

Design and Access Statement for 34 Woodhead, Read, Nr Burnley Rear Extension

1.0 Preamble

- 1.1 With the changing way we live the 1970's style of layout does not in some cases work to our requirements. With growing children who need their own space but still need parental control we decided that an extension adjacent to the Kitchen would allow them to be overviewed but still have their own space.
- 1.2 The size of the old kitchen does not facilitate the increased amount of kitchen equipment we now use and therefore we propose as part of the scheme to form a Utility Room as well a making access to the rear garden better.

2.0 Design

- 2.1 It is our intension to blend in the extension by using matching materials. The roof tiles will be of the same make and style as existing however due to fading of the original it will not be exactly the same. The brick work will again be of the same maker but with the current colour of the matching brick.
- 2.2 The Bi-fold doors are a new introduction in style and opening technique, but will have the latest and the most thermal energy approved glazing in frame of a matching colour of the existing patio doors.
- 2.3 The rainwater gutters and rainwater pipes will be in black PVC. Code 5 lead will be used when connecting to the existing wall faces.



Part existing Rear Elevation, northern facing

- 2.4 The canopy over the door will be removed and the rear window into the garage infilled in 100mm high density block. The vent from the Tumble Dryer exhaust will be relocated into the Utility Room.



Existing Garden Room

- 2.5 The proposed extension does not project as far into the garden as the existing garden room. The existing side window will be remodelled to form an entrance from the extension into the Garden room. The rear kitchen window will be removed and opened up to form a through way.



Rear of House showing the connection of the Garden Room to the House

- 2.6 No upstairs windows are affected by the new extension.

3.0 Access

- 3.1 The waste services of the Ribble Valley carry out their duties each week without any problems.
- 3.2 Woodhead Road, Read is an adopted road and facilitates access for all emergency services

4.0 Flood Risk

- 4.1 Woodhead Road is some 115m above sea level and not on a flood plain.
- 4.2 There is no major water course with 200m and over the past 40years no flooding has been noted.

5.0 Environment

- 5.1 No trees will be affected by the development.
- 5.2 There are no endangered species or plants on site

6.0 Security

- 6.1 All the rear of the site is enclosed with a 1.8m fence and abuts other enclosed gardens. A large conifer hedge is also growing across the Northern boundary.
- 6.2 The site is covered by security lighting and the windows have locks, this along with burglar alarm

7.0 Conclusion

- 7.1 The proposed extension will not overlook any other property and with the slope of the site the rear garden falls back down to the house.
- 7.2 With the materials in keeping with the surroundings it will enhance the house and give the owners an improved lifestyle.

