

DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED ERECTION OF A TWO-STOREY SIDE EXTENSION:

THE BRAMBLES,

SAWLEY,

BB7 4LE



Job No. 6733

Version: 1.2



Sunderland Peacock and Associates Ltd

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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 Estill, as part of a full planning application to erect a two-storey side extension at:

The Brambles, Sawley, BB7 4LE.

This document is to be read in conjunction with all other submitted planning documents No:

- 6733 – L01 Location Plan
- 6733 – S01 Site Plan
- 6733 – 001 Existing
- 6733 – 002.1a Proposed

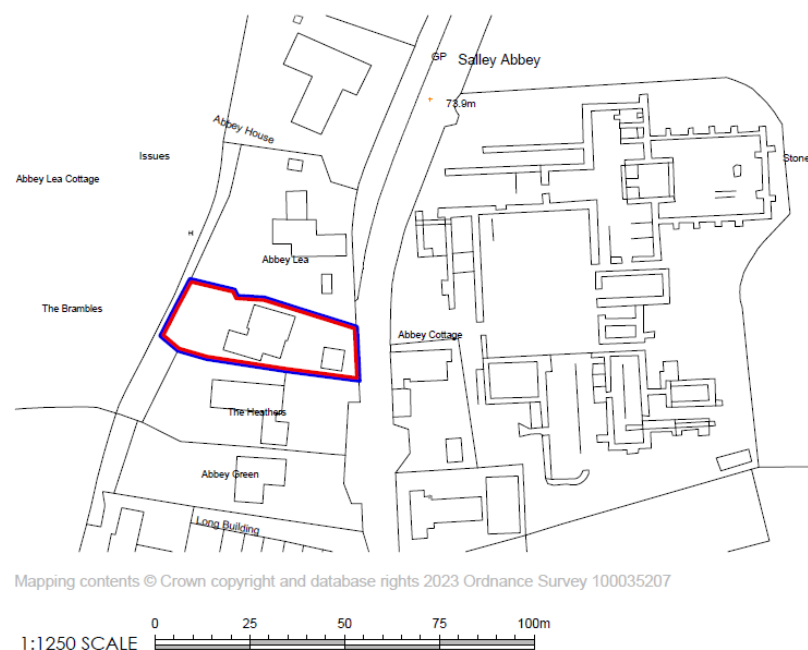
2.0 THE SITE/BUILDING DESCRIPTION

The site is located on on Sawley Road in the centre of the village of Sawley, in the district of the Ribble Valley, in the county of Lancashire. Sawley is a quiet village situated on and close to the banks of the River Ribble.

The existing property is a detached property, the property is built from red facing brick with white rendered walls and a slate roof. The property sits centrally on its plot with gardens to the front and rear.

Access to the site is via Sawley road onto the private drive, the house is well screened from the road with mature trees and hedges providing privacy.

The adjacent properties are all detached of varying heights and sizes, with sizeable gardens

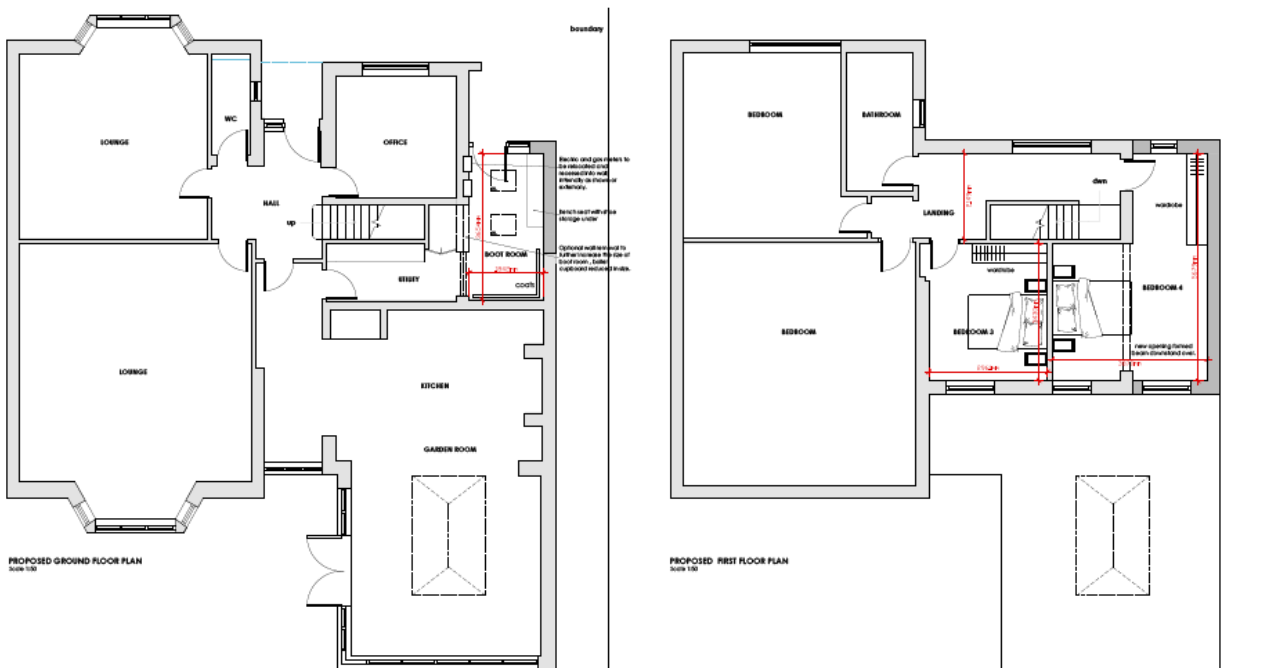


PL01: Location Plan showing location of The Brambles, Sawley, (not to scale).

3.0 DEVELOPMENT PROPOSALS

The existing property is used as a dwelling house with 4No. bedrooms, 2No. adequate sized bedrooms with 2No. that are much smaller. The proposed would see a small two-storey extension taking the side gable out further and in-line with the ground floor outrigger below. This extension and the subsequent slight internal modification will give more balance between the 4No. bedrooms. Making the current existing smaller bedrooms more habitable and better proportioned.

The ground floor extension would see the small side porch being enlarged forwards which would allow for space for a boot room. Thus keeping all countryside dirt and attire out of the more formal front porch. The proposal does not impose or overbear due to the small scale of the addition and the distance between the neighbouring properties.



PL02: View of the rear west facing elevation of the building.

4.0 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 extension will match both the masonry and roof finish of the existing. All new windows, doors and rainwater goods if necessary will also match or be as similar as possible. The small extensions will stay within

the boundaries of the front, rear and side elevations, the overall look of the building will comparatively be the same.



PL03: View of the rear west facing elevation of the building.

5.0 ACCESS

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

6.0 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 or amenity to the neighboring property. 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 side extensions only serve to enhance the resident's comfort. At present, the house does not provide the layout required for a workable and balanced environment for all those that reside there.



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