

603 Knowsley Lane design & Access Statement

603 Knowsley Lane is a brick built semi detached dwelling built circa 1940's. It is good condition & well maintained. The roof is clay rosemary tiles. The main fabric of the building is fair face brick & the windows are UPVC. The footprint of the building is 117m² over two storeys with a garage to the rear 16m².

The garden to the front is made up of concrete pavements with a hedge to the boundary walls. The garage to the rear is at the end of the driveway & has an up & over door with a flat roof & parapet masonry wall to the front elevation.

To the left is a matching semi -detached property & to the right a detached property both similarly constructed.

The property is on Knowsley Lane a primary route from Prescot to Ormskirk. The area is served by local transport & has links to the M57 approximately 2 miles away & the A580. The property has access to the front & the gable of the building by standard doors.

The proposed works would look to source similar fair face brickwork & match the mortar with the existing too.

The windows to the new room would be UPVC to match the colour & profile of the existing.

The new layout would comprise of a bedroom accessed via the existing dining room. This would require a new opening forming in the gable wall & garage.

The new layout would include the removal of the existing door & the forming of masonry to the elevation to form a new panel of masonry 900mm above damp & a new window 2100mm wide & 1300mm high with astragal glazing bars to match the existing.