

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

27 January 2017

DESIGN & ACCESS (INCORPORATING HERITAGE STATEMENT
4 THE DENE , HURST GREEN



Introduction

This statement supports the formal householder planning application for the alterations to the existing dwelling located in Hurst Green

Site

The site is an existing detached dwelling probably constructed in the 1950's located at the top of The Dene within the conservation area of Hurst Green. The property is positioned on a sloping site and has a single storey aspect to the front with an attached garage , two simple bay window features and two chimney stacks. At the rear the dwelling has been previously extended in 2006 (planning ref 3/2006/0156) to provide a lower ground floor area which addresses the garden.

The house has four double bedrooms and has a floor area of 224 sqm.

Proposal

The application shows the redevelopment of the house to include an extended first floor area incorporating a dormer construction with a sheltered balcony overlooking the rear garden, The works involve raising the ridge of the house by 900mm and constructing a new roof slope which will increase the volume of the house at first floor.

The external materials proposed include natural (reclaimed) slate for the roof finish incorporating replacement roof lights. It is worth noting that there are 9 existing roof lights. The dormer will have natural timber weather boarding with aluminium framed glazing and a glass balustrade feature to the balcony.

There is a 'cut out' feature below the balcony with a lead lined roof to allow for a window which will provide views from the kitchen / dining area

Also included in the proposal is a new front porch with a gabled roof between the bay windows. This will have a rendered finish to match the house.

Access

The proposal does not affect the existing access arrangements.

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/JM/100 & 200

The location plan

The Conservation area appraisal document and map



