

Design and Access Statement

Application No.

Site address: 5 & 6 Ferndale, Blackburn,
Lancashire, BB1 5HH.

Date: 28.01.2018

Contact details

Applicants name		Agents name	
Name:	Mrs Omme Farwa Sheikh	Name:	Waheed Masters
Address:	5 Ferndale, Blackburn, Lancashire	Address:	156 Preston New Road, Blackburn, Lancashire
Post code:	BB1 5HH	Post code:	BB2 6BU
Telephone:	07738907486	Telephone:	07894400616

Use

The property in question is a semi-detached dwelling with gardens to side, rear and a driveway situated at the front of the property. The property is brick built with a lean to porch to the front elevation and a dual pitch roof with concrete interlocking tiles. The current owners require additional space due to their increased family and feels that 1 double bedroom and 1 single bedroom is insufficient for their three children and therefore the proposed drawing FERN 002 would cater the family's needs if it was extended as per submitted plans.

Amount

The proposal for 5Nr. Ferndale is a double storey extension to the side, rear and a single storey extension to the front. The double storey extension to the side is sympathetic as the client wishes it to be extended by about 2.15m and taken up to first floor and connected to the existing building. This will form an entrance hall, large lounge and a first-floor bedroom with a en-suite. The double storey extension to the rear will be used primarily as a kitchen/Diner/family lounge (family area) with a study room and 2nr. double bedrooms to the first floor at the rear. After all the work has taken place, this will not hinder or compromise on car parking facilities as the site can accommodate approx. 4 cars on the side. The applicant feels that with the extension added it will not detract from the character of the area.

The adjoining property 6Nr. Ferndale will also have a double storey extension to the rear adjoining with 5Nr. Ferndale. The double storey extension to the rear will be used primarily as a kitchen/Diner and 2nr. bedrooms to the first floor at the rear.

Layout

The introduction of extension will allow for an entrance lobby which leads onto the hall into the lounge, kitchen diner and stairs leading to the first floor. The first floor incorporates 3Nr. double bedrooms and a large family bathroom. The layout of the dwelling with the proposals noted will be spatial.

Scale

The building is altered in size externally and all the alterations are proportionate with the dwelling.

Appearance

The proposal entails a double storey extension to the side and a single storey extension to the front and rear. The double storey extension to the side is sympathetic as the client wishes it to be extended by about 2.15m and taken up to first floor and connected to the existing. This will form a large lounge and first floor bedroom. The single storey extension to the rear will be used primarily as a kitchen/diner. After all the work has taken place, this will not hinder or compromise on car parking facilities as the site can accommodate approx. 4 cars on the side. .

Although the property in context is constructed in red brick, the same matching materials will be adopted on the scheme and the roof tiles will be Marley interlocking tiles or similar approved to L.A. Planners satisfaction. All new windows to be in white UPVC double glazed.