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**PROPOSED
HOUSE EXTENSION AND DETACHED GARAGE
AT
AUSTIN HOUSE
SLAIDBURN ROAD
WADDINGTON**

DESIGN AND HERITAGE STATEMENT

S.J. BIALECKI LIMITED

SEPTEMBER 2019

 20/09/19

LOCATION

The site is located north of the village centre on the south side of the B6478 highway, called "Fell Road", leading to Slaidburn outside the village boundary Policy G4, within the conservation area, policy E.N.V. 15 as defined in the Ribble Valley Districtwide Local Plan

SITE DESCRIPTION

The site is triangular in shape with the long side bounding along the south side of the highway

The domestic curtilage has recently been extended under application No 3/2017/0316 now becoming more rectangular in shape covering a total area of 0.07 hectare

A new stone wall has 1.0 m high has been constructed along the east and south boundaries over looking open space agricultural land.

There is an existing 2.80 m high stone wall along the west boundary separating the "Vicarage Estate"

EXISTING BUILDING DESCRIPTION

The existing dwelling was constructed in 1998 replacing a garage type building at the time

The dwelling is square in shape constructed out of stone under a dual pitched blue slate roof with small pike to the front west elevation

ASSESSMENT

The current owners (applicant) have lived at the property over the past 7 years, securing planning permission at the time to make incidental internal alterations, in particular the replacement of garage door with masonry window aperture to suit family needs at the time.

The applicants have 3 young children and propose to extend the property to suit their extended family needs

Hence the extended domestic curtilage to allow extending .

PROPERTY EXTENSION

The east elevation shall be extended with single and two storey extensions.

A detached 2 car garage shall be constructed at the south west corner of the site with mezzanine storage area.

S/B 20/09/19

EXTENSION DESCRIPTION

The rear two storey extension shall have a dual pitched blue slate roof blending into the existing at a slightly lower level at 90 stone walls to match existing with dresses sandstone masonry opening surrounds

The single storey extension shall be constructed in the form of an "Orangery" under a blue slate hipped roof, over a heritage design hardwood glazed frame with sandstone cill separating a lower stone wall

EXTENSION USE

The ground floor will provide extended kitchen – dining and living areas. The orangery will form a family room

The first floor shall provide improved bedroom and bathroom areas with essential open space landing.

DETACHED GARAGE

The garage shall be constructed out of stone to the front elevation with 'K' Rend blockwork to the remaining three elevations under a dual pitched blue slate roof gablet features to the front elevation in common with properties within the village centre.

The mezzanine floor shall provide a storage and play area via a ground floor staircase.

ACCESS

Vehicular access to the site shall remain the same with cars leaving the site in forward gear .

 20/09/19