

Re 75 Whalley Road, Sabden
Proposed rear single storey extension.

320111028P⁴

15th December 2011

Design and Access statement/Heritage Statement.

This property was built in the mid 1870's for mill workers. Over the years it has had various upgrades such as electricity, gas, internal toilet/bathroom, central heating and an existing small extension. All these changes have helped to keep the cottage habitable to remain at the heart of the village continuing to providing a home for people wishing to live in the village. The outlook from the rear of the property will still give magnificent views of the county side and Pendle Hill. The proposed alterations will not impact on the heritage of the village.

The proposal has been designed to extend the living accommodation on the ground floor. This will be approximately 3.5 metres by 4 metres of extra floor area. It has been designed to fit in with the adjacent properties and local cottages on Whalley Road opposite Sabden Brook. Exterior render will be used to match the existing property and be in keeping with adjacent properties.

The new development has been designed to give level access to the rear of the property for wheelchairs and prams etc. as there are a number of steps to the front door from Whalley Road.

The extension to the property cannot be seen from Whalley Road although consideration has been given to the appearance at the rear. The proposal is to replace an existing but much smaller extension and will enhance the cottage and provide more up to date accommodation for a family.

During the alterations, insulation of the property will provide energy efficiency and therefore savings.

The update/ alterations of the cottage will bring it to the standards required for today's environment with consideration to conservation of the area and the village as a whole.

CJ Wilkinson (Agent)