

**REAR SINGLE STOREY ORANGERY EXTENSION AT
DERBY COTTAGE,
MALT KILN LANE, BISPHAM, L40 3SG**

MR K. BARKER

DESIGN & ACCESS STATEMENT

Type of application

PAB Architects Ltd are submitting a Householder planning application for building and engineering works for the erection of a rear single storey orangery extension and 2 no external porch canopies.

Location of the development

The application site is located within the client's site ownership and private garden space.

Design principles

Layout and appearance

- (1) The scheme proposes the construction of a rear single storey orangery extension. The nature and layout is in keeping with the general character of residential property in this locality.
- (2) Our design recognises the existing characteristics of the existing property and will maintain a low key, low eaves, simple flat roof with ornate fascia's and a glazed roof lantern. The 2 porch canopies will be a simple oak timber frame with a slate pitched roof.

To maintain the character of the building the extension will be constructed using white rendered blockwork to match the existing style of the property with blue engineering brickwork up to dpc level. Any new windows will match the current style and type of material already used on the property.

- (3) Scale

The maximum height of the proposed extension will be 3950mm from ground – top of roof lantern even in keeping with GPD rights

The building location is at the rear adjacent to the existing driveway and will overlook the existing rear amenity space and sizable rear private garden of the existing property. In this context, the scale of the proposed property will compliment the adjoining property and will not be visible in the street view which is guarded by established trees along the boundary of Malt Kiln Lane.

Volume of the new extension

Width 8.315m x Depth 2.925m x Height to eaves 2.965m = 72m³

Volume of 3 no existing outbuildings/garages to be demolished

Garage

Width 3.9m x Depth 2.5m x Height 3.2m = 31.2m³

Small timber outbuilding

Width 3m x Depth 2.5m x Height 2.4m = 18m³

Large timber outbuilding

Width 3m x Depth 2.6m x Height 2.7m = 21.5m³

Total Volume of Existing Outbuildings to be removed = 70.7m³

Difference in Volume = 1.3m³

(4) Access

The access arrangements provide pedestrian and vehicular access from Back Lane – from the existing property driveway.

The approved details will include level pedestrian access to the rear of the dwelling on the entrance road frontage and level pedestrian access from the rear garden on the patio area.

Parking of vehicles and sufficient turning area will be provided on the driveway and side of the existing property on the existing driveway.

(5) Landscaping

All boundaries and principal garden space will all be retained as existing.

The rear garden (including the vehicle parking spaces) will be open plan to the main dwelling. The parking space and manoeuvring areas will be surfaced in loose stone chippings as existing.

Dated: 10th January 2022