

## **Design & Access Statement**

### **Site**

Kemple Side.  
Clitheroe Road.  
Knowle Green  
Preston  
Lancashire  
PR3 2YS

### **Proposed Building**

The proposed building is a garage build to replace a very old pre-cast concrete panel structure in poor repair, with access to which is somewhat restricted due to an extension built by the previous property occupant. The proposed position is the opposite side of the garden to the existing.

### **Layout**

The building is 9.20m long x 5.40m wide x 2.90m eaves, 5.46m to ridge. The roof has a 40 deg pitch to accommodate mezzanine storage and a garden room using a structural timber attic truss system.

The side wall along the property boundary will be constructed of solid concrete thus giving a fire wall. Any block work that may be visible above the party panel fence will be over clad with Larch boarding to match the rest of the structure. The other three elevations will be of a timber frame construction with the outer face to be clad in horizontal feather edge Larch timber boarding. Doors and windows in a brown colour UPVC material, sizes to balance the structure nominally as per drawing. Roof covering is proposed to be slate effect 60mm thick steel composite panel a proprietary product, colour Slate Blue. Black UPVC rainwater goods to floor.

Access to the loft area is to be from a steel staircase externally to the rear elevation. Colour powder coated Dark Green.

### **Access**

The proposed access to the garage building is within the existing garden. The existing driveway to the left hand gable end of the house is to be extended into the rear garden of the house.