

Design and Access Statement –

85 The Square, Waddington, Lancashire.

This document is a written statement of the aims and intentions of our client with regards to '85 The Square' at Waddington, and the proposals are to be read in conjunction with the associated drawings and completed planning application form

The application is for the alteration to the front bay window of the property, general repairs to existing fenestration and the creation a car parking space on the existing hard landscaped front garden.

1.0 Site Address:

85 The Square
Waddington
Clitheroe
BB7 3JA

2.0 Location:

Refer to drawing number 5540/b/b/02 Location Plan

The property is a modest two bedroom cottage located in centre of Waddington and stands on the end of Regent Street Terrace. The side (south) elevation addresses Regent Street and the principal front (east) elevation addresses an area known as the square on the Slaidburn Road. The rear (north) elevation is not readily visible and addresses the rear private garden.



View From Slaidburn Road, showing the context of the Cottage with the Post Office.



View From Slaidburn Road, showing the context of the Cottage with the Regent Street

3.0 Existing Building:

Refer to drawing number 5540/b/b/01 Existing Plans and Elevations

The cottage is circa 19thC and the terrace can be seen on the Historic Maps of 1841. To the north, the property partially adjoins the gable of the former post office. This is the end property of a grander terrace that addresses the Slaidburn Road and this post office building is grade II listed. Details of the listing relate to the front east facing elevation and not the adjoining southern facing gable, which is a plain random coursed stone wall.

The principal access to the cottage is located on the east elevation via a low walled garden area adjacent to the post office' gable. The area is hard landscaped, finished in a crazy paving (mix of concrete flags, reconstituted stone and natural broken flag stones) and raised planting pots.

A secondary entrance is also offered, via the Regent Street elevation.

The cottage is a two storey property, consisting of white pebble dashed rubble walls and blue grey slate roof, with two stone chimney stacks. The fenestration is generally a mix of timber casements and sash windows. The east elevation has a distinctive 3 bay first floor window with decorative boarded gable peak.

The east elevation is dominated by a large bay window at ground floor level. This is relatively recent and probably dates from when the property was previously used as a shop.

This style of the existing bay makes for an eclectic mix. It joins on to a former entrance porch and is too large to sit under the existing full width slate roof, so it has then been adapted to incorporate a flat roof, in order to accommodate deeper bay window.

The later additional bay consists of a reconstituted stone wall up to cill level and asphalt flat roof. The stone is cut into uniform bricks, coursed and has a split face, all of which is alien to the vernacular. The windows to the bay are large square units that are again alien to the rest of the cottage, reflecting its former retail use. The effect as a whole is disproportionate to the cottage and gives commercial appearance rather than residential.

The front door is accessed via a small glazed lobby. The porch appears to predate the large bay window, and sits neatly under the original slate canopy roof (which it supports via a corner post of the porch). It is the intention of the client to retain this feature.

The front garden is enclosed by a low stone wall and metal pedestrian gate. The wall is constructed of reconstituted stone, similar to that used on the recent bay, and not appropriate to the local vernacular.

To the rear of the property there is a small yard/garden area accessed off the kitchen.

4.0 Proposed Alterations

Refer to drawing number 5540/c/b/01 Existing Plans and Elevations

It is the aim of the client to remodel the bay and reduce its scale, so that it is more in keeping with scale and character of the cottage and its surrounding context.

We propose to demolish the later flat roof bay window. This will reveal the original lean to slate roof, which is to be retained and repaired. A new bay window will then be reinstated under the existing canopy slate roof and treated with fenestration that reflects the proportions of the first floor bedroom window. The remaining glazed entrance porch will be retained under the exposed slate lean to roof.

Although these alterations will actually reduce the footprint of the building, our client is mindful that they will greatly enhance the principal elevation of the cottage. The bays treatment will now be in proportion with the cottage and its fenestration. The simplicity of the design will actually improve the elevation of the cottage, and its setting in the context of its neighbouring properties and the 'square'.

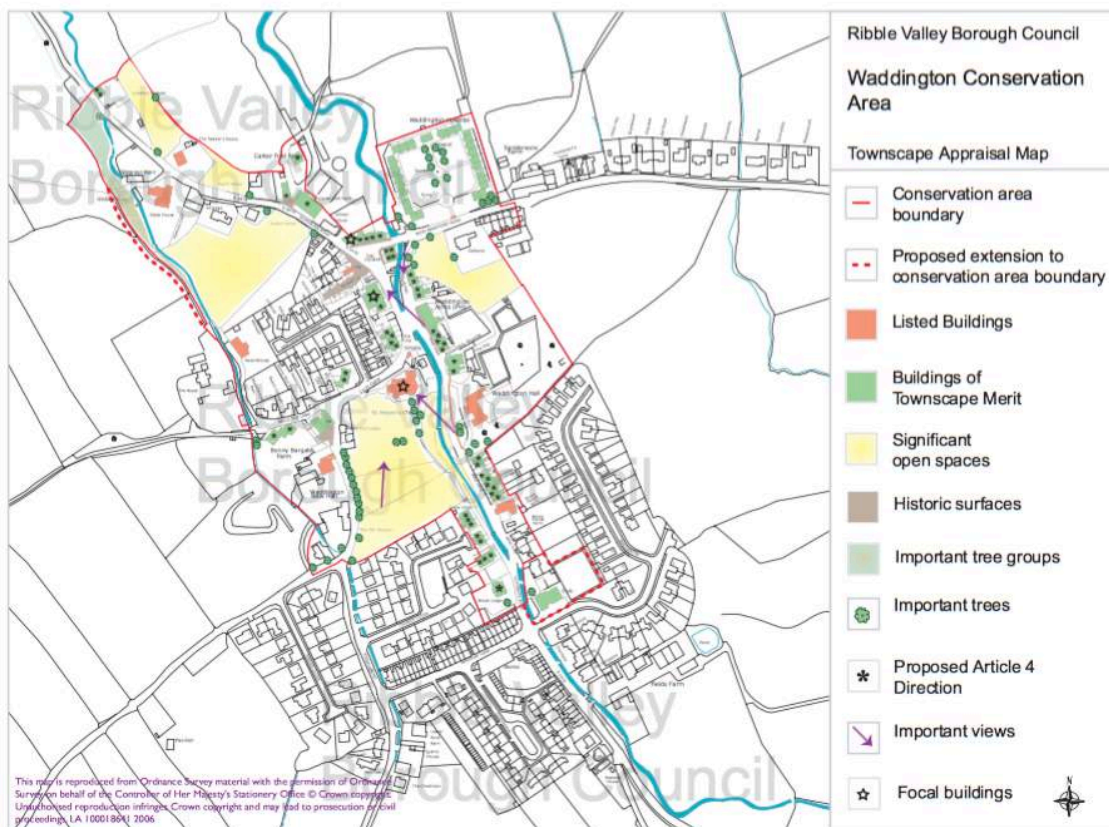
The front garden space is currently a neglected area of hard standing (crazy paving) with raised pots /planting beds, all set behind a low reconstituted stone wall. It is proposed that this area be utilised as a single car parking space for the cottage. Access will be orientated towards the Regent Street Elevation, such that the low wall, which addresses the principal front elevation, is maintained.

However, the low existing reconstituted stone wall is to be replaced with a natural coursed stone that matches the existing. The crazy paving and potted plants are to be removed. A new planting bed will be located behind the garden wall to support soft landscaping. The parking bay will be finished in gravel, edged with large sandstone sett/cobble, so as to match the cobbles/setts on Regent Street.

The rear elevation has also been amended slightly. The existing back door is currently positioned tight to the rear wall party wall of the kitchen, which reduces the efficient layout of the kitchen. The door position has been handed with the adjacent existing window opening, which will improve the functionality of the kitchen.

5.0 Planning Policy

The property is not listed but it lies within the Waddington Conservation Area - see plan below.



The proposed works will not impact on the important views, identified on the RVBC Conservation Area Plan, and they are not affecting the existing Historic Surfaces identified on the plan.

The front elevation is visible from the square. Although, the view is not identified as important, the changes to the cottage's front elevation will improve the appearance and character to of the cottage and enhance the view in the context of this part of the conservation area.

Similarly the change in materials to the front garden wall and existing hard standing will enhance the setting.

6.0 Flood Risk

Attached is a copy of the EA Flood Zone Map, which confirms that the property stands outside any flood risk zones and the proposed alterations will not impact on this area.



7.0 Materials

Proposed material will match existing.

It is the intention to retain the existing slate lean-to roof and renew any defective slates with slates to match existing.

The bay window's wall up to cill level will be renewed in a salvaged natural random coursed stone that matched the existing.

The plastic rainwater goods on the existing bay will be replaced with cast aluminium, styled to appear as traditional cast iron rain water goods, and finished in black.

The windows and doors will be timber and painted white to match existing.

The existing front garden wall of reconstituted stone will be replaced in a salvaged natural random coursed stone that matched the existing.

8.0 Sustainability

The stone material is all to be sourced locally and to match existing.

9.0 Services

Existing services are readily available on site :-

Water – As Existing - mains.

Electricity – As Existing – below ground

Drainage :-

Foul Drainage – As Existing

Surface Water – As Existing

Gas – As Existing

10.0 Trees and landscaping

Trees and landscaping are not affected by these proposed works

11.0 Access and Parking

The proposed work will create a dedicated parking space within the front garden area.

12.0 Highways and public footpaths

There are no existing public routes or footpaths within the site area.

A short section of garden wall will be opened up to change the existing pedestrian access to vehicle, so as to cater for a single car parking space.

The streetscape at this point has no dedicated pavement that will be affected by this work.

13.0 Summary

This application is for the replacement of a large unsightly flat roof bay window extension, with a smaller bay window, which better reflects what would have been originally in place. The design has been carefully considered to ensure that the bay is of a scale proportionate to the cottage. It will also be constructed in materials that better reflect the materials of the buildings context. Similarly, the neglected front garden's hard standing is to be changed to a parking space and existing surface treatment improved. The altered garden wall is to be reinstated in natural stone, that better reflects the buildings context and the appropriately upgraded surface.

The design style and scale will have no negative impact on the conservation area and the changes should have a positive improvement to the character and appearance of this part of Waddington.

In assessing the impact, I have taken into account the following factors:

- The concept of new development making a positive contribution to local character and distinctiveness
- The history of change to the building (i.e. reinstating the bay)
- The neglected area of garden, which requires making good.
- The quality of the work and materials proposed and the conservation benefits.

Taking account of each of these factors, I have assessed the potential impact of our proposals and conclude that they will have no direct harm or loss of significance to the house and its surroundings. The proposals do not make for any heritage loss only public benefits. The design style and scale will have no negative impact on the conservation area and the changes should have a positive improvement to the character and appearance of this part of Waddington. As such the planning proposal satisfies the policies set out in the NPPF .