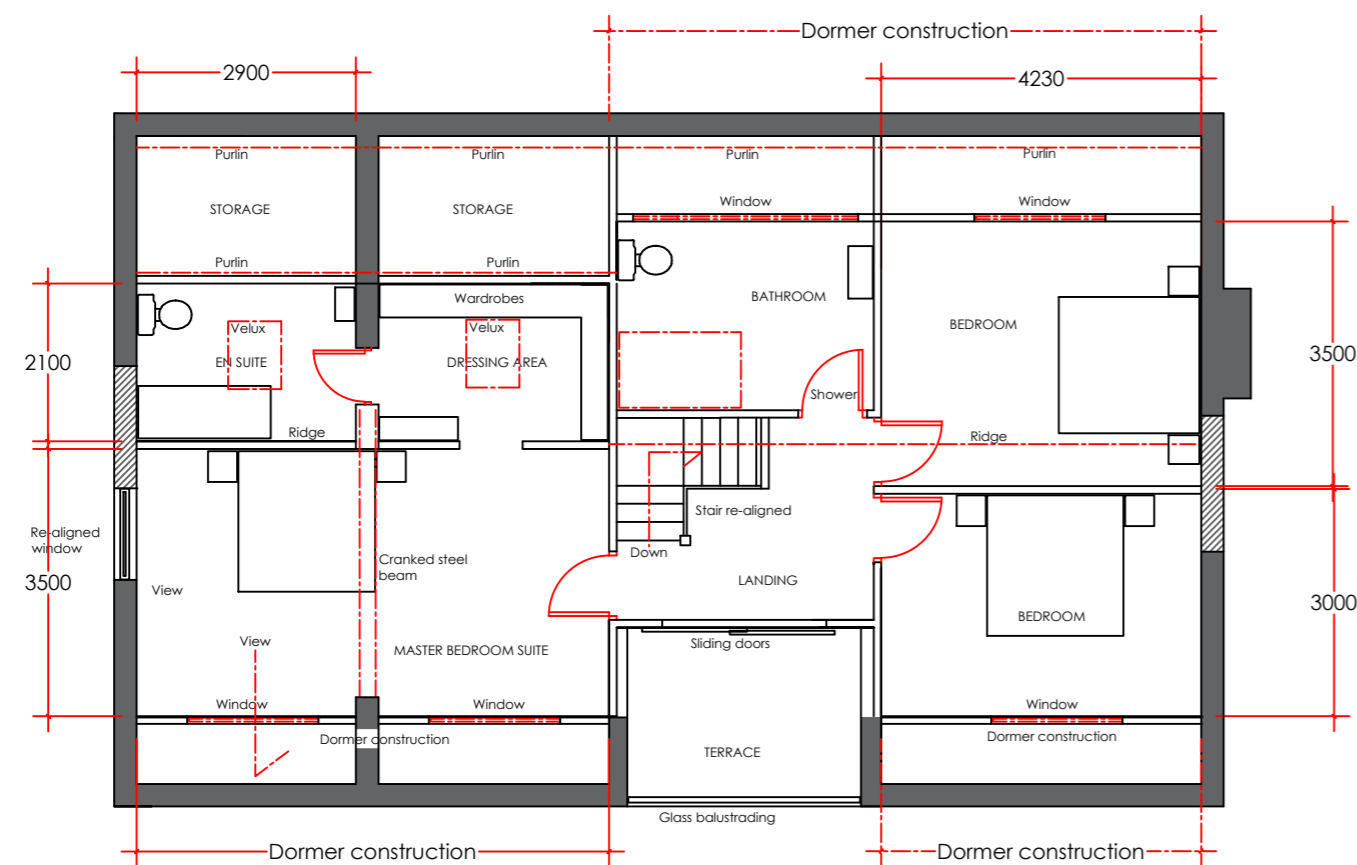
PROPOSED SOUTH ELEVATION



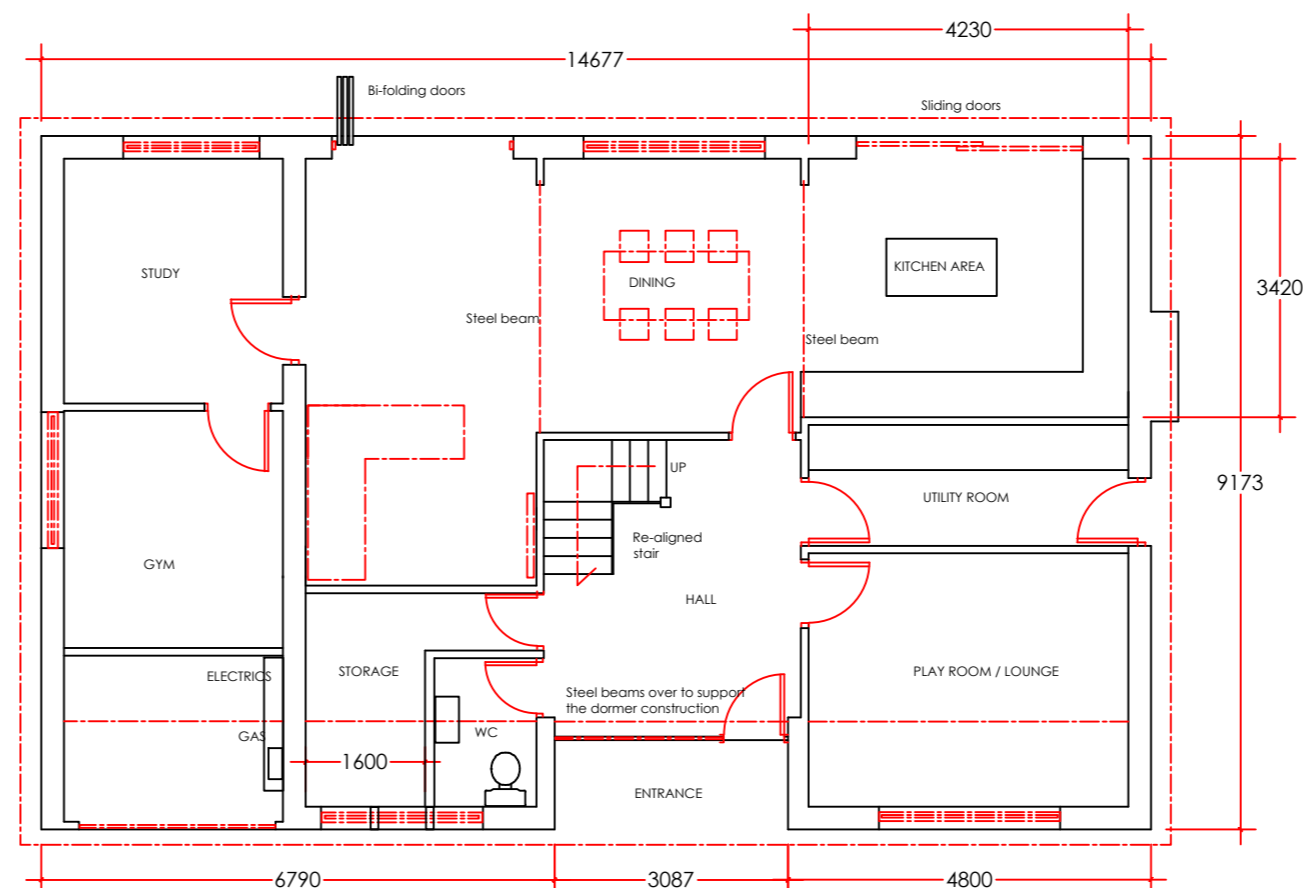
PROPOSED REAR ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED FIRST FLOOR PLAN AT 1:50



PROPOSED GROUND FLOOR PLAN AT 1:50

#### PLANNING NOTES

THE PROPOSAL SHOWS THE REFURBISHMENT AND RE-DEVELOPMENT OF THE EXISTING HOUSE TO CREATE IMPROVED FAMILY ACCOMMODATION. THE HOUSE WAS CONSTRUCTED IN THE 1960'S AND REMAINS IN ITS ORIGINAL CONDITION. EXTERNALLY THE HOUSE IS A MIX OF RENDER / STONE FACINGS WITH MILL FINISH ALUMINIUM FRAMED GLAZING. THE ROOF IS FINISHED IN CONCRETE TILES WITH FIBRE CEMENT SOFFITS AND FASCIAS. THERE IS AN EXISTING DORMER CONSTRUCTION WITH TIMBER CHEEKS AND ALUMINIUM FRAMED WINDOWS.

INTERNALLY THE PROPERTY HAS 3 BEDROOMS AT FIRST FLOOR WITH ONE ROOM ONLY ACCESSIBLE VIA ANOTHER BEDROOM. A FOURTH BEDROOM IS LOCATED AT GROUND FLOOR.

THE PROPOSAL DEMONSTRATES A SENSITIVE REFURBISHMENT OF THE PROPERTY. INTERNALLY THE ROOMS HAVE BEEN RE-ARRANGED ON BOTH FLOORS TO PROVIDE A MORE SUITABLE LAYOUT. THE HOUSE WILL HAVE 3 BEDROOMS AT FIRST FLOOR WITH DIRECT ACCESS OFF THE LANDING.

EXTERNALLY THE PROPERTY HAS BEEN RE-DESIGNED WITH NEW DORMER CONSTRUCTIONS TO THE FRONT AND REAR. THESE ARE FINISHED WITH VERTICAL LARCH BOARDING. THE FLAT ROOFS ARE TO BE FIBREGLASS WITH A GREY TRIM. THE ROOF FINISH IS TO BE OVERHAULED AND THE EXISTING CONCRETE TILES ARE TO BE REPLACED WITH A MARLEY / ETERNIT THRUTONE SLATE. TWO VELUX ROOF LIGHTS ARE POSITIONED IN THE REAR SLOPE. THE SOFFITS AND FASCIAS TO BE A GREY UPVC. ALL WINDOWS AND DOORS ARE TO BE GREY UPVC.

A NEW ROOF TERRACE IS SHOWN TO THE FRONT ELEVATION WITH DIRECT ACCESS FROM THE LANDING. A GLASS BALUSTRADE IS SHOWN FIXED BETWEEN THE DORMER CHEEKS.

THE WALLS ARE TO BE RE-RENDERED WITH A WHITE K-REND FINISH. A FEATURE PANEL OF LARCH VERTICAL BOARDING IS SHOWN TO REPLACE THE STONE FACINGS TO THE FRONT ELEVATION PANEL NEAR THE ENTRANCE.

THE FRONT DRIVE WILL BE RE-DESIGNED TO ALLOW PARKING FOR 2 VEHICLES

FOR PLANNING APPROVAL, PLEASE REFER TO THE EXISTING ARRANGEMENT ON DRAWING PHA/HG/100

#### PROPOSED PLANS AND ELEVATIONS

11 HEREFORD DRIVE  
CLITHEROE  
LANCASHIRE

PHD/HG/200

JUNE 2018 1:100 (A2)