

43 BROOK VILLAS

CLITHEROE ROAD

WADDINGTON

PROPOSED

STRUCTURAL IMPROVEMENTS

HERITAGE STATEMENT

01/02/17



LOCATION

The property is located central of Waddington village, within the village boundary Policy G4 of the Ribble Valley Borough Council District Wide Local Plan.

The property is adjacent to its north boundary , essential open space land. Policy G6 of the same local plan.

There is a designated watercourse that runs through the centre of Waddington, which separates the property to the west from West View to the east , which is the main road that runs through Waddington.

The property is further separated from the watercourse by a narrow slip road which runs in conjunction with a public footpath. The slip road provides vehicular access to six houses from the south . The application property being at the north cul-de-sac end.

The property lies within the Conservation Area of Waddington.

PROPERTY DESCRIPTION

The property is the north end of three terraced houses, above average in size with a footprint of 9.00 x 6.00mm .Comprising at ground floor, lounge living room, kitchen and hallway, leading to first floor staircase . The first floor comprises three spacious bedrooms with substantial bathroom

There is also a single storey building forming the utility area with incorporated toilet. Part of the utility room was formally a separate building under a single pitch roof from the kitchen enclosed by a flat section of roof and external door. A stone retaining wall forma the west external wall of the utility room separated from neighbouring garden at a higher level.

The principle building is constructed out of good quality stone. The rear two storey outrigger has a rough cast finish with dressed sandstone surrounds , except the ground floor kitchen window which has been widened in recent times.

The property benefits a 9.0m wide piece of land to the north separated by a 1.80m high stone wall to higher designated open space land as previously mentioned in this statement.

Within the land footprint there is a flat roof garage along the north boundary set back from the house building line, allowing car-parking.

There is a wall between the garage side and house gable forming a private enclosure court yard to the rear, at the rear of the garage there is a store building.

Internally the house benefits its original features for example entrance door, vestibule door with stain glass panel cornices , incidental plaster mould features, attractive wide staircase.

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PROPOSAL

Replace the flat and small pitch sections of the utility roof with a "Cat-Slide " roof in simple form with blue slate cover, providing a vastly improved construction and visible impact. Improved . Improved practical open space plan by removing separating wall between the kitchen and utility rooms.

8/10

01/02/17