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Design Statement

Proposed Alterations

1 Moorland Avenue

Clitheroe

Lancs

BB7 4PX

30th June 2018

This Design Statement is to be read in conjunction with drawings numbered:

1120 – 01

1120 – 02

1120 – 03

1120 – 04

1120 – 05

1120 – 06

1120 – 07

1120 – 08

The proposed works involve the construction of a single storey extension to the front and side elevations of 1 Moorland Avenue, Clitheroe. The proposed extension is to be 5.625m in length, and 3.400m in width. The eaves height is 2.600m. The additional floor area created by the proposed extension is 15.75m².

The proposed extension projects to the line of the main front wall of the property. The eaves to the extension project at this point. The new rainwater pipe is to be fitted at the junction with the existing front wall and the proposed extension to hide the joint between the new and existing brickwork. The extension is to have a hipped roof to match that of the main house.

The proposed extension is to be red facing brickwork plinth band courses to match the existing house to a height of approximately 900mm. The walls above the band courses are to be self coloured render to replace the existing painted roughcast render. This is in keeping with other properties on Moorland Avenue. The roof is to be clay interlocking tiles to match the existing house. The windows are to be white u.p.v.c. to match the existing house and fitted with top hung casements to allow natural ventilation. The doors to the extension are to be white u.p.v.c.

The proposals detailed on the drawings submitted for planning consideration are in accordance with policies of the current Ribble Valley Core Strategy and Supplementary Planning Guidance notes



Paul Derbyshire

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