

PD Construction Consultants

7 Beech Street, Clitheroe, Lancs. BB7 2LL

Paul Derbyshire Dip.Surv.

tel: 07976 771297

e-mail: pdcc@hotmail.co.uk

Heritage, Design & Biodiversity Statement

Proposed Alterations, Sherburn, Beechthorpe Avenue, Waddington, Lancs., BB7 3HT

This Design Statement is to be read in conjunction with following drawings numbered:

1150 – 01
1150 – 02
1150 – 03
1150 – 04
1150 – 05
1150 – 06
1150 – 07
1150 – 08
1150 – 09
1150 – 10
1150 – 11
1150 – 12
1150 – 13
1150 – 14
1150 – 15
1150 – 16
1150 – 101
1150 – 102

HERITAGE STATEMENT

The property was constructed in 1960 and is little changed since it was built. The proposed works are to be carried out to modernise, improve accessibility and improve the energy efficiency of the property.

The proposed works include the following:

- Removal of the existing solid fuel fire and chimney stack.
- Removal of the oil fired central heating system.
- Installation of gas fired central heating.
- New dormer extensions to convert the existing attic store room into a bedroom.
- Construction of new entrance porch.
- Demolition of existing detached garage.
- Construction of new detached garage.

In normal circumstances the proposed alterations would be exempt from planning approval under the Town & Country Planning (General Permitted Development) Order 2015 as amended. The planning application is being submitted as the property is located within the Waddington Conservation Area and therefore permitted development rights for the various proposals are restricted.

The proposals detailed on the drawings submitted for planning consideration are in accordance with policies of the current Ribble Valley Core Strategy and Supplementary Planning Guidance notes. Reference has also been made to *“Waddington Conservation Area Management Guidance” December 2006*.

Although the property is within the Waddington Conservation Area it is away from the historic core of the village. The primary alterations are located on the rear of the property and not visible from the highway. The porch to the main elevation, located 11.5m from the highway boundary is designed to match the existing building aesthetics. The proposals do not adversely visually impact on the village and the Waddington

Conservation Area. In addition the proposals do not impact on the setting of a listed building, due to the location and size of the proposals.

DESIGN STATEMENT

The proposed alteration works are detailed below.

The rear dormer extension is to be constructed with a flat roof. The walls are to be a cream coloured K-Rend render finish on a timber structural frame. The dormer is to be constructed below the level of the existing ridge with the end wall being built up off the existing masonry rear wall at ground floor level. The existing concrete roof tiles are to be carefully removed and re-used on the proposed porch roof, the side dormer roof, and for infilling of the existing roof where the chimney stack is removed. The window to the proposed dormer overlooks properties to the south but there is a distance of 25.0m between the properties. The additional volume of the dormer is 12.9m³.

The proposed dormer to the west elevation is to be provided with a hipped tiled roof utilising the reclaimed roof tiles from the rear elevation. The walls are to be cream coloured K-Rend render finish on a timber structural frame. The window to the dormer is to provide natural light to the en-suite shower room. The window will have obscured glazed, non-opening panes, to comply with The Town and Country Planning (General Permitted Development) Order 2015 Part B.2(c) as amended 2019. The additional volume of the dormer is 2.6m³.

The existing chimney stack and chimney breast are to be removed. The chimney does not function efficiently despite having an extended stack. The artificial stone is to be reclaimed for constructing the proposed porch and infilling the wall at the existing side doorway location.

The new porch entrance to the front elevation provides access to the building. The overall area of the new porch measured externally is 2.84m². The porch is to be constructed using the reclaimed artificial stone from the chimney breast, with a cream coloured K-Rend render finish at the upper level. The hipped roof to the porch is to be finished with the reclaimed tiles taken from the rear elevation.

The existing pre-fabricated concrete detached garage and oil storage tank are to be removed and replaced with a new detached garage. The walls are to be a cream coloured K-Rend render finish. The roof is to be brown concrete plain tiles. The proposed materials are to match the existing dwelling. The overall floor area of the proposed garage is 17.0m²

BIODIVERSITY STATEMENT

Detailed reference has been made to the Ministry of Housing, Communities & Local Government "*National Planning Policy Framework (February 2019)*" documentation.

Reference has also been made to the Bat Conservation Trust publication "*Bat Surveys: Good Practice Guidelines – 2nd Edition*". Chapter 2 of the publication refers to a "trigger list" detailed in box 2.1 of the document identifying where a bat survey is likely to be required. The proposed development does not specifically fall within any of the categories listed.

A detailed bat survey is only effective between May – September. The accompanying application is dated December 2019. It is therefore requested that, should a detailed bat survey be required, a planning condition be included on any planning approval notice that a full bat survey be carried out prior to commencement of any development work. In the meantime a Preliminary Roost Assessment is to be carried out to determine if a full bat survey is required.



Paul Derbyshire
Dip. Surv.

Dated: 9th January 2020