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Marathon House
The Sidings Business Park
Whalley
Lancashire
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HERITAGE STATEMENT THE MANOR HOUSE , BROOKES LANE , WHALLEY



This statement supports the application to demolish the existing double garage and replace with a new garage/annex structure as well as redevelop an existing single storey extension to the rear of the property.

The Site

The property is within the conservation area and defined as a building of townscape merit with an article 4 direction order. The house is approximately 400 years old , two storeys and sits within a large curtilage with access directly off Broad Lane into the front garden and via an un adopted track at the rear which provides access to the garage and rear garden area.

The house externally has a random rubble stone façade to the south east and south west and a rendered elevation to the north west. The roof is a grey slate (stone) with two chimney stacks. The house has been previously extended in history and which is evident by the two gables on the south west elevation.

The rear elevation is a simple configuration of modern style windows and there has been a further extension with a flat roof incorporating the kitchen area.

The garage is detached and is constructed from stone and brick incorporating storage areas.

Proposal

The design for the house extension adapts the existing footprint with a small extension and constructing a new pitched roof. The finish will be render to the walls with an artificial stone roof. The extension will provide a new porch entrance.

The garage/annex proposal shows a structure incorporating a first floor area for flexible family use. The building is positioned further away from the existing house than the current garage which will create a courtyard appearance at the rear. The external materials proposed are random rubble stone and a natural slate finish. The windows will be timber painted and the garage doors are powder coated to an agreed colour.

There is also some minor works involved in improving the stone wall at the rear of the house with new gate posts and a security gate.

There is no impact on the neighbour's residential amenity.

Heritage

The proposal has no detrimental impact on the essential character of the house as the works are at the rear of the property and there are no alterations proposed to the principal elevations.

The interior to the house remains unaffected and the proposal will enhance the rear area by virtue of replacing the flat roof to the extension and replacing the garage with a new structure further away from the property.

Refer to the application drawings and location plan.

Peter Hitchen
RIBA



