

PROPOSED SINGLE STOREY EXTENSION

3 OLD MEADOW KNOWSLEY VILLAGE L34 0JW

Design and Access Statement including Heritage Statement

1.0 Proposal

The proposal is to extend a two storey house to the rear of the property with a single storey extension to provide a family room.

The development would consist of the construction of a single storey extension using materials all to match the existing.

Taking into account the amount of residential developments in this area then this proposal would not have any significant development impact to approved developments already in the surrounding area and can therefore be seen as justifiable

2.0 Layout

The location of the proposed extension on the site is to be located off the existing kitchen to the rear of the property. This area is to provide a space for kitchen/dining, and sitting area, where it would cause the minimum of impact to the existing neighbours, and provide an open area where the family can meet and relax.

There will be no alterations to front external areas.

Security lighting to be provided to the perimeter designed so as not to cause a nuisance to neighbours. The property is to have an intruder alarm system also installed if not already.

3.0 Scale

In developing the proposed scheme consideration has been taken in to account with regards to both size and massing of the new building in relationship to existing surrounding properties.

The scale of the new building is such that it will have minimal impact on the surrounding area and environment and will be in character with the neighbouring dwellings in Old Meadow.

The height of the building has been set at the minimum. In relationship to adjoining buildings the actual proposed building would be in scale with existing properties on Old Meadow and would not dominate any of the surrounding buildings, As regards to the height, width depth and massing of the building in relationship to the same of the adjoining buildings then the proposal would be justifiable.

4.0 Landscaping

The proposal includes for the retention of existing trees, shrubs, and hedgerows in the rear garden area except for a small area of shrubs adjacent to the side wall of the extension and on site protection of this is to be provided as described in the Tree Survey

There will be no changes to the front landscaped area

5.0 Appearance

In design of the extension, considerations have been taken into account in regards to the surrounding properties and environment.

Materials such as roof tiles, windows, and brickwork will be to match the existing house, and the ones in Old Meadow

Access

Access to the site is entered from Old Meadow. The existing access is to be used for delivery of materials for the proposed extension. A suitable storage area for materials will be located to the rear garden area of the dwelling, and entered on the right hand side passage, which is 1.45M wide and will be used to take materials through to the rear storage area in the rear garden. Pedestrian and vehicle access to the dwelling will not be affected

Lighting around the dwelling will be designed and installed around the property to allow safe access and egress to the property and garden areas whilst not inconveniencing adjoining properties.

Heritage Statement

The Proposed works are relatively minor and are intended not to have any significant bearing of the appearance of the property. The House is one of 4 properties on Old Meadow which have been constructed using traditional materials.

I have consulted (HER) and they have confirmed that the building (3 Old Meadow) is not recorded on the Merseyside Historic Environment Record and that there are no heritage assets immediately adjacent to or visible from the proposed extension. Ref CME3269 indicates that I have consulted the HER in accordance with the requirements of the National Planning Policy Framework

