

REF: 21/00094/FUL

PROPOSAL: Erection of a two-storey front extension

LOCATION: 48 The Orchard, Huyton. L36 5UZ

DESIGN AND ACCESS STATEMENT

Our Aim:

Our aim is to build an extension onto our existing property for the purpose of creating additional living space for our growing family. We have five sons and a granddaughter.

The design has come about due to the refusal of a previous planning application for the installation of a loft conversion for the same purpose (18/00587).

However, on this occasion we feel that this design is absolutely perfect for its use and to align with the existing building which was designed to reduce the visual impact within the conservation area.

This latest design proposal (21/00094/FUL) will preserve the conservation area in addition to enhancing the existing building.

We aim to build an inclusive, practical, and attractive extension to our home, which will align with the special architectural and historic importance of the local area.

Access:

There will be no changes to the existing external access for vehicles or on foot.

Therefore, there will be no change to the existing transport links.

The proposed extension will have internal access only by means of a ground floor internal door and a first-floor internal staircase.

The internal access will be via the existing kitchen.

We have thought very carefully how everyone can get to and also move through the place on equal terms regardless of age and disability. We have considered disabled people, older people and very young children when choosing the design.

These considerations have ensured that the staircase and doors are satisfactory for all.

We consider our proposed extension to be a safe and accessible environment.

We do not foresee any adverse access issues.

Process:

I have grown up in this area and have lived in the existing property for sixteen years so have an excellent understanding of the special architectural and historic importance of the local area, hence, the main reason I still live here some fifty-three years later.

This consideration has been the prime factor of our design process and physical characteristics. This will be clearly shown in the finished building being included in the conservation area.

Scale:

The external dimensions are 7619mm long and 3500mm wide with the height being identical to the existing building.

The relationship between the existing building and extension has been thoroughly considered with no adverse issues identified.

The scale of the extension takes account of the restrictions of the site whilst still allowing for access to the rear and for maintenance. The scale of both floors works together extremely well and also with the existing building.

The scale of the building will not adversely affect the existing car parking but is simply making use of the existing bin storage area. The excess space left for the bin storage will also be used as a secondary access point to the rear garden.

Use & Layout:

The extension will be used for an additional bedroom and en suite bathroom on the first floor to accommodate our growing family and a cinema/TV room on the ground floor to provide personal space for our children for leisure and educational activities.

The layout has been chosen for ease of access from the kitchen area which is the hub of activity for most families.

The design consideration has ensured that there are no windows on the side elevation which would overlook our neighbour's garden. The small rear bathroom window will have restricted vision glass to align with the existing rear bathroom window.

The external layout does not create any new restrictions to the existing building or its surrounding areas.

Disabled people, older people and very young children will be able to use the extension safely.

Landscaping:

The existing landscaping will not be changed due to the development with no trees or shrubs removed or at risk of damage.

The existing site is 100% block paved and used for bin storage with excess unused space.

The existing block paving will be re-used at the front and also for the pathway at the side for bin storage and as a secondary access point to the rear.

Appearance:

The materials/specifications chosen for the proposed extension will align with both the existing building and the surrounding area.

The design, layout, scale, and landscaping will ensure that a good appearance will be achieved and maintained.

The appearance will protect the character of the existing site and the local conservation area.

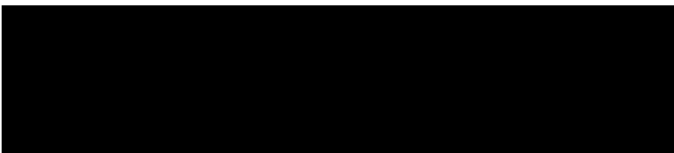
Heritage Statement:

The materials and specifications chosen for the proposed design will align with the existing building and ensure that the appearance and quality of building will preserve the characteristics of the conservation area. The design will also enhance the existing building by creating additional living space for generations of family use.

The above Design and Access Statement clearly identifies our aims and scope of the proposed design.

The proposed design has been shown to protect the characteristics of the local Conservation Area, especially the special architectural features and historic importance.

Signed:

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Date: 24-02-2021