

Design & Access Statement

15 Elmwood Avenue, Crosby L23 9XR



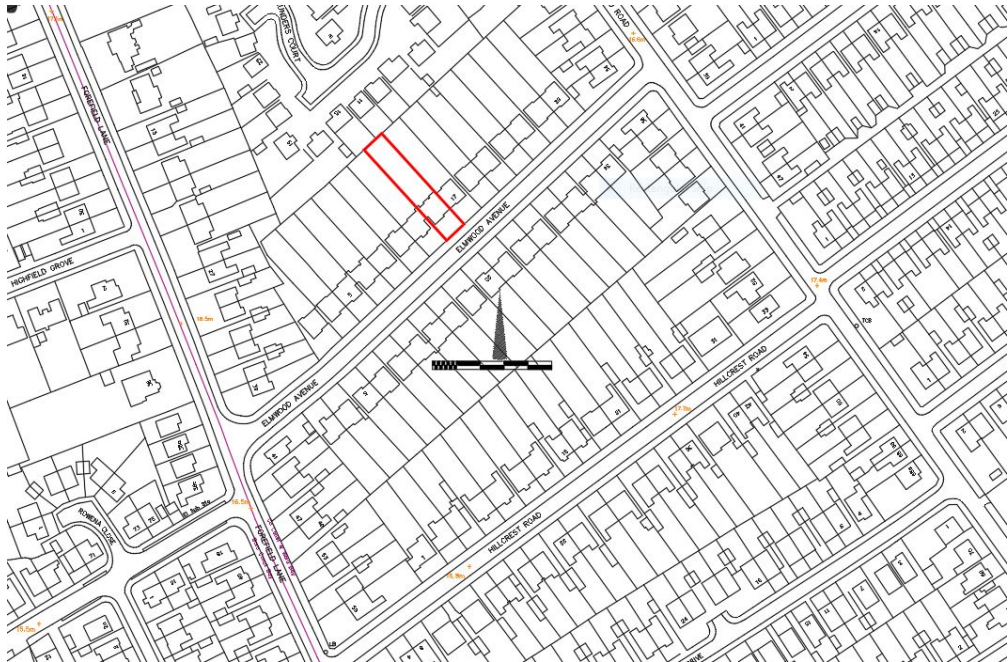
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This statement follows the guidelines set out in CABE's "Design and Access Statements: How to read, write and use them." In accordance with these guidelines the remainder of this statement is set out as follows:

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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.

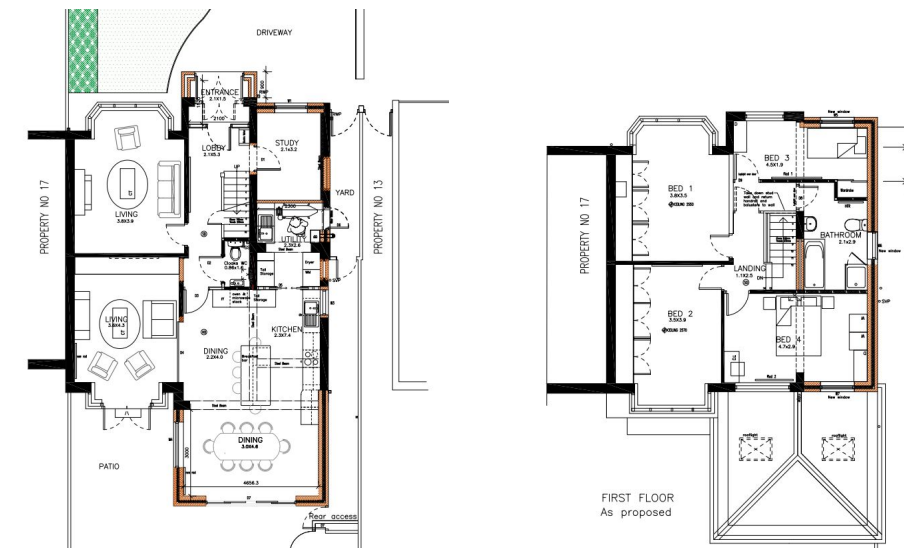
The rear patio and shed will be altered and refurbished to suit the extension at the back and maintain access to the garden.

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.



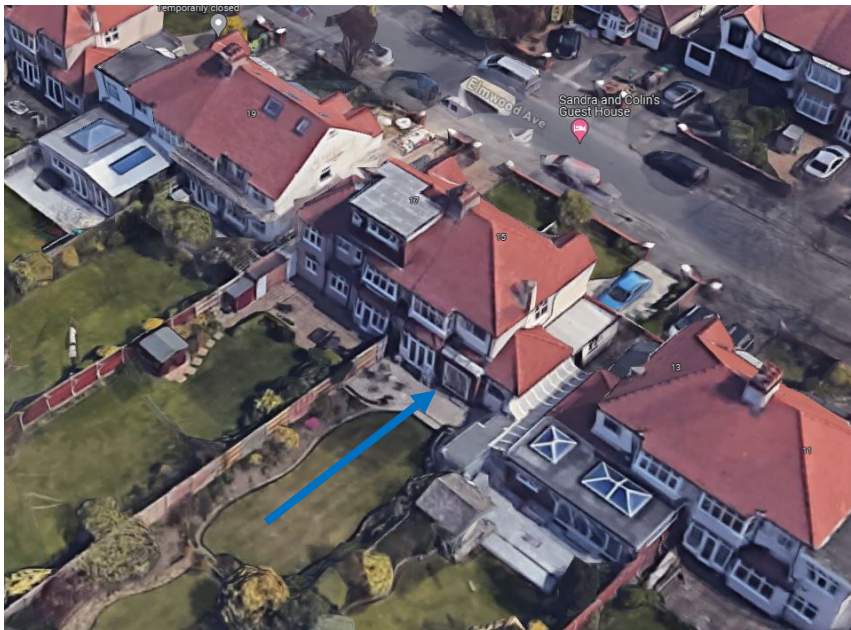
Proposed floor plans.

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.

