

# Peter Hitchen Architects

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## PLANNING SUPPORTING STATEMENT - PROPOSED FIRST FLOOR BALCONY TO THE REAR OF *THE OLD ZOO*, BROCKHALL VILLAGE



### Introduction

This statement supports the formal householder planning application for the single storey extension at the rear of *The Old Zoo*, formerly *BV House* - Brockhall Village.

The history of the site and development has significant architectural importance. This unique property has a distinct character that has been acknowledged and respected within the attached scheme.

There are no overlooking concerns, or impact on adjacent properties due to the isolated location of the dwelling.

## Proposal

The application proposes a new balcony to the first storey (ground floor) at the rear of *The Old Zoo* (formerly *BV House*).

The aim is to provide outdoor seating and entertaining space, which can be easily accessed from the main living level of the property and maintain useful space at lower ground floor.

Due to the architectural importance of the existing house the proposal is intended to have as little visual and physical impact on the existing dwelling.

The form and materiality of the balcony is designed to be in keeping with *The Old Zoo*, whilst the connections back to the existing structure are kept to a minimum.

The majority of the balcony is set away from the thatched facade, creating a void between the new structure and the existing.

The subtle balcony deck will be faced with mill finished aluminium to match the existing fascias. The twin columns are derived from the functional and simple expression of the existing structural aesthetic.

The balustrade to the balcony will be simple, frameless and glazed to reduce the visual impact of the balcony and not to obscure the views of *The Old Zoo*.