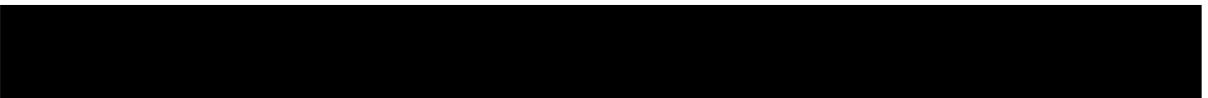


**Design and Access Statement in support of Retrospective Householder Application for:  
Mr & Mrs. H. Halliwell. 318. Pleckgate Road, Ramsgreave. Blackburn BB1 8QU for  
The construction of a room in a roof space with front and rear dormers and the  
formation of a gable wall>**

**Statement.**

The semi-detached dwelling is located on the at the end of Pleackgate Road with eastern boundary running parallel with railway line and the front elevation facing open fields and the rear elevation facing open ground.

The alteration works where commenced in November 2018 with the roof remodelling being completed in April 2019. The internal alterations where completed in the summer of the 2019. The work was undertaken without planning approval and building regulation approval.



The property is a 1930's semi-detached dwelling with hipped roof and bay window frontage set back from the road and with the provision of a drive with space for two vehicles although there are no parking restrictions on the road.

The alteration work was carried out by the owner who is a building contractor and who had advice from a structural engineer regarding the steel beams used in the roof alteration and during the course of the work took an extensive photographic catalogue of the work for reference if required.

I have applied for a Building Regulation regularization certificated and paid the fee upon submittiom.

Yours Sincerely  
Anthony Flanagan  
agent