

READ DESIGN LTD  
CHARTERED BUILDING SURVEYORS

Unit 1 Victoria Mill, Watt Street, Sabden,

Clitheroe, Lancashire, BB7 9ED

07745 554180

[readdesign@hotmail.com](mailto:readdesign@hotmail.com)

DESIGN AND ACCESS STATEMENT  
FOR THE PROPOSED WORKS TO  
2 CHURCH CLOSE  
CLITHEROE  
BB7 2HQ

FOR MR MORTON AND MISS BOX

REF:- 164

Date:- 13<sup>th</sup> May 2024

## SITE DESCRIPTION

The site is located to the south east of Brennand street, within the Clitheroe conservation area. The site is accessed from the top of Brennand street. The building on the site is a single storey bungalow, dating from approximately the 1960's, it is part of a pair of bungalows within the conservation area. To the North and West of the site are several buildings identified within the conservation area appraisal as buildings of townscape merit, to the East are a number of listed buildings and to the South the council offices.



Extract from CCA Townscape Appraisal Map, the site is shown circled in red.

To the Eastern and Southern site boundaries are high stone walls, the land rises upwards towards the listed buildings on Church Street, consequently the site is largely hidden from view from the listed buildings to the East.

## THE PROPOSAL

The application covers a number of proposed alterations to the building, including replacing the existing conservatory to the front of the property with an orangery. A rear extension to increase the kitchen area, replacement of the flat roof over the garage with a pitched roof and a new boundary fence to the Western boundary for privacy.

## AMOUNT, SCALE AND LAYOUT

The proposals involve the re-modelling of the building to suit my clients needs, with the introduction of a utility and open plan kitchen area. The rear extension proposed extends to 2.8m x 6.1m and the proposed orangery to the front is the same width as the existing conservatory (2.7m) and 4.8m long.

## USE

The building will continue to have a residential use.

## **APPEARANCE**

The new walls will be finished in brick to match the existing. The roofs will be finished in either black Marley tiles or there is a section of glazed roof over the extended kitchen. The new windows and doors will be aluminium, black in colour to the rear elevation and black green RAL 6012 to the front elevation.

## **ACCESS**

The access to the site will remain as existing and 2 no car parking spaces will be retained.

## **CONCLUSION**

The various small-scale alterations proposed at 2 Church Close will improve the appearance of the building, which is in need of some modernisation and maintenance, these proposed works will benefit the area as the appearance of the building will be improved and consequently the character of the conservation area.

Louise Read  
MRICS