

71 Long Lane, Aughton, L39 5AS.
Dwelling Remodelling.
Ref: 4380

December 2023

Design Statement

This document is to be read in conjunction with the following documents:-

Pye Design drawing numbers:-

4380-01-Site Location Plan,
4380-02-Existing Site Plan,
4380-03-Existing Ground Floor Plan,
4380-04-Existing First Floor Plan,
4380-05-Existing Elevations,
4380-06-Proposed Site Plan,
4380-07-Rev F-Proposed Ground Floor Plan,
4380-08-Rev G-Proposed First Floor Plan,
4380-09-Rev E-Proposed Elevations.

1.0 - Introduction

1.1 - Project Introduction

This Design Statement has been produced to support the Planning Application for the remodelling works at 71 Long Lane, Aughton.

1.2 - Site Location

The property is a two-storey brick building, with black timber panelling and white render panels, located outside of the Granville Park Conservation area.

2.0 - Design

2.1 - Layout

The existing dwelling is to have the existing roof to the rear of the property removed, with a new roof, dormer constructions and apex window provided. The new roof will also incorporate a new gable end, to replace the existing hipped roof.

The existing garage door is to be removed and new brickwork infill walls and windows are to be installed, with the garage being converted into a bar area.

A two-storey infill extension is to be constructed to form a new side entrance door and boot room at ground floor, with a new dressing room and link corridor provided at first floor.

2.2 - Appearance and Materials

The existing walls of the property have a combination of rustic facing brickwork with black timber panelling and white render panels. The existing roof has red clay tiles.

The new walls, pitched roof, dormers and apex window are to have materials matching the existing.

The new two-storey infill extension will have a flat roof, to connect between the pitched roof areas and will have a dark grey single ply roofing membrane provided.

A new glazed roof lantern is to be installed to the rear of the new flat roof area, to provide daylight to the new first floor link corridor.