

# Peter Hitchen Architects

Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
24/05/2021

**DESIGN AND ACCESS STATEMENT FOR PROPOSED TWO-STOREY REAR EXTENSION  
AND DORMER WINDOWS TO THE FRONT ELEVATION OF WINDSHADOW, HURST  
GREEN.**



## **Site**

Windshadow is situated within the Hurst Green Conservation area, the house fronts on to Avenue Road. The house is raised and set back from the main road by approximately 20m, with a front garden

The building sits within the eclectic mix of building that are evident within the village of Hurst Green, Stonycroft to the north, is a handed version of Windshadow, however, external works and alterations to Stonycroft have taken place over time.

## **Planning history**

Searches for previous and historic planning applications indicate no previous planning applications have been submitted to the Ribble Valley Borough Council. The building upon inspection appears to be original as is with no additions or alterations evident since its construction.

## **Proposal and use**

The proposal is to increase the size of the original property to incorporate and address the needs of the occupant. The additions will include adapting the building to be more accessible which will include a lift and regularisation of the internal ground levels.

The proposal includes the addition of external insulation mechanically fixed and finished with render. The aim of the proposal in a whole is to adapt and improve the building through the use of the external insulation system, this allows the internal floorspace to not be compromised and the thermal efficiency of the building is improved.

Glazed elements within the proposed extension will aid in our efforts to maximise a sustainable lighting strategy, this falls in line with the efforts made to reduce the overall energy consumption of the building in its current state.

## **Access**

Access to the property will remain as is, parking is to the rear of the property with off road parking and a garage. The proposal offers the option for a level access to the rear of the building due to the proposed regularisation of the internal floor levels.

A lift has been installed to allow ease of access to the first floor of the property, this will ensure the house is accessible for the current occupant and future potential occupants.

## **Material**

Externally the proposal will be finished with a render coat with stone detailing to retain and express the vernacular context of the area whilst not detracting from the identity of the building before the proposed works. Beneath the render will be a mechanically fixed insulation board. The same render finish will be applied to the dormers. The proposed extension will include glazed elements, these will be finished in UPVC/aluminium, along with all replacement doors and windows.

## **Conclusion**

The proposal's overall design has been considered and the impact on surrounding building assessed, we would conclude by stating that the building is sat within an eclectic mix of building within the village of Hurst Green, the proposals aim is to adapt, improve and add character to the existing building and enhance the appearance of the conservation area whilst not detracting or causing harm.

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