



**DESIGN, ACCESS & HERIATGE STATEMENT
FOR PROPOSED FIRST FLOOR EXTENSION
AND ASSOCIATED ALTERATIONS AT 90
REGENT STREET, WADDINGTON,
CLITHEROE, BB7 3JA**



Project: Proposed first floor extension and associated alterations at 90 Regent Street,
Waddington, Clitheroe, BB7 3JA

Introduction and overview:

This Design, Access & Heritage Statement relates to a planning application for the construction of a first floor extension and associated alterations to a residential property at 90 Regent Street in Waddington, and should be read in conjunction with the following information:

Document type:	Ref:	Description:
Drawing	2020/01/01	OS Site Location Plan
Drawing	2020/01/02	Block Plan
Drawing	2020/01/03	Existing Floor Plans
Drawing	2020/01/04	Existing Elevations & Roof Plan
Drawing	2020/01/05a	Proposed Floor Plans
Drawing	2020/01/06a	Proposed Elevations & Roof Plan
Drawing	2020/07/07	Proposed Block Plan

The following items are noted for consideration to provide an overview of this application and the relevant planning policies:

- The application site comprises a residential property at 90 Regent Street in Waddington, which is situated within the Waddington Conservation Area. The property has been owned by the Harrison family since 1968.
- The proposed first floor extension will be constructed over a ground floor area that is currently occupied by a single storey kitchen, utility room and conservatory.
- Over the last twelve months the Applicants' have considered various options for improving their current living accommodation, including purchasing a larger property with 3-4 bedrooms within the village, however they have found the option of purchasing a larger property in Waddington to be cost-prohibitive due to its popularity within the Ribble Valley and the knock-on effect this has on house prices. After much consideration the option of enlarging 90 Regent Street is the most viable one, even more so now following the recent birth of their first child.
- In addition to being longstanding residents of Waddington, their other reason for wishing to remain in the village is to remain close to Mr Harrison's mother.
- As regards Conservation Area policy, Paragraph 189 of the National Planning Policy Framework requires an applicant to describe the significance of any heritage asset affected by new development. The level of detail should be appropriate to the asset's importance and no more than necessary to understand the potential impact on significance.
- 90 Regent Street lies within the Waddington Conservation Area, which is the designated heritage asset in this instance.
- The property is not listed, nor is it identified as a building of townscape value. It is noted that the cobbles on Regent Street are denoted as being a 'historic surface' on

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the Conservation Area maps, however these cobbles will remain unaffected by the proposed development.

- The Conservation Area Appraisal document outlines the various factors which are considered to contribute to its special interest. These include:
 - 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;
 - Waddington Hall and Waddington Hospital, two large and imposing groups of historic buildings;
 - The Conservation Studio 2005 Ribble Valley Borough Council - Waddington Conservation Area Appraisal
 - 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;
 - A number of visually striking individual buildings, including the Methodist Chapel and three pubs;
 - Evidence of former agriculture and industry in the form of 18th and 19th century farmhouses, and a former tannery;
 - 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; and
 - 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.
- It is not considered that the proposed, modest extension to 90 Regent Street would adversely or unacceptably detract from those identified qualities, nor is the development visually prominent within the Conservation Area. The design of the extension and the use of materials compliments the existing built form on Regent Street and Beechthorpe Avenue respectively. As such the level of harm is less than substantial and there is no conflict with the National Planning Policy Framework or the Core Strategy in this regard.

In respect of the **design component**:

- 90 Regent Street is effectively a dual aspect property with elevations facing both Beechthorpe Avenue and Regent Street. With this in mind the design approach seeks to ensure visual harmony on both elevations which compliments the respective street scenes in terms window sizes and arrangement, with due consideration that they are not typical street scenes. In order to respect the Regent Street elevation, as the more

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'traditional' of the two, it is appropriate to carry the ridge through to suitably bookend the row, with it being tapered in at the very end in order to help reduce its massing.

- The proposed extension has also been designed to tidy up the existing piecemeal developments to the side of the house that are of little architectural merit, and which look messy and do nothing in terms of street scene contribution. As a result, the proposed design results in a development which is more sympathetic to the host dwelling and the surroundings.
- Due consideration has been given to the potential impact on the amenity of the property on the opposite side of Regent Street, and the proposed first floor layout has been designed with a corridor on the Regent Street side of the property with the new bedroom windows being on the Beechthorpe Avenue elevation, in order to eliminate any potential for habitable rooms at first floor level overlooking each other. The new bathroom window at first floor level will be installed with obscure glazing as noted on drawing number 2020/01/06a, as will the windows to the first floor corridor within the proposed extension.

The existing **use** of the site is a residential dwelling with associated external curtilage on the Beechthorpe Avenue side of the property comprising a driveway and garden area. The **amount** of development in respect of this application comprises the construction of a first floor extension to the existing dwelling with associated alterations to the property.

In respect of the **layout**, the proposed first floor extension will be built over the various existing single storey structures at ground floor level, with the Beechthorpe Avenue elevation projecting an additional 1m from the line of the existing building. The elevation facing Regent Street will be constructed flush with the existing elevation. The existing driveway and garden areas will be retained as indicated on drawing number 2020/01/07.

With regard to the **scale** of the development, the extension has an overall size at its widest extents of approximately 8.2m x 7.2m, with ridge and eaves heights corresponding with the existing dwelling.

In respect of the **appearance** the external walls of the dwelling will be constructed in concrete block or masonry with a rendered finish to match the existing dwelling, including cast stone dressings to window and door openings. The new external windows and doors units will be in UPVC or timber, and the roof will be constructed with a pitched roof structure that will be covered in natural blue slate to match the existing roof slopes. The verges of the roof will be finished with UPVC barge boards to match the existing dwelling, and the fascia boards and soffits will also be in UPVC.

With regard to **landscape** proposals no new landscaping treatments are proposed.

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With regard to the **access component** no new or altered vehicular access is proposed. The existing pedestrian entrance from Regent Street will be blocked up, and the previous pedestrian entrance on that elevation will be reinstated as indicated on drawing numbers 2020/01/05a and 2020/01/06a.

In terms of **security** the new windows, doors and locks will be designed to meet Secured by Design standards.

Date: 3rd June 2020