

A/888

**PROPOSED SINGLE-STOREY EXTENSION, HODKINSONS FARM, BROCK ROAD,
GREAT ECCLESTON PR3 0XD**

Design and Access Statement

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1. The Site

- 1.1. The development site occupies an area to the south of Brock Road, Great Ecclestone.
- 1.2. The proposed development site is occupied by a residential dwelling and its curtilage.
- 1.3. The original dwelling is Grade II listed.
- 1.4. This is an application for planning permission and listed building consent for the erection of a single-storey extension to the west of an existing extension. The existing extension lies south of the original dwelling
- 1.5. The original dwelling was a farmhouse. In recent years the farming activities ceased, sheds, outbuildings and agricultural buildings were removed and a two-storey extension was erected to the south of the original dwelling which is connected by a glazed link structure.
- 1.6. The site is relatively level.
- 1.7. The nearest public highway is Brock Road which lies directly to the north of the application site.

2. Scale and appearance

- 2.1. The proposal involves the erection of a relatively minor single-storey extension to the west of the existing extension.
- 2.2. The proposed extension is small in scale.

2.3. The proposed materials will match those of the existing building to which it is to be attached.

2.4. The windows will have dark grey aluminium frames.

2.5. Walls will be rendered to match the existing walls.

2.6. The roof is to be flat with zinc fascias to match the materials of the existing building.

2.7. The proposal does not give rise to an adverse impact on the appearance or character of the building.

3. Layout, landscape and relationship between public and private spaces

3.1. The proposed site plan (A888.SP02) shows the proposed building within its immediate setting.

3.2. The general site layout is to remain unchanged.

3.3. The proposed extension is set to the south of an existing 2.1m high laurel hedge which substantially reduces any visible impact.

4. Access

4.1. The pedestrian accesses to the site are off Brock Road via a driveway leading to the main entrance to the building.

4.2. The entrance to the building remains the same. The proposed extension is accessed from the interior of the existing building.

4.3. The site is relatively level.

4.4. The hardstanding area and garages to the east of the existing building provides an existing parking area and access to the ground floor areas

4.5. The hardstanding to the north of the building allows existing vehicular access and servicing where necessary. This area also provides access to the first-floor residential accommodation and to the rear of the ground floor areas.

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