

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
24-5-17

DESIGN AND ACCESS INCLUDING HERITAGE STATMENT PROPOSED EXTERNAL ALTERATIONS AT THE REAR OF 3 BROOKES LANE , WHALLEY



The site

The site is an existing victorian semi detached dwelling located close to the centre of Whalley on Brookes Lane. There is access to the rear of the property via a common track. The site is within the Conservation Area of Whalley and this house and the neighbouring houses are designated as Buildings Of Townscape Merit (significant buildings). The house has stone facings to the front and brickwork facings at the rear. The plot is located approximately a quarter of a mile from the site of the 14th Century Cistercian ancient monument of Whalley Abbey and it's related grounds and buildings.

Proposal

The proposal is to carry out external alterations at the rear of the property which can be summarised as follows :-

Repair and repoint the wall on the eastern boundary.

Demolish the existing stone outbuilding in the north eastern corner and make good the yard floor in natural stone pavings.

Replace the fence to the northern boundary with a new 1.8m high wall finished in an off white K rend with a stone capping.

Clean and carry out remedial work to the brickwork facings on the northern elevation of the house.

Apply an off white K rend finish to the rear wing and single storey addition which has previously been subject to patch repair work to the brickwork.

All of the above will have no impact on access or the characteristics of the house or the conservation area in general. The adjoining property which is also a building of townscape merit has also been subject to a render finish at the rear.

The works are required in order to improve the residential amenity at the rear and to improve the facades.



Documents consulted include :-

Whalley Historic Town Assessment Report (2006 (LCC)

Whalley Conservation Area Management Guidance (Public Consultation 2005)

Drawings PHA/100 , 200 & 300

Peter Hitchen RIBA

