

DESIGN AND JUSTIFICATION STATEMENT

For The Proposed Extension
And Alterations To Existing
Residential Annex At
Cockerham Hall,
Saccary Lane, Mellor,
Blackburn,
BB1 9DL

Date: October 2021
Job ref: 6490

1.0 INTRODUCTION

This Design and Justification Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Clients Mr and Mrs Large, as part of a full planning application for the proposed extension and alterations to the existing residential annex at Cockerham Hall, Mellor.

It is to be read in conjunction with the following planning drawings and Documentation:

- 6490-01 Existing Plans and Elevations
- 6490-02 Proposed Plans and Elevations
- 6490-03 Existing Site Plan
- 6490-04 Proposed site plan
- 6490-05 Location plan

2.0 PROPOSAL

The works are required to facilitate the occupation by the parents of the applicant who now need living assistance and care providing due to their age.

The proposals comprise of a rear extension to facilitate a car port and first floor garden room with decking. The proposals also consist of alterations to the existing residential annex. At ground floor level the existing garage is to be renovated to facilitate two bedrooms, en-suites and a utility room with access to the car port. The First floor is to have an open plan kitchen, dining and sitting area including a W/C. The aesthetic of the property are to match the existing building, the proposed roof to be concrete roof tiles, the window frames are to be UPVC with aluminium sliding doors, and rainwater goods are to be UPVC to match existing.



3.0 SUMMARY AND CONCLUSIONS

In summary the proposals which form the basis of this application have been designed to provide a positive visual impact and architectural design for the site and surrounding area. The alterations to the annex will provide an appealing and quality aesthetic by using a careful selection of materials whilst ensuring the existing character and appearance of the annex is retained.

The design ensures that all current and future occupants maintain an excellent level of private amenity and adjacent property privacy has been respected and maintained.

Substantial Consideration for the site and area has been evaluated to ensure the proposals respect and ensure they are in harmony with surrounding properties and area.