Design & Access Statement

15 Elmwood Avenue, Crosby L23 9XR



Contents

This statement follows the guidelines set out in CABE's "Design and Access Statements: How to read, write and use them." In accordance with these guidelines the remainder of this statement is set out as follows:

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1.0 Introduction

The proposal is for an existing two-storey semi-detached property, located in Elmwood Avenue, Crosby, to receive alterations, rear and side extensions to provide an additional bedroom at the first floor. To extend the kitchen and dining area in the ground floor with a single storey extension at the rear. The proposed works also include converting the garage space into a study, forming a utility room and providing a toilet under the stairs.

The existing accommodation comprises of 3 bedrooms and bathroom on the first floor and two living rooms, dining room, kitchen and garage on the ground floor.

It is proposed to amend the internal layout to form an open plan kitchen dining living area, removing the chimney stack in the kitchen wall, forming a utility room accessed from the kitchen, converting the garage into a study and providing a cloak wc under the stairs.

The hipped end of the roof on the western side will be replaced with a gable end and the existing ridge and eaves of the roof will extend over the newly formed first floor extension over the kitchen and garage side. Cill, lintel, eaves & ridge heights to match the existing elevation.

The existing 3 bed property will be converted into a 4 bed property with an added wc at the ground floor to comply with Part M regulations to provide an toilet facility at ground floor level.

Works also include extending the front porch walls to extend the entrance lobby. The porch will have glazed windows and a lean to roof over it. All brickwork and render and elevation materials will match the existing elevations. New fascia boards and guttering installed and connected to existing drainage to suit.

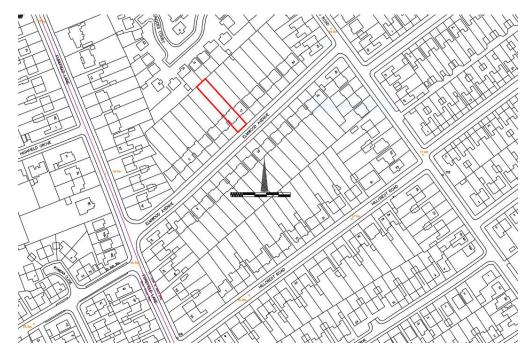


Proposed Front Elevation



2.0 The site

15 Elmwood Avenue Crosby L23 9XR



The site is located within a large area of semi-detached and detached properties along Elmwood Avenue in Crosby. The property falls within the Bootle and Crosby Area and is HC3 Primarily Residential Area within the Local Plan.

Access to the property is directly off the public highway, with an 8.2m front garden and driveway acting as a buffer, between street and property.

To the rear of the property, the plot extends to form a 33m long garden, with access via the west side of the property along the side of the garage and the kitchen.

The rear garden is predominantly turfed with hard paving flags patio accessed from the living, dining and kitchen.

3.0 Use

Domestic: single dwelling.

The existing two storey dwelling is to be retained with the addition of a fourth bedroom. It is intended provide better free flowing circulation between the living dining & kitchen spaces with an open plan and providing a better sized bedroom and bathroom for the property.

4.0 Amount

The application for the proposed alterations and refurbishment of the property will increase the overall building footprint at the rear by 13.9sqm. This is the single storey extension for the kitchen & dining areas with a hipped roof



and rooflights. The first floor extension is to be built above the existing kitchen and garage.

The front porch extends out by 0.9m from the existing wall.

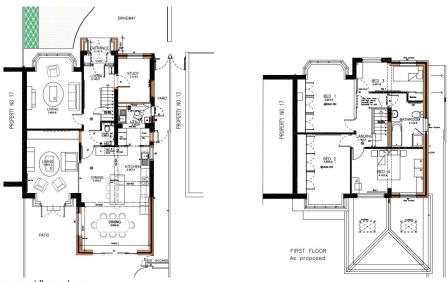
The rear patio and shed will be altered and refurbished to suit the extension at the back and maintain access to the garden.

5.0 Layout

The existing layout has rooms with no free flowing circulation between living, dining & kitchen spaces and no sanitary & utility facilities in the ground floor. The third bedroom is a box room.

The proposed works will enhance light and circulation in the ground floor spaces. The first floor third- and fourth-bedroom layouts are generous.

The existing window to the stairwell will be removed to form the bathroom wall. The west side elevation will have a bathroom window to replace the existing stairwell window.



Proposed floor plans.

6.0 Scale

The proposed works will replace the existing lean to hipped roof over the ground floor west side and the first-floor hipped end of the roof with a gable wall and roof extension maintain the existing eaves, gutter & ridge heights.



Front elevation to Elmwood Avenue



Rear elevation.





7.0 Landscaping

The existing landscaping is to be retained and the rear private garden will include minor alterations to suit the dining room extension and provide a patio around it with paving flags and steps to the garden that match the existing.

The existing external space to the front of the property is made up of stone paving flags with stone edging, planting beds & turf. Either side of the rear garden has high level timber fencing between the neighbouring properties, There is a brick boundary wall on the west side. The rear garden has a patio with paving slabs, planter boxes and turf.

8.0 Appearance

The extension is to receive render and facing brickwork that matched the existing elevation. All fascias, soffit boards, gutter, downpipes, glazed upvc doors & window are to match the existing colour and finishes.

9.0 Access

The site has vehicular access off Elmwood avenue. It is a private driveway. Access to the rear garden is through a secure side access along the west side of the property.

