

PROPOSED EXTENSION AND REMODELLING
49 EDISFORD ROAD, CLITHEROE

FEASIBILITY REPORT

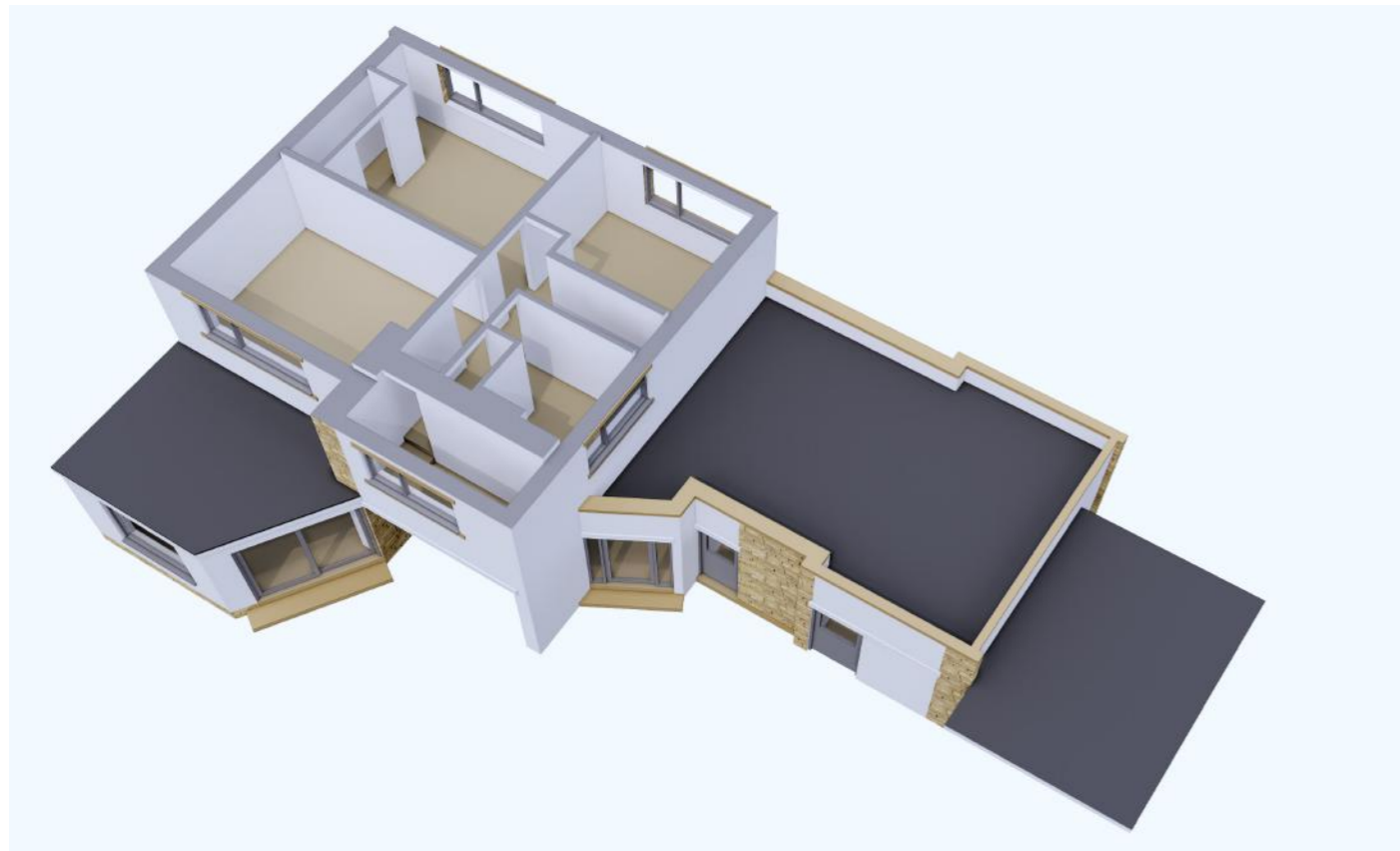
MAY 2021



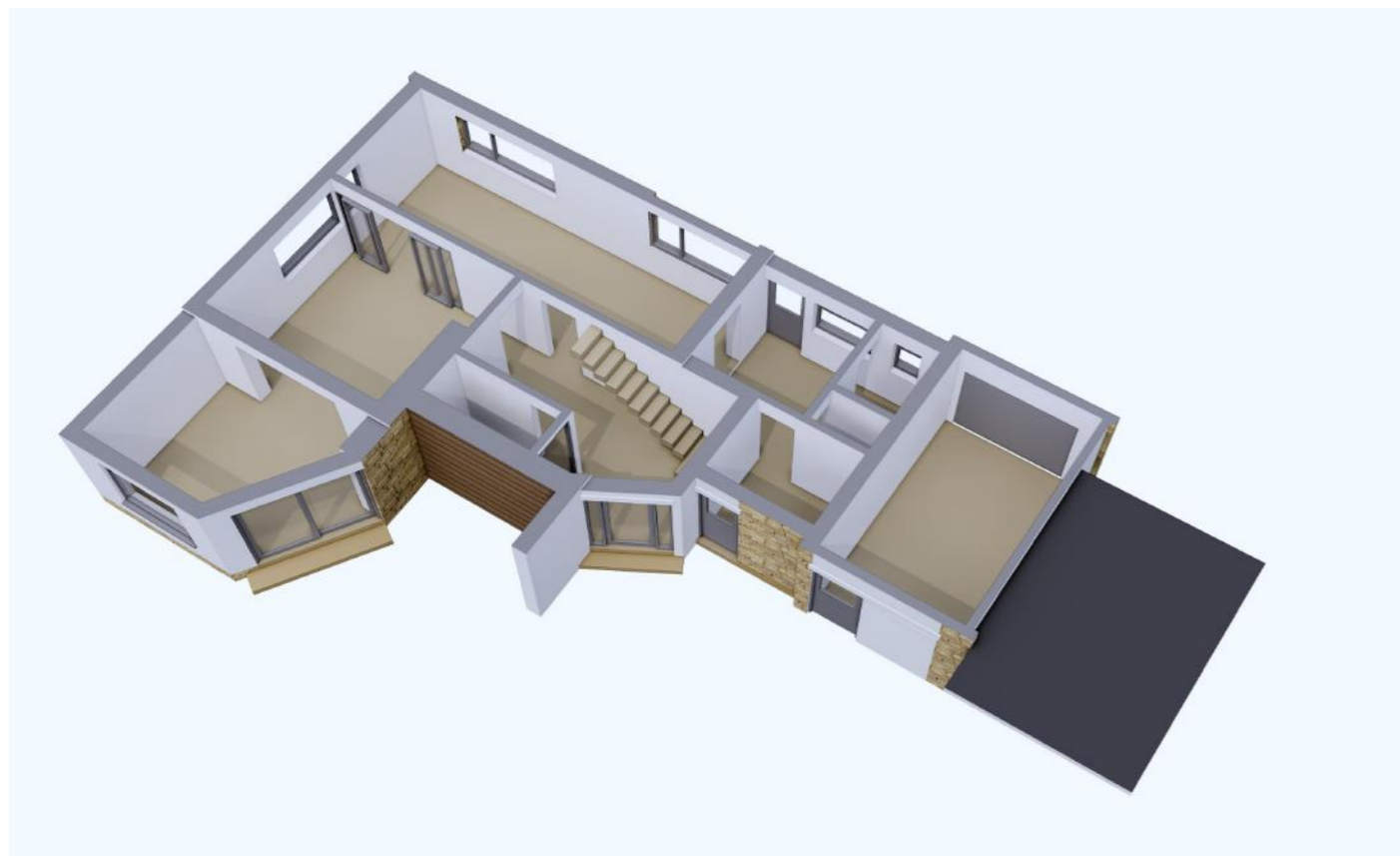
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EXISTING SITE PHOTOS





Existing First Floor Layout



Existing Ground Floor Layout

EXISTING

Key Features/Constraints

- Existing property extended with poor quality 20th century additions to the side and rear
- Principal entrance needs reconsideration
- Staircase position ill considered when accessing from Edisford Road
- Traffic noise from Edisford Road

Floor Areas

Existing Ground Floor Area	-	114 SQ.M
Existing First Floor Area	-	65 SQ.M
Total Floor Area	-	179 SQ.M (gross external)



Existing View from Knowsley Lane



Existing View from the rear

EXISTING

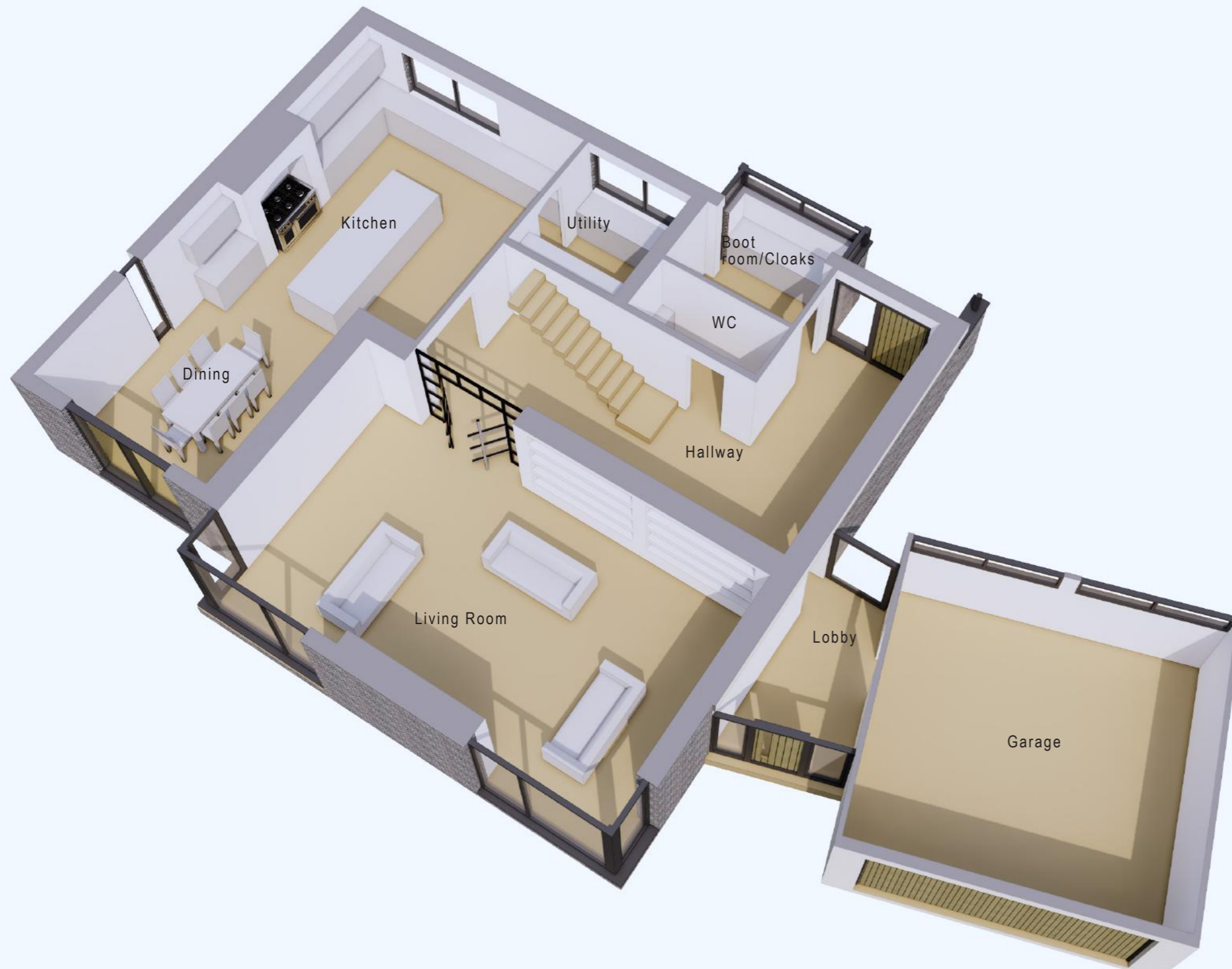
Design Brief

Our client's brief is to remove the single storey extension to the east of the property and replace with a two storey addition and double garage. Internally, the layout will be reconsidered to address traffic noise from Edisford Road and to improve the connection with the south facing rear garden. The position of the existing staircase will be reconsidered in respect of the changes to the overall layout. Options for recladding the property to give it a more modern appearance will also be explored as part of the proposals.

Proposed Accommodation

- Explore options for more liveable family home
- Minimum 4 bedrooms some with en-suites
- Open plan kitchen/living space
- Improve connection with garden for views out
- Address problems with traffic noise

PROPOSED - GROUND FLOOR



Accommodation

Entrance Hall	2.65 X 7.8 m
Dining Room	4.1 x 4.0 m
Living Room	4.8 x 8.7 m
Kitchen	5.4 x 6.0 m
WC	1.2 x 2.8 m
Utilitiy	2.7 x 2.4 m
Boot room/Cloaks	2.8 x 2.8 m
Lobby	2.4 x 3.4 m
Garage	6.0 X 5.6 m

Ground Floor Area - 163 SQ.M
excl. garage

Garage - 33.6 SQ.M

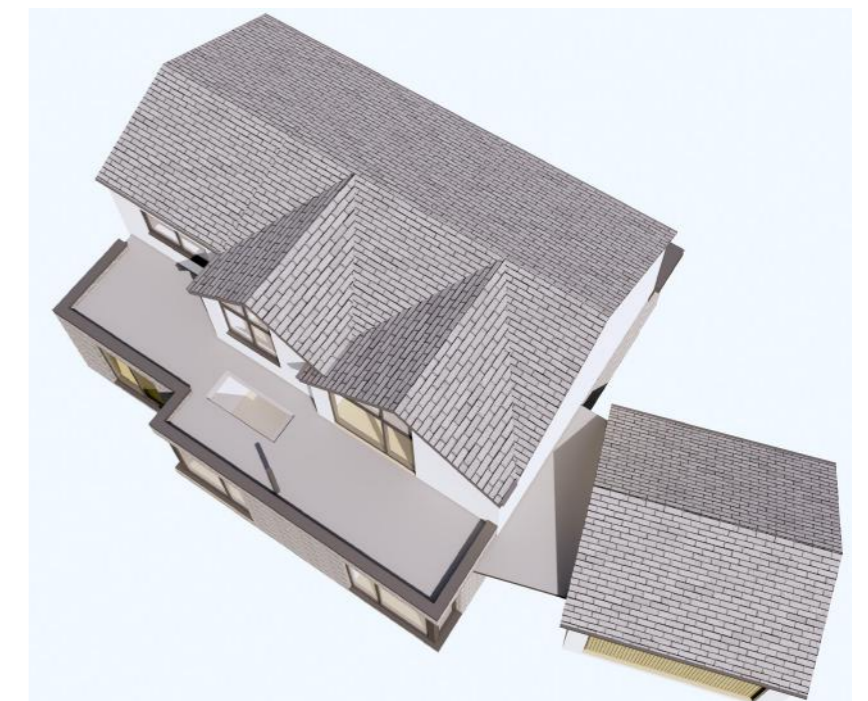
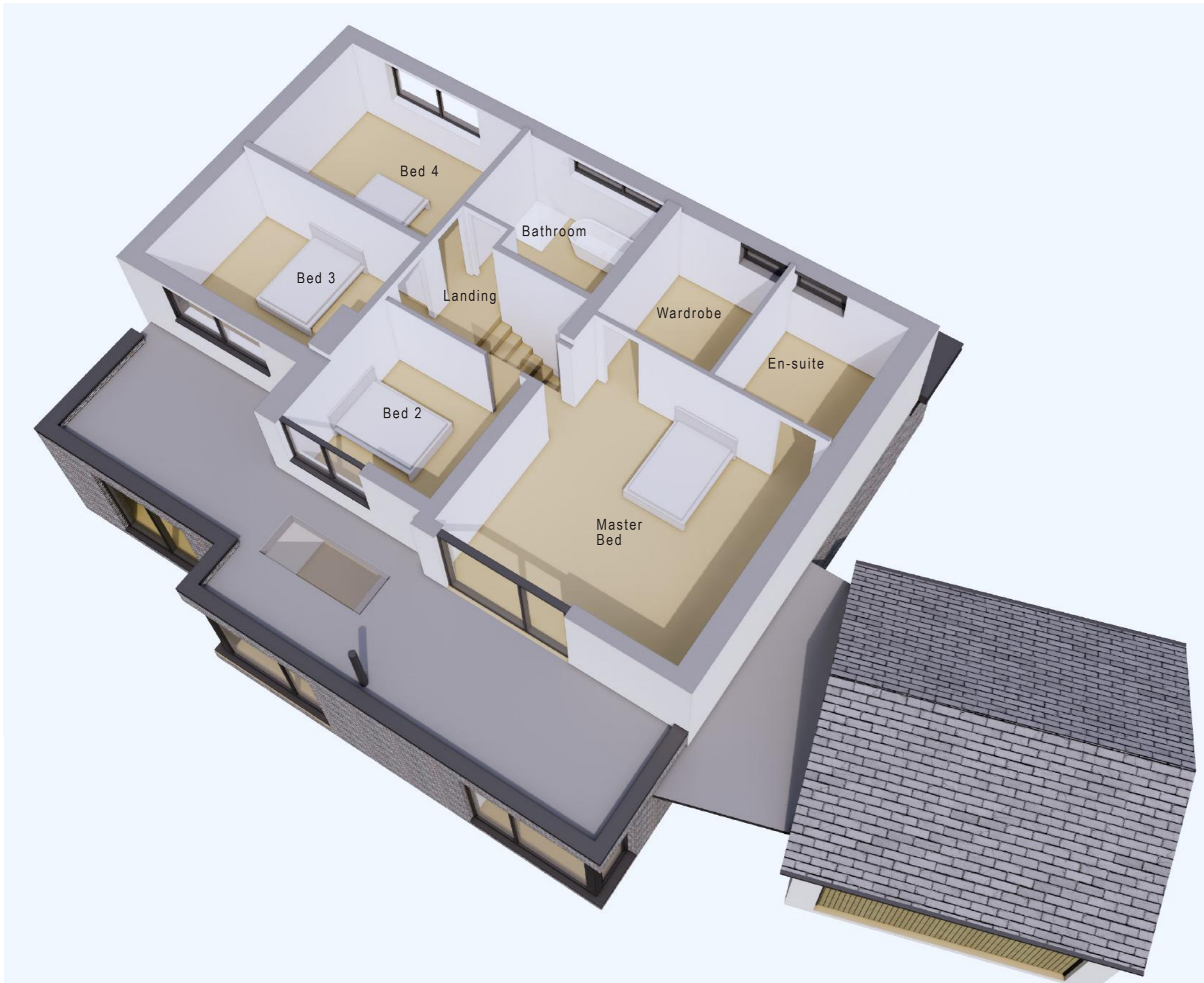
PROPOSED - FIRST FLOOR

Accommodation

Master Bedroom	5.1 X 5.1 m
En-suite	3.0 x 2.5 m
Wardrobe	3.0 X 2.5 m
Bedroom 2	3.3 x 3.0 m
Bedroom 3	3.0 x 4.5 m
Bedroom 4	3.5 x 4.5 m
Landing	3.3 x 2.0 m
Family Bathroom	3.3 x 2.7 m

First Floor Area - 118 SQ.M

**Total Floor Area
excl. garage** - 281 SQ.M



PROPOSED - VIEWS 1 AND 2



VIEW 1 - FROM SOUTH



VIEW 2 - FROM SOUTH

PROPOSED - VIEWS 3 AND 4



Key Features

- Unremarkable single storey extensions removed
- 4 first floor bedrooms
- New feature stair retained in existing position
- Large south east facing glazing providing views of Pendle Hill in the distance
- Two storey extension to side of existing property with single storey flat roof to rear
- New open plan kitchen/dining area with new large living room within new extension
- Existing reclad in blue/grey brick slips and smooth synthetic render
- New double garage

VIEW 3 - AERIAL VIEW FROM SOUTH EAST



VIEW 4 - FROM NORTH

PRECEDENT IMAGES

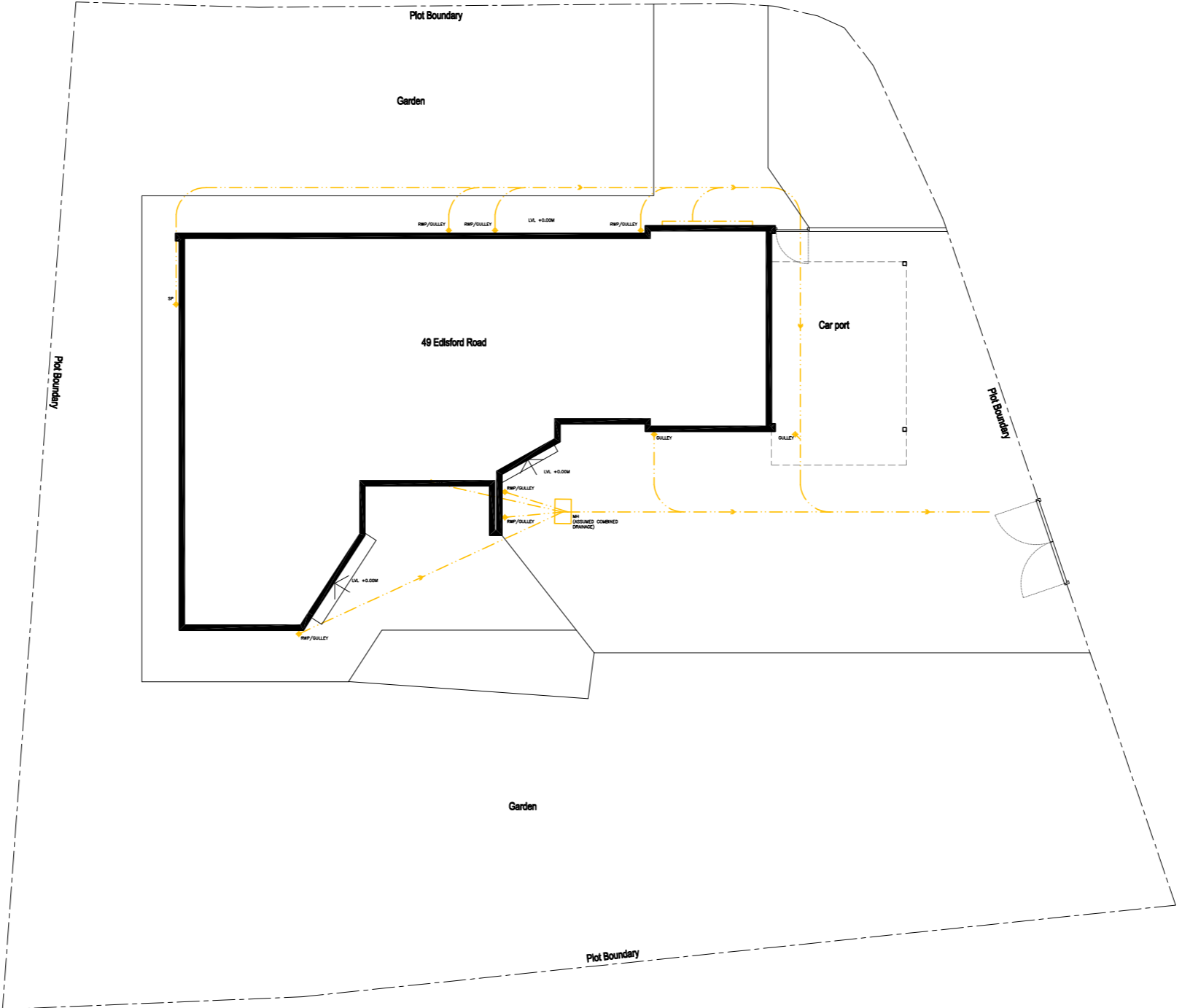


PRECEDENT IMAGES



EXISTING SITE PLAN

EDISFORD ROAD



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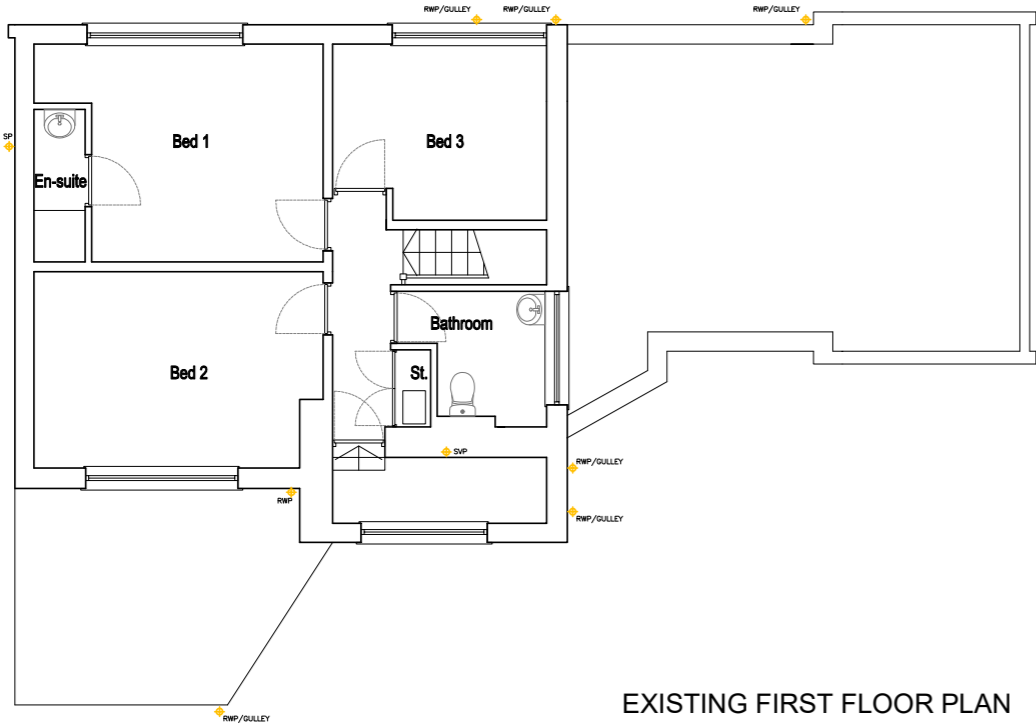
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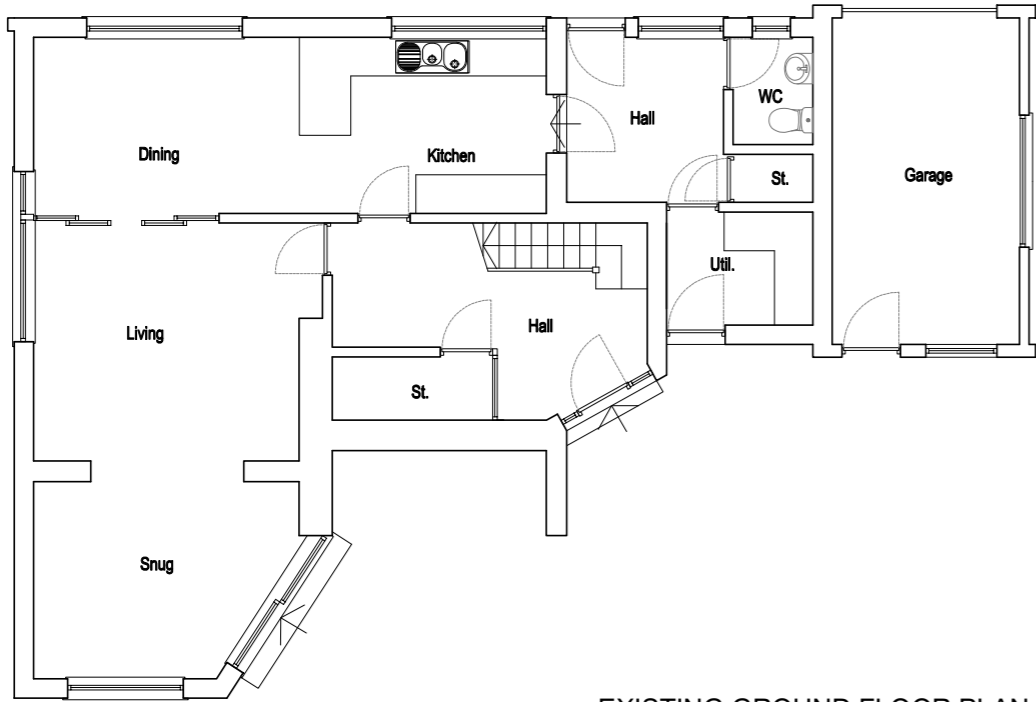


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EXISTING FLOOR PLANS



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

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Client
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 CLITHEROE**

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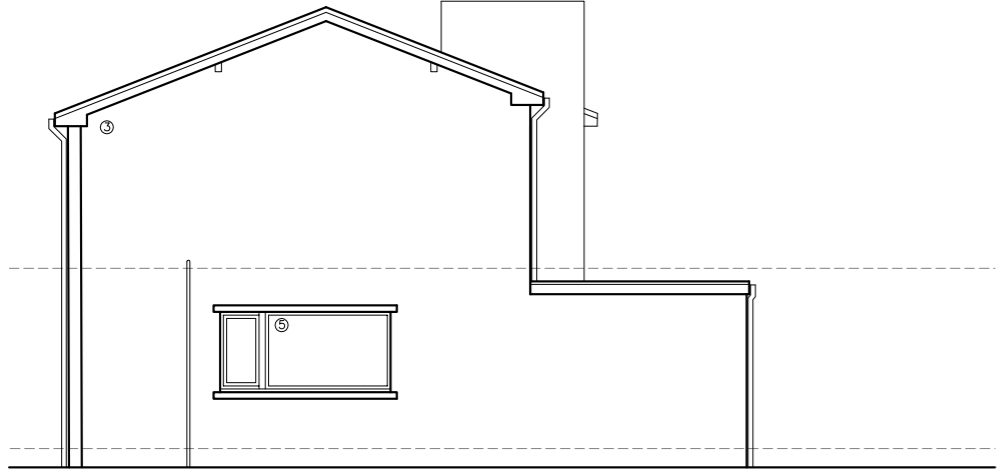
EXISTING ELEVATIONS



EXISTING EAST ELEVATION (1)



EXISTING NORTH ELEVATION (2)





EXISTING WEST ELEVATION (3)



EXISTING SOUTH ELEVATION (4)

- MATERIALS**
- 1. GREY CONCRETE ROOF TILES
 - 2. TIMBER CLADDING
 - 3. SMOOTH CEMENT RENDER
 - 4. ARTIFICIAL STONE
 - 5. UPVC WINDOWS/DOORS

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