

**Addendum to Design & Access Statement,
to support an application for
Outline Planning, at
Great Birchwood, Bryning with Warton,
Preston PR4 1TE**



This addendum note responds to letter correspondence from Fylde Council 23rd December 2021 to Savills UK, requesting further information to support the application, amongst which, some general parameters on 'Scale' are required by Fylde Council.

The table below describes the proposed height ranges to the underside of eaves and the maximum height to roof ridge that are proposed for a range of dwelling types. This should be read as an addendum to Section 3.8 of the Design & Access Statement.

It is important to note that all dwellings shall be no higher than 2 storeys, comprising a ground and first floor. Where a 3rd floor is part of the dwelling, this shall be wholly within the pitched roof space. Windows to that storey shall be provided by rooflights and/or dormers. Dormers shall not have a ridge line higher than the principal ridge line.

Proposed height range measured vertically to eaves above finished ground level.	Proposed height range of principal ridge line measured vertically above finished ground level.
5.25m to 5.775m.	8.625m to 10.8m.
	Note- it would be reasonable not to set a lower limit the ridge. The range shown, is based on the typical heights of 2 storey configurations arising from either a deep or shallow plan house.

End.