

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
03 August 2021

DESIGN & ACCESS (INCORPORATING HERITAGE STATEMENT MOORBANK , 4 THE DENE , HURST GREEN

Introduction

This statement supports the formal householder planning application for the alterations to the existing dwelling at the side and rear.

Site

The site is an existing detached dwelling probably constructed in the 1950's located at the top of The Dene within the conservation area of Hurst Green. The property is positioned on a sloping site and has a single storey aspect to the front with an attached garage. At the rear the dwelling has been previously extended in 2017 (planning ref 3/2017/0366) to provide improved accommodation at first floor.

Proposal

The application shows alterations at the rear and side below the existing dormer constructions. This includes the replacement of velux roof windows and slot windows with two glazed dormers and the creation of a balcony at the side of the house including a privacy wall. The alterations allow an additional room to be created with views to the rear. The external materials proposed include natural (reclaimed) slate for the roof finish incorporating aluminium framed glazing. K- rend finish to the balcony and a glazed balustrading.

Access

The proposal does not affect the existing access arrangements.

Heritage

The alterations for this proposal has no impact on the heritage of the building which is a 1970's construction originally or the conservation area in general as the works are at the rear of the house and the materiality is entirely sympathetic to the existing house and with other similar properties in the immediate vicinity.