



LH1-let-32

22nd August 2025

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir,

Design and Access Statement

**Re-roofing the building and creating one en-suite shower room at :
Lovely Hall, Lovely Hall Lane, Salesbury, Blackburn, BB1 9EQ**

1 Use :

This property is used and maintained as a single family home by the Bennett family.

2 Amount of Development :

Minor works involve sealing one door on the first floor corridor, and creating an en-suite accessed from one existing bedroom.

The waste pipes are to be routed through existing floor voids, and into an existing soil stack to minimise any visual impact.

Major works are required in replacing the existing roof covering, which has failed in places and is in need of replacement.

3 Layout :

The plan form is to be unaltered, apart from the sealing of one door on the first floor corridor.

4 Scale :

Mainly involving the replacement of the roof covering, the scale of our proposals is unaltered.

5 Landscaping :

Being already heavily landscaped, no additional planting is anticipated.

6 Appearance :

No change of appearance of the existing building is planned.

7 Access :

Paths leading to entrance doors are maintained at a gradient of less than 1 in 20, which is considered to be level access.

All entrance doors are at the width required for disabled access by building regulations, each fitted with negligible thresholds, and easily accessible.

WC facilities are already maintained at ground floor, suitable for use by any visiting disabled with suitably wide doors for easy access.

Yours sincerely,

Gary Dearden