

Design and Access Statement

Proposed Extension
1 Nightingale Close
Whalley
Lancashire
BB7 9XB

320190370P

USE:

The existing property is a domestic family property. The property is a detached property located at 1 Nightingale Close, Whalley, Lancashire, BB7 9XB. The homeowner proposes to demolish the existing conservatory to the rear of the property and replace with a single storey extension to create larger living and kitchen space.

AMOUNT:

The foot print of the new extension will be approximately 38m² and will be located partially to the location of the existing conservatory (circa 23m²) which will be demolished as part of this scheme to accommodate the proposed extension.

LAYOUT:

The extension will be rectangular in appearance, and will be constructed to the rear of the detached property as shown on the proposed plans.

APPEARANCE:

The appearance of the proposal will match the appearance of the existing detached property. The external skin will be formed in facing brickwork to match that of the existing property. The roof will be finished in concrete interlocking tiles to match that of the existing property. The roof will be drained using plastic gutters and downpipes to match existing. All windows will be formed in uPVC frames (white) all windows will be double glazed units to match existing. New external doors and "velux" style rooflights will be formed in powder coated aluminium frames (colour to be confirmed).

LANDSCAPING:

The landscaping will not be affected and it is proposed that the existing decked areas, paved footpaths and grassed lawn to the rear of the property will be made good on completion.

ACCESS:

The new extension will be built to ensure that access is good to the extension, landscaping around the proposed extension will ensure good access to the property, it is likely that a single step threshold will be provided to the bi fold doors. Level access is not considered necessary by the homeowner.