

DESIGN AND ACCESS STATEMENT

REPLACEMENT OF REAR CONSERVATORY AND IMPROVEMENTS TO

42 WATER STREET RIBCHESTER PR3 3YJ

DESIGN AND ACCESS STATEMENT

INTRODUCTION

The proposals are for the demolition of an existing lean-to rear conservatory structure and erection of a new all masonry extension to the kitchen. With a mono-pitch slate roof including conservation roof window.

DESIGN

The property is in a conservation area but it is not listed.

The property is an end of terrace house and sits within the Ribchester Conservation Area. Of masonry construction under a slate roof with the front elevation in local stone and the affected rear elevation finished in painted cement render. Replacement of all rear facing windows with uPVC sash style frames in a pale green colour.

There are no changes proposed to the front elevation.

All materials to be used shall exactly match the original.

PLAN

The existing internal layout of rooms to the ground floor is retained with the conservatory removed, the adjacent external outrigger wall removed and a support beam installed to open the area to the kitchen. The property will benefit from a more open plan kitchen / diner. French doors are to be fitted to the new rear external wall and a conservation roof window installed into the slate roof.

The first floor and roof space are unaffected by the proposals.

SCALE

The proposals occupy the same footprint area of the existing conservatory area, to accommodate the mono-pitch slate roof at a 20 degree angle (the minimum for a conservation roof window in slate) the rear facing bedroom 2 window cill level has to be raised to allow adequate flashings etc.

APPEARANCE

The external appearance is in keeping with existing property having matching painted render finish. The roof is finished in slate.

AREA

The internal area of the house ground floor is circa 50m², with the extension being 5m² overall footprint.

ACCESS

Access to the property is unaffected by the proposals.

WITHIN THE BUILDING

The design will comply with the relevant requirements of the building regulations.

CONSULTATION

There has not been any consultation with the local planners.

END OF STATEMENT