

DESIGN, ACCESS AND HERITAGE STATEMENT

FOR

EXTENSION AND ALTERATIONS

AT

**THE HEY
BEECHTHORPE AVENUE
WADDINGTON
BB7 3HT**

JULY 2018

JOB NUMBER: 5605

VERSION: 1.00

from concept to creation...



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1.0 DESCRIPTION

- 1.1** This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of Mr R Bowie as part of a householder application for an extension and alterations at The Hey on Beechthorpe Avenue.
- 1.2** This report is in support of the application and should be read in conjunction with the supporting

2.0 EXISTING

- 2.1** The property is located on Beechthorpe Avenue accessed from Belle Vue Lane close to the centre of Waddington. The existing bungalow is one of a number of mid 20th Century bungalows likely to have been formed as an infill housing development. The property contains a reception room, small kitchen, conservatory one main bedroom on ground floor with an attic bedroom and WC.
- 2.2** The applicant wishes to alter and extend the property in order to cater for a growing family through this proposal.

3.0 PROPOSAL

- 3.1** The proposal includes internal alterations and a rear extension to provide an open plan kitchen / dining family space to the rear which replaces the existing conservatory. An additional nursery / bedroom 3 is created by splitting the main downstairs bedroom. The massing and depth of the extension is less protruding than the existing conservatory therefore reducing visual impact.
- 3.2** Externally the extension reflects the existing dwelling through the introduction of render and coursed stone. A flat roof design reduces any height impact whilst providing a clean external aesthetic. Glazing profiles and a bi-folding door provide a visual and physical connection to the garden space.
- 3.3** Other minor external window alterations allow the formation of the internal layout whilst an existing rooflight provides natural light into the centre of the property in the stairwell to the attic.
- 3.4** The proposal is not visible from any public aspect and should be noted that it could have been carried out under permitted development rights if it was not the conservation area impact.

4.0 ACCESS

- 4.1** Access will remain through the existing main side door and will not impact the highway or access in any way.

5.0 HERITAGE STATEMENT

- 5.1** The building is located within the Waddington Conservation Area .

The special interest of the Whalley Conservation Area is described within the Conservation Area Appraisal (2005) by Ribble Valley Borough Council and is derived from “...*The Waddington Conservation Area was designated on 3 October 1974. The colourful Coronation Gardens running alongside the Waddington Brook through the centre of the village, with its bridges, boundary walls, railings, seats, viewpoints and war memorial; • The ensemble of the parish church of St Helen, with its lych gate and churchyard, and the nearby stocks, pinfold and old forge; The grouping of buildings around The Square, the triangular space at the centre of the village, and the contrast between the narrow streets and alleys leading into The Square and the open nature of the Square itself; • The harmony of newer and older buildings resulting from the continued use of traditional building materials and styles into the early years of the 20th century; • The existence of meadows and working farms within the heart of the village, and attractive footpaths that follow the village’s numerous water courses; • The location of the village on the Lancashire Cycleway and of the northern part of the conservation area within the Forest of Bowland Area of Outstanding Natural Beauty.*”.

The property location is set away from the historic core of the village, is not in a significant area of the conservation area, along with the property having a low aesthetical architectural merit and impact.

As the proposal is to the rear of the property the extension has no visual impact on the aesthetic of the village and therefore the conservation area. The slight amendment, visible from the road is some minor window alterations.

There is no impact on the setting of a listed building given the small development and site location.

6.0 CONCLUSION

- 6.1** The proposal which forms the basis of this application has been designed to provide a positive visual impact and will create a positive extension and alteration to create a family home. Furthermore, the removal of the existing conservatory will assist with the external appearance.