

# **HERITAGE STATEMENT**

## **17,CRUMPAX AVENUE, LONGRIDGE, PRESTON PR3 3JQ**

### **BRIEF HISTORY**

The property is a two-bed property situated within the Longridge Conservation Area. It is a two-storey stone-built end terrace property with an Accrington brick gable end built in 1881.

The property stands direct onto Crumpax Avenue with no garden frontage. The property has a pitched roof which is covered with slate.

### **PROPOSED CHANGES**

There will be changes to the exterior of the property.

It is intended to build adjacent to the gable end attaching a single storey extension having a garage to the front with roller style garage door and to the rear a lounge/dining room having bi-fold doors open to the back garden.

The front and rear will be built in stone to match existing stonework.

The side elevation will be block built with a render and painted finish. The extension roof will be a marley modern smooth grey concrete tile or similar approved.

### **IMPACT OF PROPOSALS**

It is hoped that the character and appearance of the building will be enhanced with the new addition.

### **INTERNAL CHANGES**

The main scope of the works will be to provide additional living space to the rear and garage space to the front. In addition, also providing a ground floor bathroom.

### **BUILDING REGULATIONS**

I can confirm that Building Regulations have been taken into account in formulating these proposals and comply with their requirements, including fire protection, thermal efficiency, sound proofing and means of escape.

### **CONCLUSION**

The intention is to provide a high-quality additional living space. The new addition will be sympathetic to any original features that exist, enhancing & modernising one of Longbridge's historical properties.

I believe this Heritage Statement demonstrates that I have considered all relevant issues, and that the proposals preserve the special character of the building.