

DESIGN and ACCESS STATEMENT, ALTERATIONS TO Nos 11 and 13 GISBURN ROAD, BOLTON BY BOWLAND.

Nos 11 and 13 Gisburn Road are a Grade 2 listed pair of cottages at the end of a row of cottages on Gisburn Road. The cottages are stone built with stone window and door surrounds, and a slate roof.

In the past the properties have been knocked through at ground floor level to form one 3 bedroom cottage.

At some point in the recent past, No 11 has had a single storey rear extension to provide a dining room. No 13 has had the rear yard covered with a timber frame/plastic sheet structure built off the rear yard stone wall.

The proposals are to convert the building back to two 2 bedroom cottages. One of the cottages will be occupied by the owner and the other used as a holiday let.

The conversion will require the demolition of the added rear extensions and replacing them with new dining room extensions. These will be constructed in random stone to the walls, and slate roofs to be in keeping with the original cottages. Windows and doors will have stone surrounds to match the existing. There will be no alterations to the front elevations of the cottages.

The path directly at the rear of the cottages is a right of way to the adjoining cottages in the row.

Refuse bins will be sited as existing behind the cottages.

HERITAGE STATEMENT,

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In the past the properties have been knocked through at ground floor level to form one cottage.

At some point in the recent past, No 11 has had a single storey rear extension to provide a dining room. No 13 has had the rear yard covered with a timber frame / plastic sheet structure built off the rear yard stone wall.

The proposals are to convert the building back to two cottages.

This will include the demolition of the added rear extensions and replacing them with new dining room extensions. These will be constructed in random stone to the walls, and slate roofs to be in keeping with the original cottages. Windows and doors will have stone surrounds to match the existing.

There will be no alterations to the front elevations of the cottages.