

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED EXTENSIONS AND

INTERNAL ALTERATIONS AT:

89 LITTLEMOOR ROAD

CLITHEROE,

LANCASHIRE

BB7 1EW



Job No. 6470

Version 1.1



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, Mr Chris Peacock and Mrs Estelle Tomlinson, as part of a planning application for the proposed extensions and internal alterations at:

89 Littlemoor Road, Clitheroe, Lancashire, BB7 1HH.

This Design and Access Statement is to be read in conjunction with planning drawing No:

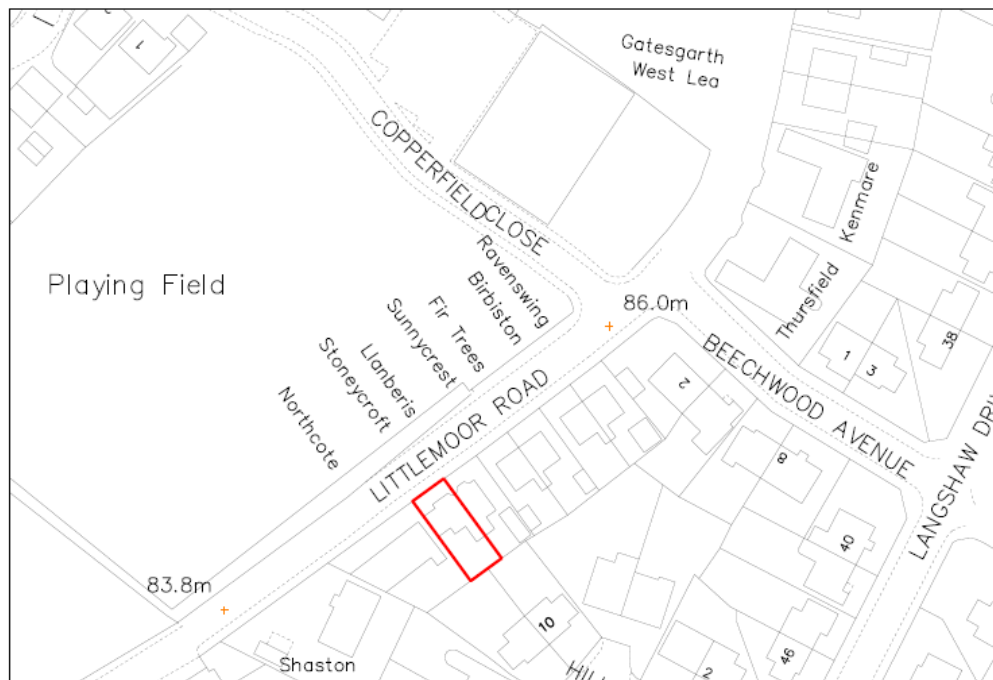
- 6520 – P00 LOCATION PLAN
- 6520 – P01 EXISTING PLANS AND ELEVATIONS
- 6470 – P02B PROPOSED PLANS AND ELEVATIONS

2.0 THE SITE

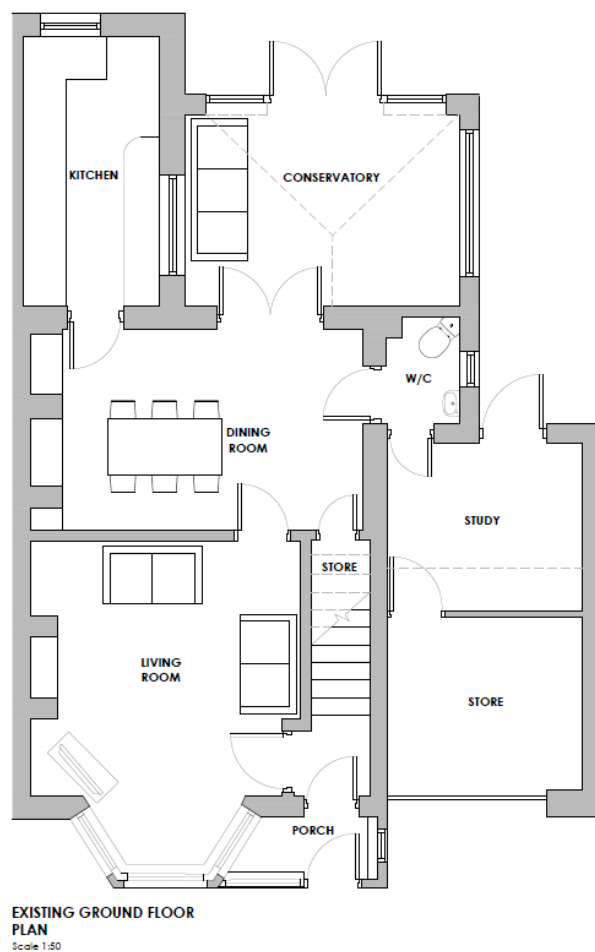
89 Littlemoor Road is located South East of the centre of Clitheroe, in the ward of Littlemoor. Clitheroe is situated in the Ribble Valley, in the county of Lancashire.

The property is a 3No. bedroom semi-detached property made from masonry, with pebble dash stucco render, uPVC double glazing and a natural slate roof. On the ground floor, there is a living, dining room and kitchen with a modern extension that provides an integrated store and study, a further addition of a conservatory is found at the rear of the property. The first floor will not be affected by the proposed.

The house sits centrally on a rectangular plot and has gardens to the front and rear. The property is accessed via Littlemoor road. Littlemoor Road is a residential area consisting mainly of semi-detached family-sized dwellings. Directly opposite is the playing field for Clitheroe Rugby Club.



PL01: Site Location Plan – Not to scale.



PL02: Existing Plans – Not to scale.

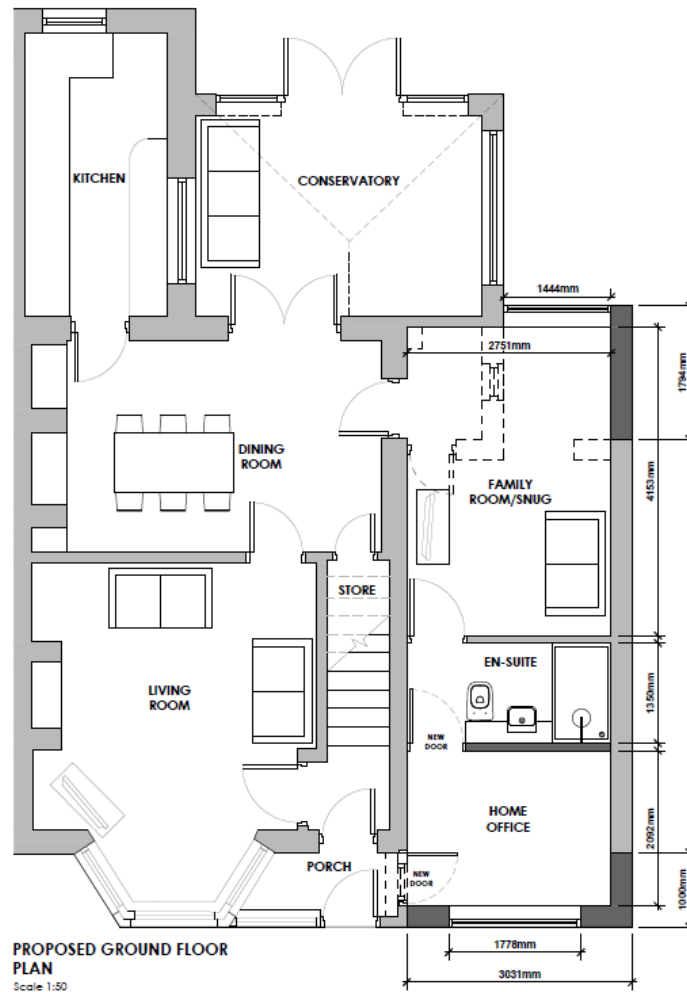
4.0 DESIGN

The proposals submitted in this application include small alterations and improvements to the exterior of the property with the introduction of 2No. minor extensions. The first extension to the front of the property brings forward what is at present the ground floor store/study. The other extension is to the rear of the property and extends the area on the rear side of the previously built modern extension, again infilling to the existing rear wall boundary line. These extensions will allow for much-needed family space. The necessity for space is paramount due to the homeowner's son having autism. The extension will give the family a second living room which will act as a refuge for when difficult circumstances can occur.

There are no proposed changes to the first floor.



PL03: Proposed Elevations – Not to scale.



PL04: Proposed Plan – Not to scale.

5.0 APPEARANCE

The design of the extension has taken reference from the existing. The materials used will consist predominately of the same brickwork, or be matched as closely as possible. The front extension will match both the masonry and roof finish of the existing. The rear extension will also match the existing brickwork, a flat roof single-ply roof covering or similar is proposed. All new windows, doors and rainwater goods if necessary will also match or be as similar as possible. Both small extensions will stay within the boundaries of the front and rear elevations, the overall look of the building will comparatively be the same.

6.0 ACCESS

The access will continue to be made from Littlemoor Road. The proposed will not affect the existing driveway or parking in any way.

7.0 CONCLUSION

In summary, the proposal which forms the basis of this full planning application has been designed to provide a positive visual impact and architectural design for the site and the surrounding area.

The proposal does not compromise the amenity or privacy of adjacent properties, or their gardens and would not result in a loss of light. The site is within an established residential area in which similar-sized dwellings in terms of height and scale are situated nearby.

The small front and rear extensions only serve to enhance the resident's comfort. At present, the house does not provide the layout required for a safe environment for all those that reside there.



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