

DESIGN, ACCESS AND HERITAGE STATEMENT
FOR THE PROPOSED EXTENSION AND ALTERATIONS
TO
THE OLD TANNERY,
EDISORD ROAD,
WADDINGTON,

Job Num 5292 Version 1.00 Date January 2022



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

1.0 INTRODUCTION

This design, access and heritage statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of Mr and Mrs Bovingdon, as part of a householder planning application for the replacement of the garden room within the residential curtilage of The Old Tannery, Edisford Road, Waddington.

It is to be read in conjunction with drawings:

- 5292- Location Plan
- 5292- E01-A – Existing Site Plan
- 5292- E03 – Existing Plans and Elevations
- 5292 – P04 Proposed Plans and Elevations

2.0 EXISTING

The site is located on Edisford Road 120m to the north-east of the site is St Helens Church. The existing buildings are located to the right of the site against Edisford Road and the existing coach house is further to the left.

A previous planning approval has been implemented ref: 3/2020/0715 to form a new entrance porch to the property.

3.0 DESIGN PROPOSAL

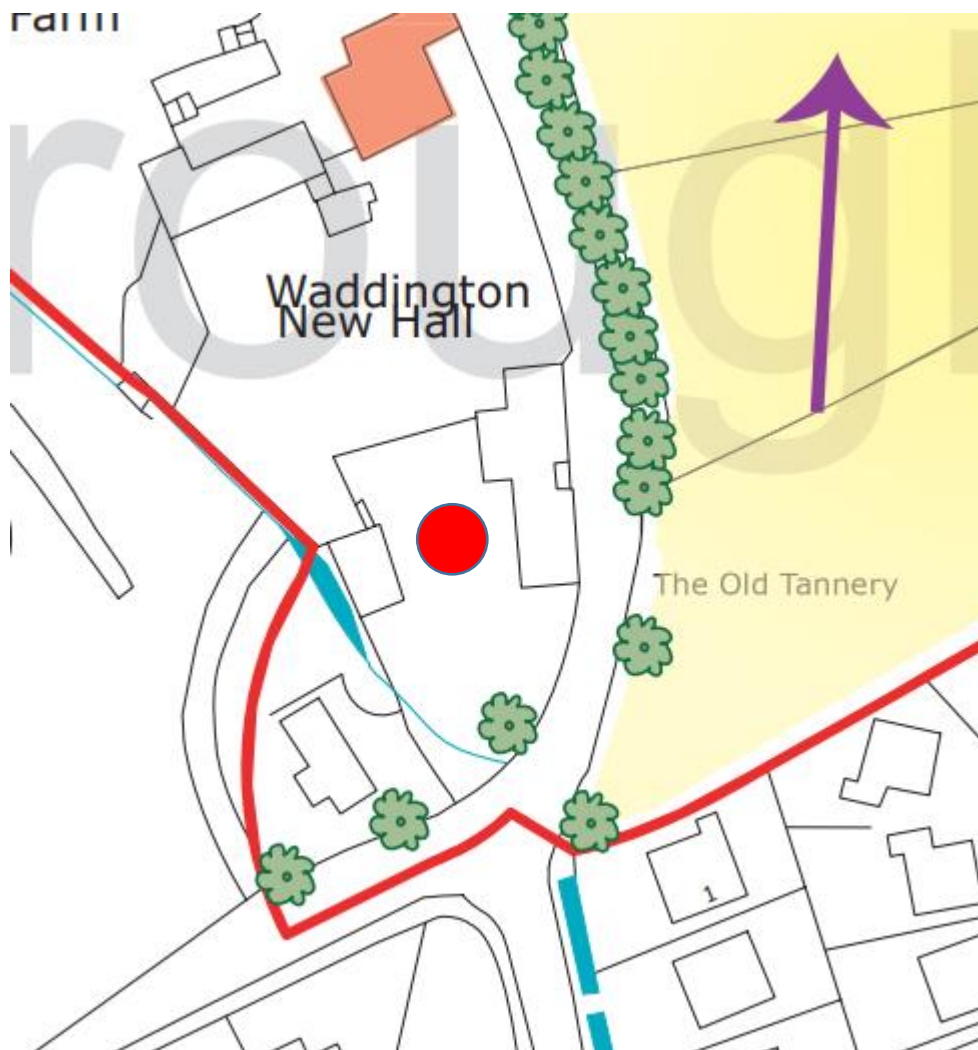
The proposal involves the replacement of an existing orangery with a design that is more reflective and complementary of the existing main house and recently added porch. The proposal will be constructed of cut dressed stone, parapet eaves detail with simple window openings with black Crittall windows and doors.



The design has taken reference from the surrounding context and material selection to create a proposal that will complement the existing property and area with minimal visual impact on the surrounding area.

3.0 CONTEXT OF SITE AND ASSESSMENT OF SIGNIFICANCE

The site lies within the Waddington Conservation Area as shown on the map below.



Given the setting within a confined, high stoned walled garden the proposals will be obscured from external view and conversation area. The proposals use natural materials which are common within the conversation area.

4.0 HERITAGE DESIGN AND PRINCIPLES

For the LPA to consider this application it is necessary for the applicant to provide a detailed description and justification of the proposed works in accordance with NPPF Policy formally Policy HE6: PPS5 Planning for the Historic Environment (2010). As a result this proposal will not have any negative impact on the conservation area.

5.0 CONCLUSION

In conclusion, the proposals which form the basis of this application have been designed to provide a positive visual impact to the dwelling and the architectural design of the site which will complement the existing property and surrounding area. The extension will provide an appealing and quality aesthetic whilst utilising existing materials and design principles to respect and ensure it is in keeping and harmony with the existing and surrounding properties. The proposed extension does not compromise the amenity of adjacent properties or their gardens and would not result in a loss of light or privacy or negative impact on the conservation area.

Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG



www.sunderlandpeacock.com