

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
21.2..2018

DESIGN AND ACCESS STATEMENT INCORPORATING HERITAGE APPRAISAL REAR EXTENSION AT WESTFIELD , BEECHTHORPE AVENUE , WADDINGTON

The site

The site is an existing semi detached dwelling located within the conservation area of Waddington. The house is approximately 80 years old. The house has a single storey element at the rear and a large garden plot. The house has render dash finish and natural slate roof.

Planning History

There is no planning history relating to the property

The proposal

The proposal is to construct a ground floor infill extension at the rear adapting the existing single storey element and utilising an area of yard for internal habitable accommodation. The new roof will be 150mm lower than the existing and the extension matches the depth of the existing.

Please refer to the drawings showing the existing and proposed arrangement which accompanies this statement.

Heritage

Due to the location at the rear of the property allied with the age of the house and the fact that it cannot be viewed from the public domain means that there is no impact on the character of the conservation area.

Peter Hitchen
RIBA



Rear view of the property showing the area of the extension