



**TOM BLACK ARCHITECTS LTD**

## **DESIGN & ACCESS STATEMENT**

**Single storey rear in-fill extension to semi-detached dwelling house**

**for**

**Applicant Mr & Mrs A. Wass of 7 Cleveley Road**

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## **Project no. 16 – 023: Proposed single storey rear extension at 7 Cleveley Road, Liverpool, L18 9UN**

### **Introduction**

This application for a certificate of lawfulness relates to the construction of a small single storey rear extension. The proposed extension infills an area between two small single storey extensions at the rear of the existing property. We have enquired with Liverpool city planning department as to whether the proposals will still benefit from permitted development rights given the presence of pre-existing single storey extensions. In his email of the 18<sup>th</sup> of August this year, John Dagnall, confirmed that the proposals which form part of this application will benefit from permitted development rights.

### **Site**

The site is situated at the part way up Cleveley Road, a quiet suburban street which runs perpendicular to Mather Avenue. The front of the property is south east facing onto the street. The proposals relate solely to the rear of the property and will infill the area of external terrace which is currently covered by a lightweight polycarbonate roof.

### **Layout, Design, and physical Appearance**

7 Cleveley Road is a hipped roofed, two storey semi-detached property that fronts onto Cleveley Road. The extension to which this application for certificate of lawfulness relates is located at the rear of the property and in-fills the space between the existing single storey outrigger housing the kitchen and the rear of the garage block which was constructed in 1996 / 97. The area which is to be occupied by the proposed new extension currently forms part of an area of external timber decking and is covered by a lightweight polycarbonate roof. This will be replaced by a pitched roof following the same profile as the existing kitchen roof and in the same finish. The exterior wall to this will be in cavity wall construction up threshold level. The superstructure will consist largely of the proposed aluminium framed sliding door.

#### ***Materiality:***

The proposed extension will be finished in materials that match those of the rear of the existing house. The superstructure walls will be constructed in facing brickwork up the DPC level to match that of the existing house. The superstructure walls above DPC level will consist predominantly of the aluminium sliding door set, with just a small panel of cavity wall extending up to the eaves. This will be finished in facing brick to match that of the existing extension.

#### ***Roof:***

The roof is in concrete interlocking roof tiles. The roof of the proposed rear extension will be constructed in concrete interlocking roof tiles to match the specific type and colour used on the existing extensions.

### **Access**

The proposed extension will accommodate a large structural opening with a sliding glazed screen providing access into the rear garden.

### **Parking**

Development does not impact on existing parking provision in any way.

### **Drainage**

The proposed development will require new rain water drainage. This is indicated on the accompanying drawings.