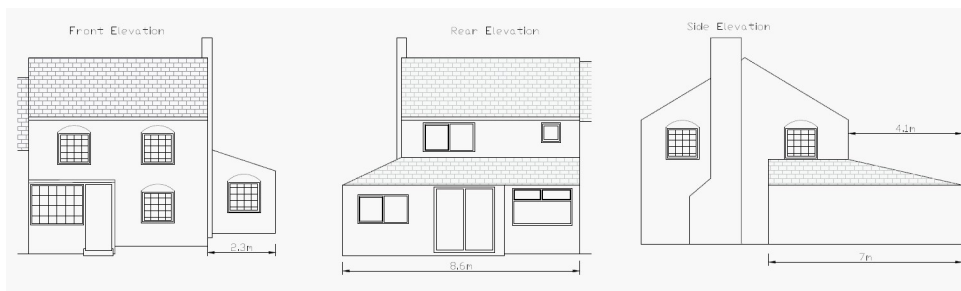


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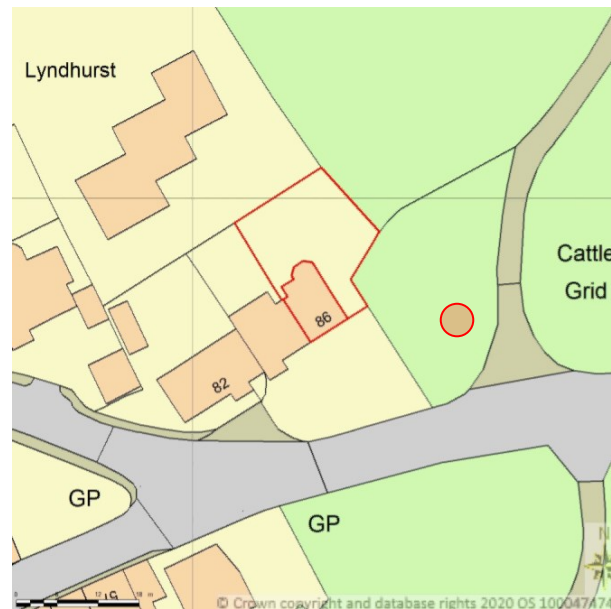
**HERITAGE & ACCESS STATEMENT
PROPOSED REAR AND SIDE EXTENSIONS TO 86 DOWNHAM ROAD, CHATBURN.**



The Site

The property is located on Downham Road to the northeast of the village centre. The property is situated within the Chatburn Conservation Area on the north side of the road leading from Chatburn to Downham.

The property at present consists of a existing dwelling with a recent conservatory built to the rear.



Planning History

No evidential planning history associated with the property.

Heritage Statement - The property is thought to be of early 1900's. The project involves the demolition of a recent conservatory that is out of keeping with the property and that of surrounding properties in the area. The project would be built using matching materials as not to affect the appearance of the row of properties. The external render is that of uneven stone. After inspection this appears to be an artificial finish that can be replicated on the new extension. The design as incorporated a wood window to match the existing front elevation. As the project removes a recent addition that is not in keeping and replaces it with a building that would appear existing to the property, this project would cause no harm to the heritage of the property or the surrounding area.

The proposal

The proposal involves the demolition of an existing rear conservatory and the construction of a single-storey rear and side extensions to the property.

The proposed extensions will have an eave's height of approximately 2.1m and an ridge height of 3.0m; the extension are L-shaped with dimensions of 8.6m x 7m. The proposed external materials comprise of natural stone walling plinth to match that of the existing building with block and render to match. The roof will be finished in tile to match the existing building.

Internally the proposal will create additions living/Dining/Kitchen space.

Conclusion

This statement along with the supporting drawings, demonstrate the proposal for the removal of an existing rear Conservatory and the erection of L-shaped single-storey extensions to the rear of 86 Downham Road, Chatburn.

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