

# RL HORWICH ARCHITECTS

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12<sup>th</sup> March 2016

## **66 DRUIDSVILLE ROAD LIVERPOOL L3EW PROPOSED TWO STOREY FRONT, REAR AND SIDE EXTENSIONS AND VEHICULAR ACCESS**

### **DESIGN AND ACCESS STATEMENT**

#### **THE SITE**

1. 66 Druidsville Road is a four-bedroomed detached house in a suburban residential street off Menlove Avenue. It is a corner plot with only a pedestrian access

#### **THE PROPOSAL**

2. The proposal is to enlarge the house side, rear and front two storey extensions, provide accommodation in the roof space and add vehicular access and driveway.

#### **DESIGN**

3. The gable on the south east elevation will be mirrored and take the place of the existing splayed bay window.
4. A two storey extension will be added to the north east elevation.
5. A part two storey, part single storey extension will be added to the north west, rear elevation.
6. The enlarged roof space will be converted to provide an additional bedroom and dormer windows will be added to the north east and north west elevations.
7. The existing external wall treatment will be retained with the lower storey in facing brick and the upper storey in render.
8. Vehicular access will be added from Druidsville Road and Teasdale Road. The dual access will make for easier entry and exit to and from the site and should result in less inconvenience and greater safety for neighbours and local traffic.

#### **LANDSCAPE**

9. A 0.9m high brick wall with lattice fence on top to a height of 1.8m will be built to the boundary wall onto Druidsville Road and Teasdale Road. The front garden will be mostly hard paved with a small amount of soft landscaping and shrub planting. The rear garden will be soft landscaping and lawn.

#### **SUMMARY**

10. The proposed design is of a size, scale and appearance in keeping with neighbouring properties and will not affect their amenity.

#### **ACCESS AND PARKING**

11. There is no vehicular access to the site and the addition of a dual access system will ease the on-road parking situation and will be more in keeping with the neighbourhood.

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