

HERITAGE, DESIGN AND ACCESS STATEMENT:

PROPOSAL: Covered garden pergola and hard surfaced patio.

SITE: 37 Ramsden Terrace, Waddington, Clitheroe, BB7 3HN.

CLIENT: Mrs J. Chapman.

This statement has been prepared by S.K.P. Architecture on behalf of Mrs J. Chapman in relationship to a planning application under an Article 4 property:

History

The proposed application site is situated within the Waddington Conservation Area with the property outlined as an Article 4 building.

The application site is middle of three terraced cottages and lies in the village of Waddington. It is assumed that the property would have been build to the end of the 19c

The property lies in close proximity to listed building Brook house farmhouse and barn a mid 18c property.

Existing Site Analysis:

The development site is located in the district of Waddington, located on Ramsden Terrace to the west of Waddington Brook.

Design Principals:

The proposal is to create an oak framed pergola and patio area at the bottom of the garden away from the terraced properties and adjacent, but detached from the gable of Brook Lodge

The proposed siting of the development will not compromise the character or openness of the conservation area.

The position of the proposed works has been designed detached from dry stone walls and buildings so original features that bound the site can still be read in their full context.

The proposal is to provide suitable outside space for the occupiers of the property.

Design Solutions:

As a result of site analysis, design principals and the location of a similar pergola in the heart of the village has determined has lead to this application.

Proposal:

The proposal is to create an air dried oak pergola with patent glazed covered roof, using timber detailing with a lead cover flashing to provide a sense of place in the vernacular of the conservation area.

No alterations or connections to the existing boundary walls or building fabric are proposed.

It is considered that the proposals will not adversely affect the setting of the host dwelling, surrounding dwellings or the conservation area and complies with planning policies

Access Statement:

This statement considers the development proposals and site accessibility in relation to the Local Authority's Disability Design Standards, together with;

Building Regulations Approved Document Part M; 2004
British Standards B.S. 8300, Access for disabled people.



Rear of garden and location of timber pergola and patio area.

16/1035-DAH