

Peter Hitchen Design Ltd
Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

21 April 2016

DESIGN AND ACCESS STATEMENT INCORPORATING THE HERITAGE ASSESSMENT
PROPOSED EXTENSION TO 3 ACCRINGTON ROAD, WHALLEY



Introduction

This statement supports the formal planning application for the extension to the ground floor retail area and new first floor accommodation to provide a one bedroom apartment adjoining 3 Accrington Road , Whalley.

Site

The site is an existing shop (first floor studio accommodation above) with a rear yard area within the conservation area of Whalley. The building has a frontage onto Accrington Road and a rear aspect facing the public car park. Also at the rear is a first floor terrace which provides an access area to the other flats. The building which is proposed to be extended is designated as a Building Of Townscape Merit (significant buildings).

The plot is adjacent to a grade 2 focal building currently known as The Swan Hotel and across Accrington Road is the Grade two listed focal property which is the Whalley Arms. The site is located approximately 500 yards from the site of the 14th Century Cistercian ancient monument of Whalley Abbey and it's related grounds and buildings.

The building is a traditional two storey construction with a mixture of coursed and random natural stone and render with a natural slate roof finish. The frontage to Accrington Road is hard up to the pavement. The yard area which is the site for the extension is located between No 3 and the existing retail unit (currently a butchers shop) which is No5 Accrington Road.

The yard is a vacant area. There is a 1.6m high stone boundary wall fronting Accrington Road and a timber fence facing the car park. Bins are located at the rear. The gable to No 3 has an exit door into the yard and some AC units which are wall mounted. The gable to No5 is blank and this building is significantly taller than No 3.



Proposal

The application shows the redevelopment of the entire footprint area of the yard which is an extension of No 3 incorporating additional retail space with an illuminated show room window facing Accrington road. At first floor there is a new apartment which is accessed off the existing terrace at the rear. The first floor accommodation includes a mezzanine bedroom area and external deck area. The design is informed by the context and relationship of No 3 and No 5. It is effectively an infill proposal utilising all the available space. The external materials are to be a coursed natural stone to the Accrington Road elevation and the new gable wall above the roof and terrace at the side. The rear elevation and gable facing No 5 to be a painted render finish.

The roof is to be natural slate and the roof pitch matches the existing building and continues up to the new ridge height. This is higher than No 3 of course but lower than No 5. There is a new glazed shop front to Accrington Road with timber windows above including the corner glazing detail as the drawings portray.

The proportions of the first floor windows facing Accrington Road are a match to the existing windows

The terrace will have a metal ballustrading and the external doors are to be stained timber. The existing fridge unit and air conditioning units are to be repositioned to accommodate the proposal. The bin store is shown at the rear behind a new timber fence.

The building frontage will respect the existing building line to Accrington Road

Access

The proposal shows a new entrance door located off the existing first floor terrace utilising the existing access from the car park at the rear.

Heritage

The alterations for this proposal has no impact on the heritage of the building or the conservation area in general.

Refer to :-

The existing and proposed drawings PHD/3AR/100 & 200

The location plan

The Conservation area appraisal document and map

The Environment Agency flood map

