

Design, and Access Statement

For

Alterations and refurbishment of existing dwelling (C3) and erection of a single storey extension to the front

At

Higher Trapp Cottage, Trapp Lane, Simonstone, Burnley, BB12 7QW

1.0 INTRODUCTION

This statement accompanies a householder planning application which seeks approval for a single storey extension and alterations and refurbishment of existing dwelling submitted to Ribble Valley Borough Council. Reference is made through the statement to the following architectural drawings produced by Barrowclough Architects:

- 26.121.01-1001-P01 OS plan
- 26.121.01-1002-P01 Existing site plan
- 26.121.01-1003-P02 Proposed site plan
- 26.121.01-2001-P01 Existing floor plans
- 26.121.01-2003-P04 Proposed floor plans
- 26.121.01-3001-P01 Existing Elevations
- 26.121.01-3002-P02 Proposed elevations

2.0 SITE LOCATION

The site is located off Trapp Lane in Simonstone, Burnley (E: 377640, Y: 435633). The site is accessed via A671 Whalley Road which is the main access road into the area.

3.0 USE

The current use of the site is C3 residential. The proposal seeks for the alterations and refurbishment works to the existing dwelling and erection of a single storey extension to the front (North West) elevation to accommodate an entrance porch and family room.

4.0 LAYOUT AND SCALE

The layout of the dwelling has been reconfigured to meet with modern living requirements. A new entrance porch has been created to house the boiler cupboard with a WC, utility off the hallway. The primary stairs have been relocated to the east end of the building to allow access

to all floors. This allows the ground floor to be reconfigured to create an open plan living area, kitchen and dining area.

The first floor consists of three double bedrooms with an ensuite to the master bedroom and a family bathroom. The existing secondary stairs to the roof space has been removed and the new stairs will allow access to the upper floor office/ store.

5.0 AMOUNT

The proposed porch extension will be approximately 3.4 x 1.9m and occupies an external area of 6.36m². The extended one storey extension accommodating the family room will be approximately 4.8 x 3.4m and occupies a gross external area of 16.34m². The height of the building is approximately 2.75m above ground level.

6.0 APPEARANCE

The existing building and neighbouring properties are built up of random stone wall and white render with natural grey slate roof covering. The proposed extension will be built with the same material palette of random stone and slate roof tiles to be in-keeping with the surrounding area. All existing windows will be replaced with new uPVC double glazed windows.

The double height glazing to the rear elevation will be removed and rebuilt with random stone walling to match with existing.

See drawing 26.121.01.3001 for proposed elevations.

7.0 ACCESS & PARKING

The existing access into the site is to be retained off Trapp Lane.

Parking for the property will remain as existing.