Plans & Design

Design and Access Statement

12 Bowden Lane is a 4 bed brick built dwelling with natural blue slate roof covering. It fronts onto Bowden Lane with vehicular access to the rear by FernBank. There is a large parking area to the rear that will not be affected by the proposed scheme.

The photograph below shows the rear of the property which comprises of an un-insulated rear extension and a bricks and white UPVC porch. The roof junction of these 2 structures makes for an untidy appearance and both structures are in a poor state of repair.



The proposal is to demolish both structures and replace them with a brick built single storey extension that will have a dual pitched roof with the ridge sitting under the first floor window cill. The extension will incorporate a utility room, downstairs WC and entrance hall.

The current extension is built right up to the boundary and the new extension is to follow the same line with the current boundary foundation reused where possible. A party wall notice is to be served on the adjoining neighbour in case it transpires that improvement works are required to the foundations.

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