

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED REAR EXTENSION AND

INTERNAL ALTERATIONS AT:

19 DORSET DRIVE

CLITHEROE,

LANCASHIRE

BB7 2BQ



Job No. 6492

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 and Mrs Hydes, as part of a planning application for the proposed rear extension and internal alterations at:

19 Dorset Drive, Clitheroe, Lancashire, BB7 2BQ.

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

- 6492 – L01 LOCATION PLAN
- 6492 – E01 EXISTING SITE PLAN
- 6492 – E02 EXISTING PLANS AND ELEVATIONS
- 6492 – P01 PROPOSED SITE PLAN
- 6470 – P02A PROPOSED PLANS AND ELEVATIONS

2.0 THE SITE

19 Dorset Drive is located to the North of the centre of Clitheroe. Clitheroe is situated in the Ribble Valley, in the county of Lancashire.

The residence is a detached property made from mainly reconstituted coursed stonewalling, with stone head and cills. The windows are uPVC double glazing, fascia's and rainwater goods are white and a concrete tile roof. On the ground floor, the existing comprises of a living room, dining room/kitchen, study and a conservatory to the rear. The first floor will not be affected by the proposed.

The house sits centrally / to the front on a rectangular plot, with one chamfered corner to the plot and has gardens to the front and rear. The property is accessed via Dorset Drive. Dorset Drive is a cul-de-sac that forms part of a quiet residential area close to the nearby Clitheroe Grammar School.

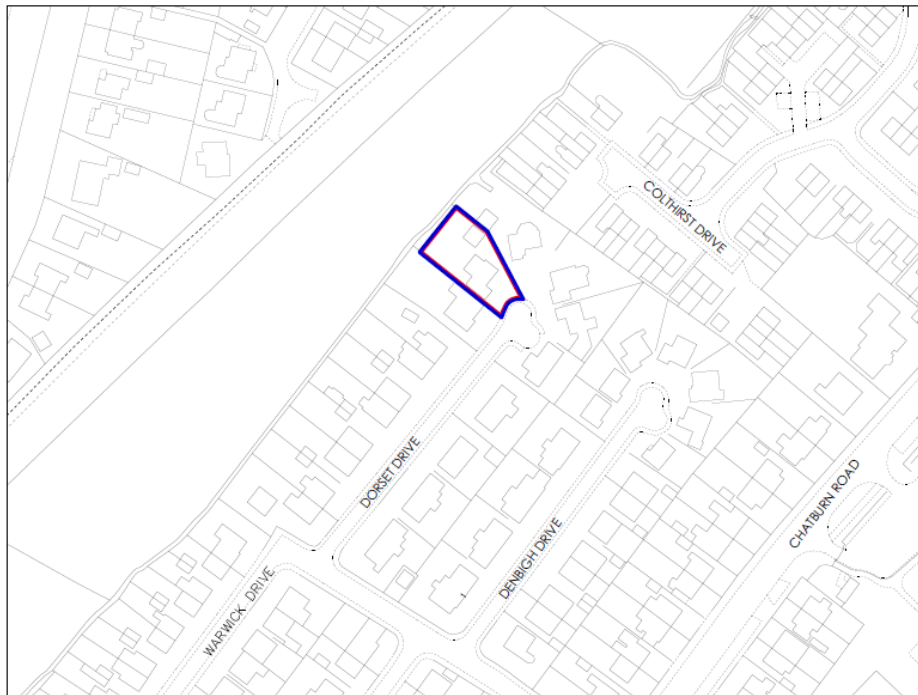


Figure 1_ Site Location Plan – Not to scale.

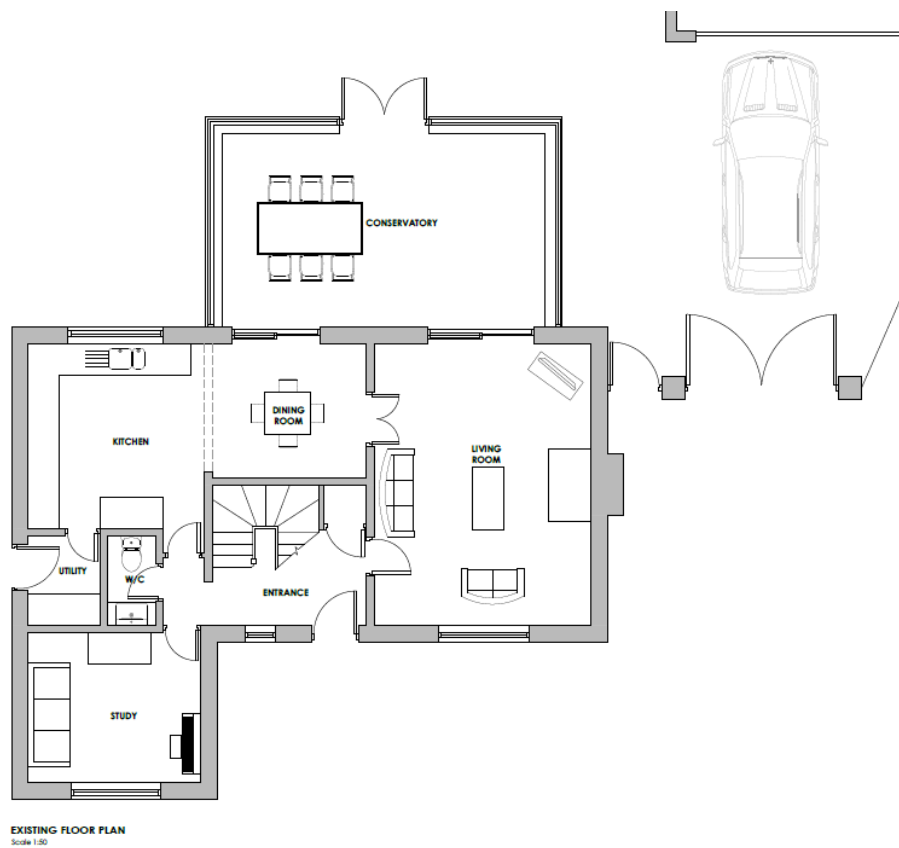


Figure 2_ Existing Plans – Not to scale.

4.0 DESIGN

The proposals submitted in this application include small alterations and improvements to the exterior of the property with the introduction of a rear extension, which will replace the existing conservatory. The extension to the rear of the property will be a similar but slightly footprint to the existing conservatory. The new extension extends beyond the side elevation of the existing property which will allow for a new entrance to the rear situated adjacent to the garage. The entrance will lead to a proposed boot room. The extension will allow for a new open plan family space.

There are no proposed changes to the first floor.

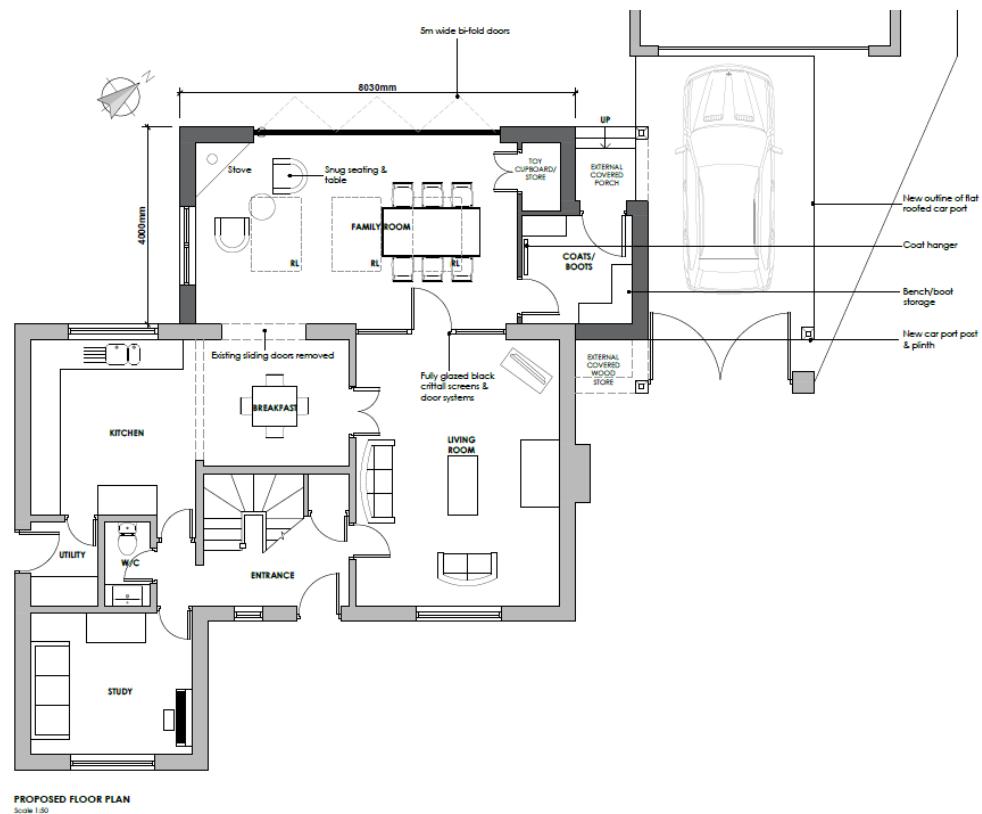


Figure 3_Proposed Ground Floor Plan – Not to scale.

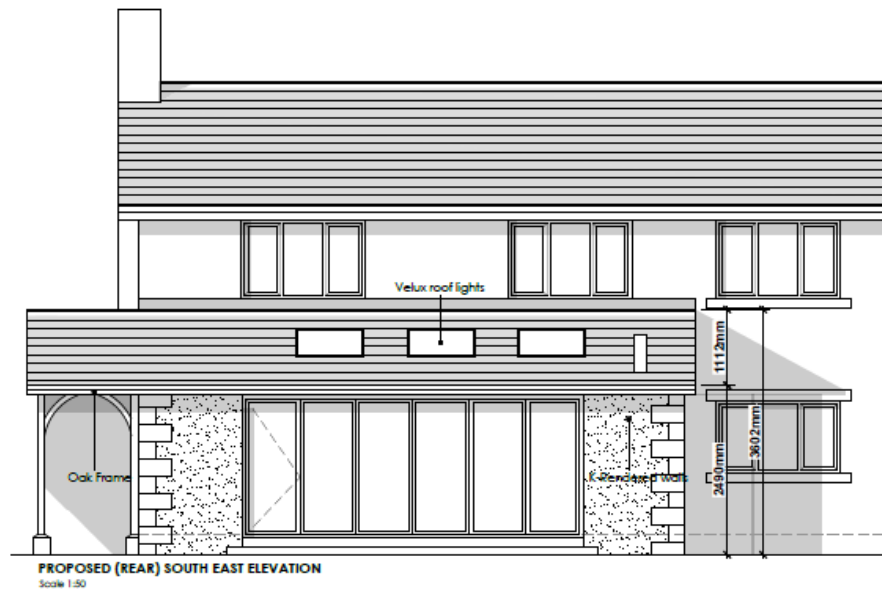


Figure 4_Proposed Rear Elevation – Not to scale.

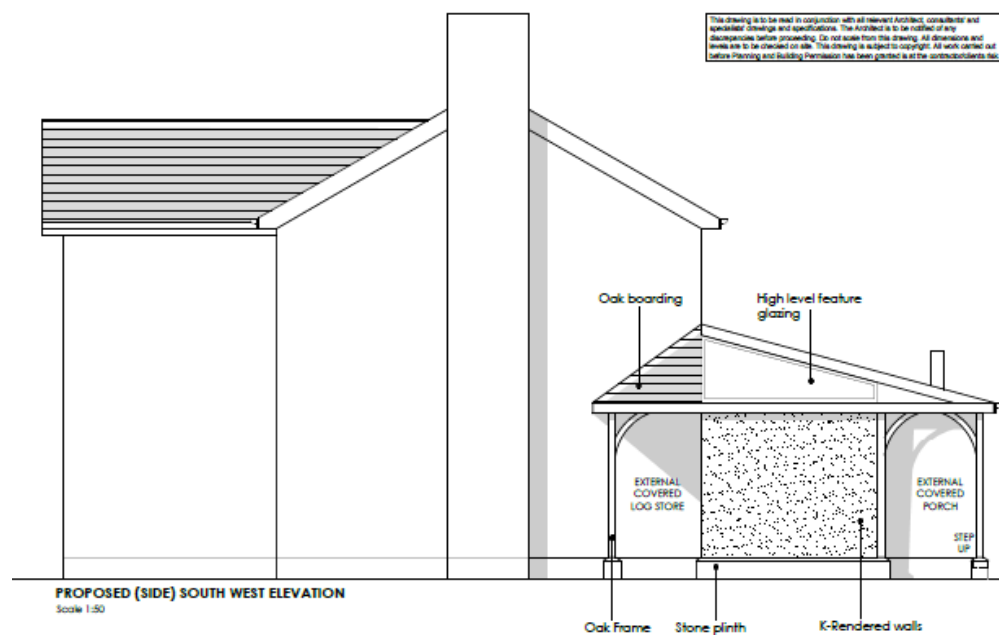


Figure 5_Proposed Side Elevation

5.0 APPEARANCE

The design of the extension has taken reference from the existing. The materials used will consist predominately of white rendered masonry walls, stone detailing and oak timber framework to that of the canopy, these materials will complement the existing. The rear extension will also match the roof finish of the existing or as a close a match as possible. The new bi-fold doors and proposed windows will be an aluminium powder-coated unit or similar approved, the 3 No. rooflights will be Velux low profile, centre pivot or similar approved. The extension will project from the existing from the side but the overall look of the building will comparatively be the same.

6.0 ACCESS

The access will continue to be made from Dorset Drive. 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 rear extension only serves to enhance the resident's experience of the property by adding much-needed family space and rear access that is closer to the garage.



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