

# Peter Hitchen Architects

Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
31.1.2019

## **DESIGN AND ACCESS STATEMENT WITH HERITAGE ASSESSMENT PROPOSED SINGLE STOREY EXTENSION 38 RAMSDEN TERRACE , WADDINGTON**

### **The site**

The site is an existing end of terrace dwelling located within the conservation area of Waddington. The house is approximately 150 years old and has a lawned garden area to the south with attached stone outbuildings including a timber framed store building which trace the boundary to the north and west. The property is constructed of random stone with render to the gable and entrance porch. The windows are traditional timber sliding sash with painted stone surrounds.

### **Planning History**

There is no planning history relating to the property with the exception of the pre-application enquiry carried out in advance of this submission in 2018 (reference RV/2017/ENQ00033)

### **The proposal**

The proposal is to demolish the existing out buildings , respecting the party wall condition and construct a single storey extension to improve the accommodation to the house. The design shows a proposal which utilises a natural random rubble stone to the main elevation with timber windows. The wall to the northern edge will remain as stone and the roof is finished in natural slate. The application also shows the curtilage of the property extended by virtue of gaining a portion of the garden of 16 Church Close under a separate agreement. The applicant is also proposing to erect a 2m x 3m timber shed for storage as shown on the site plan.

There is no impact on the neighbours residential amenity as this building simply replaces existing structures which have become redundant and unsafe. The party wall conditions will be respected.

### **Heritage assessment**

The design has no impact on the conservation area as the elevation to the north will remain as existing with the exception of a 400mm raise in the ridge height of the single storey element and the external materials replicate the existing vernacular. The house is not listed but it is recognised as a building of townscape merit with an article 4 direction on the property. This is essentially due to the character of the house in the terrace and within it's setting. The proposal is entirely subservient and utilises an area of the site currently occupied by the outbuildings.



Views of the property from the north and south

