

# DESIGN AND ACCESS STATEMENT

PROPOSED TWO STOREY SIDE EXTENSION, ONE STOREY REAR INFILL EXTENSION,  
REPLACEMENT GARAGE STRUCTURE AND REMODELLING IMPROVEMENTS TO EXTERNAL  
ROOFS AT

LOWER HUD LEE FARM, LONGRIDGE ROAD, HURST GREEN, CLITHEROE, BB7 9QP

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## **1.0 INTRODUCTION**

### *1.1 Overview*

It is the intention of the applicants to gain planning permission for the erection of a single storey rear infill extension for use as a garden room / play room, a two storey side extension and replacement garage structure while will vastly improving the character, quality and appearance of the building in its present state.

Lower Hud Lee Farm unfortunately appears out of keeping to the North and West elevations with the past additions of a large flat roofed single storey garage and projecting two storey flat roof extension to the rear. The planned work stated below will rectify this.

The dwelling is not a listed building, within a Conservation Area or within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

### *1.2 Purpose*

Sunderland Peacock and Associates Ltd have been commissioned to prepare this document as part of a forthcoming application for planning permission for the erection of a single storey garden room / play room extension, two storey side extension and replacement garage structure.

The opportunity is being taken as part of this work to remove the unsightly dated flat roof additions and replacing these with more in keeping subservient pitched roofs with traditional lead valleys. The proposed extensions have been tired and stepped

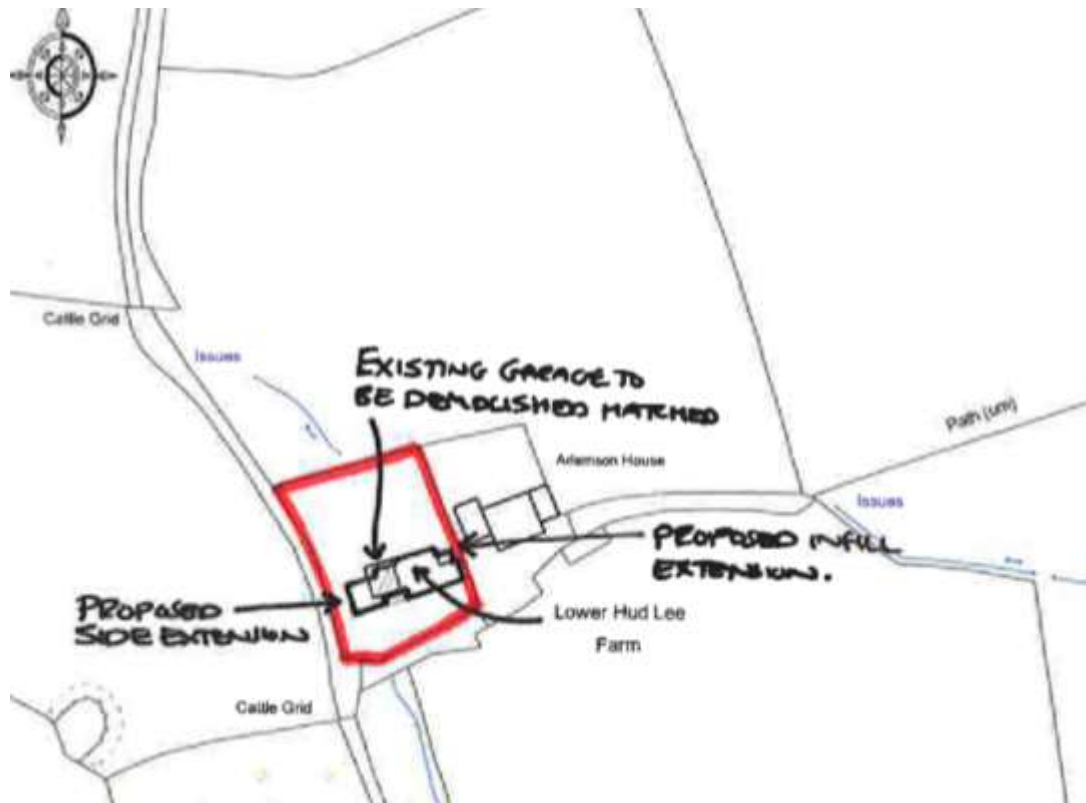
This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

## **2.0 LOCATION**

### *2.1 Site Location and Description*

Lower Hud Lee Farm is situated to the North West of the village of Hurst Green within the Ribble Valley. Hurst Green is located approximately 5 miles to the South West of the town of Clitheroe.

The dwelling in question is located off a track to the North of Longridge Road where clusters of dwellings are present with the neighbouring property of Adamson House present to the East of Lower Hud Lee Farm.



PL01: Site Location Plan

### 3.0 PROPOSALS

#### 3.1 Use

The proposed extensions and external remodeling improvements are proposed to be ancillary to the main dwelling and will provide a garden room / playroom space, improved Living space at ground floor and reconfiguration of Bedroom areas at first floor for their family needs.

#### 3.2 Layout

The proposed work is predominately located to the side (West) and rear (North) and vastly improves the current appearance of the property through the removal of the detrimental past flat roof additions

### 3.3 *Scale*

The single storey rear infill garden room / play room extension has been set back from the main existing walls/corners of the North East of the property with a scale, massing and form to reflect that of the adjoining existing Sitting Room. This is single storey and will not affect that of the neighbouring property to the East.

The rear flat roofs over the main section of the existing property to the North will be removed and replaced with traditional pitched roofs with valleys with the new two storey side extension proposed to the West a continuation of this form albeit subservient. The projection/length of this addition has been designed to reflect the ideal proportion in comparison to that of the main dwelling. A simple glazed link to the front (South) as well as route helps to break this down further and is an improvement on the wider out of keeping garage structure proposed to be removed and relocated to end of the Western gable complete with pitched roof.

The size, scale and form of the proposed extensions and external remodeling have been decided upon so as to ensure that the proposals are subservient to the existing dwelling and so as not to distort the form of the existing building but enhance it by removing the past poor quality architectural design which had been implemented.

### 3.4 *Appearance*

The roofs will now be of proposed gable forms removing the vast expanses of flat roofs currently present complete with natural slate roof coverings. The external walls are proposed to be of natural cut stone and painted render finishes throughout. Window and door systems will be a fixture of high quality metal and timber finishes with a mixture of Dark grey powder coated and natural finishes. Contemporary South facing glazed link will help distinguish between the old and the new.



*PL02: Proposed front (South) facing two storey side extension, glass link and replacement garage structure.*



*PL03: Proposed rear (North) facing elevation onto the private garden*



*PL03: Existing single storey Sitting Room structure (left) and adjoining proposed rear single storey garden room / play room infill extension (right)*



*PL04: Existing unsightly rear (North) and side (West) elevations illustrating current expansions of incongruous flat roofs to be removed and remodeled as part of the overall improved character and appearance of the dwelling.*

3.5 *Access*

N/A. No special access arrangements are required and no amendments to existing vehicular access arrangements are required. Large plot with ample parking and turning provisions available.

4.0 **CONCLUSION**

4.1 *Summary*

The proposals make a significant improvement to the overall quality, character and appearance of Lower Hud Lee Farm while designed subservient in size and scale and sympathetic to the existing material palette of the dwelling causing no undue harm.