

Design and Access Statement

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION

LOCATION: 102 Seel Road, Huyton, Knowsley, L36 6DJ.

Existing Property

The existing property was built circa 1880's. It comprises 3 storeys and basement to the main property with a single storey outrigger to the rear comprising a kitchen / utility room and a garden store accessed from the garden. The property is construction of the period in 215mm solid brickwork which has been rendered in the past and paint finish in a magnolia colour, with a slate roof and black RW goods finish.

The outrigger to the rear is mirrored with the adjacent property with a shared ridge line with match slate roof finish as per the main property.

Existing Access

As existing the property has both pedestrian and vehicular access direct from Seel Road, with drop kerbs from the public highway. The access to the front door is via a steeped approach.

To the rear the property has stepped access into the building direct to the kitchen and to the garden store.

Proposal Works

The proposal seeks to demolish the existing ground floor single storey outrigger, whilst retaining the shared party wall and ridge height with the adjacent property, and replace the outrigger with a new ground floor extension comprising of a new insulated cavity external brick wall construction, approx. 26 sq M.

All new brickwork to match existing together with Redland Cambrian Slates and black RW goods. NOTE : the existing ridge tiles are to set-a-side and re-used with any damaged sections replaced with matching size, colour and type.

Proposed Access

Due to the existing level differences between the inside and outside of the property, it is necessary to reform the stepped access to the rear of the building in facing brick to match the building and wrought iron railing / balustrade as shown on drawings.