

**DESIGN, ACCESS AND HERITAGE STATEMENT
PROPOSED EXTENSION TO
7 BEECH GROVE,
CHATBURN**



**AUGUST 2022
JOB NO. 6687
VERSION 1.0**

1.0 INTRODUCTION

This design, access and heritage statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client’s Mr and Mrs Hounslow, as part of a householder planning application for the proposed erection of a single storey extension at No. 7 Beech Grove, Chatburn.

2.0 SITE LOCATION AND BUILDING DESCRIPTION

The property is located in the centre of Chatburn adjacent to the Brown Cow Inn Pub/Restaurant. The property comprises of a three storey semi-detached property which has 3 bedrooms, a family bathroom, reception room, living room, and kitchen and small garden area.

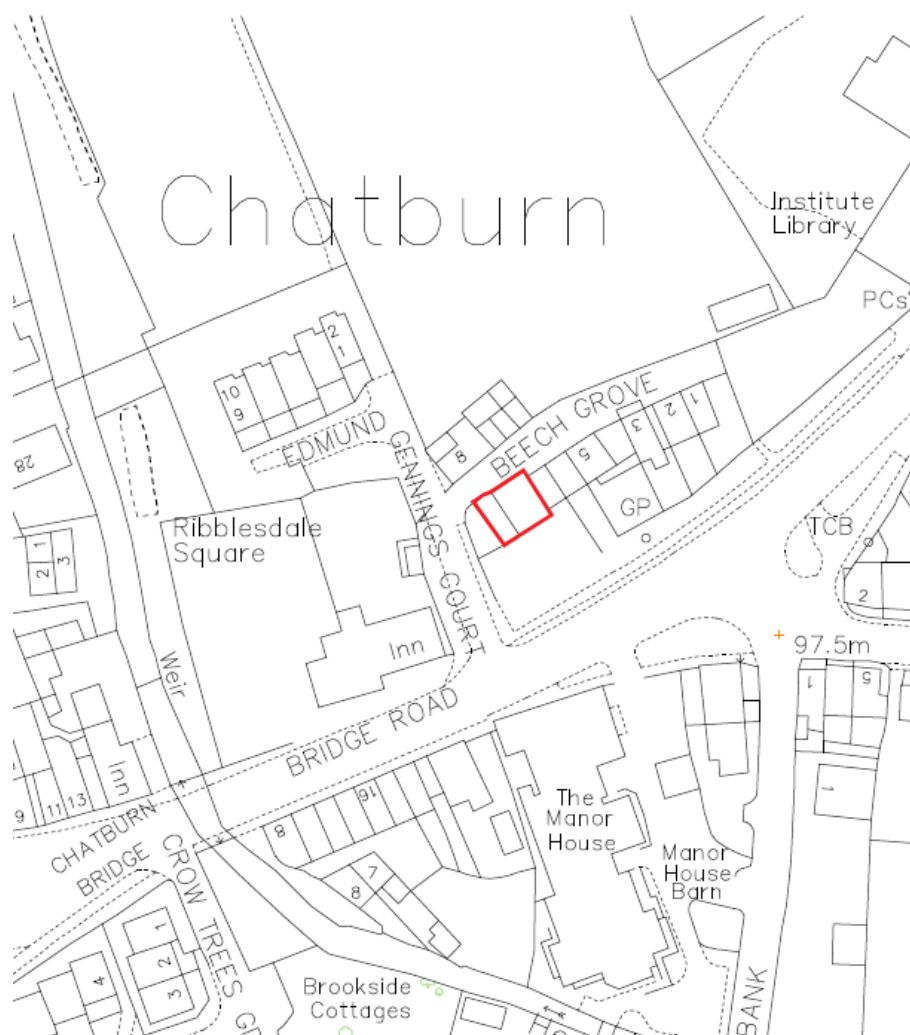


Fig 1 – Site Location Plan

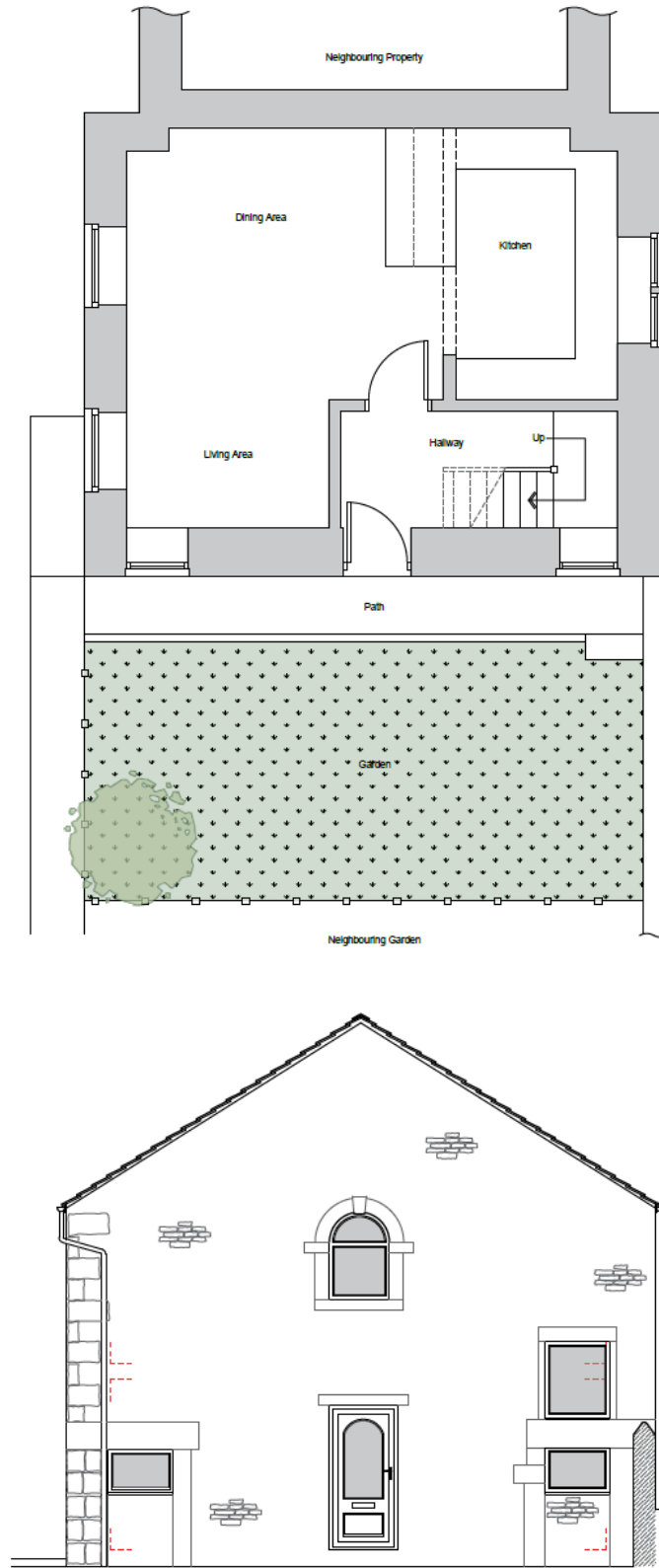


Fig 2 – Existing Floor Plan and Elevation

3.0 PROPOSAL / DESIGN

The scheme involves the creation of a single storey extension to create a new porch / sunroom as well as a ground floor WC. The application also seeks approval for the construction of a new stone garden boundary wall.

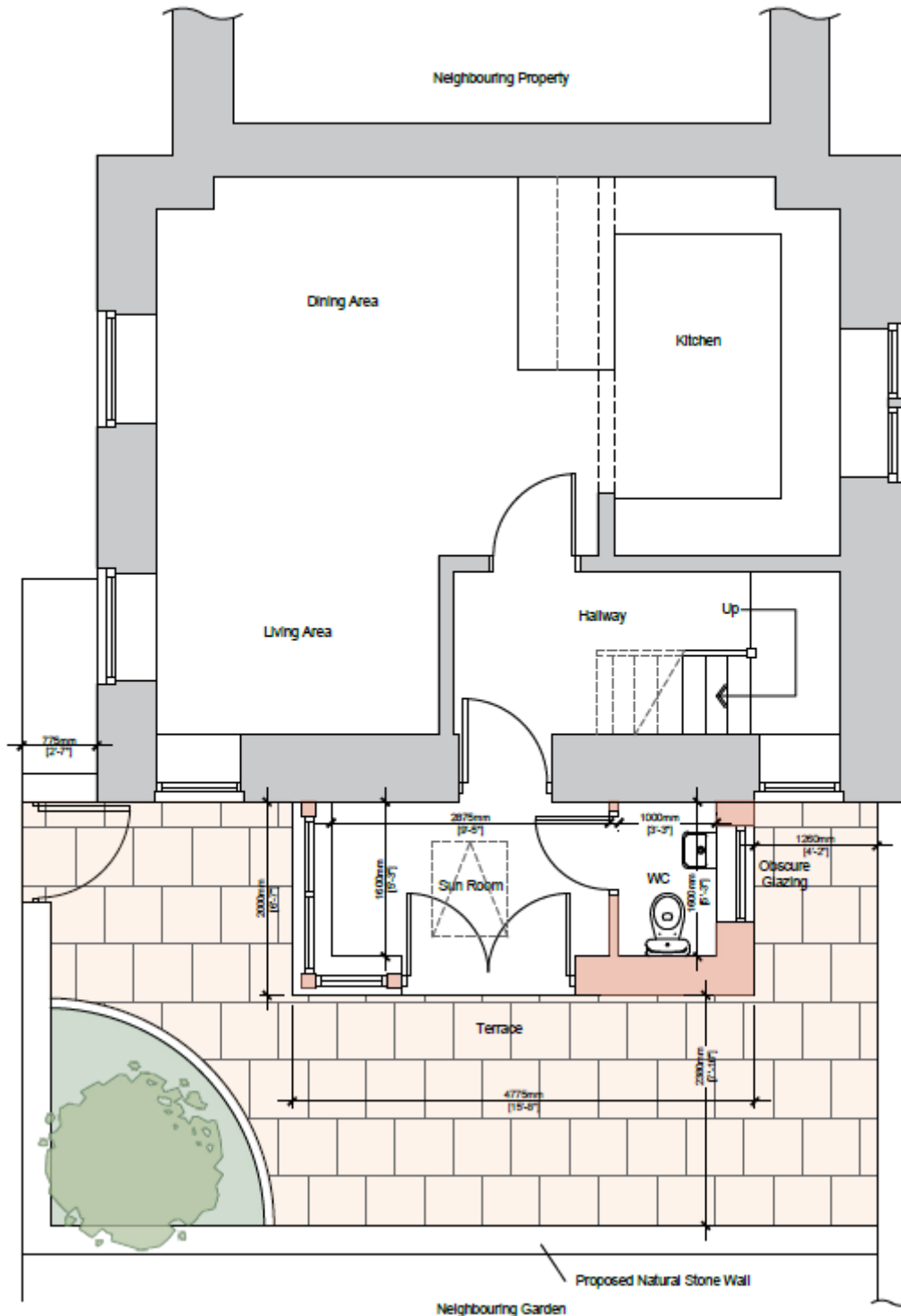


Fig 3 – Proposed Ground Floor Plan

4.0 SCALE AND APPEARANCE

The proposed extension has been designed with a traditional aesthetic whilst still ensuring that it does not detract from the character of the existing building. The scheme uses a combination of stone walls in conjunction with an oak frame. The stone walls have been used to ensure that the extension is in keeping with the existing house and surrounding area.



Fig 4 – Proposed Elevations

5.0 HERTIAGE ASSESSMENT

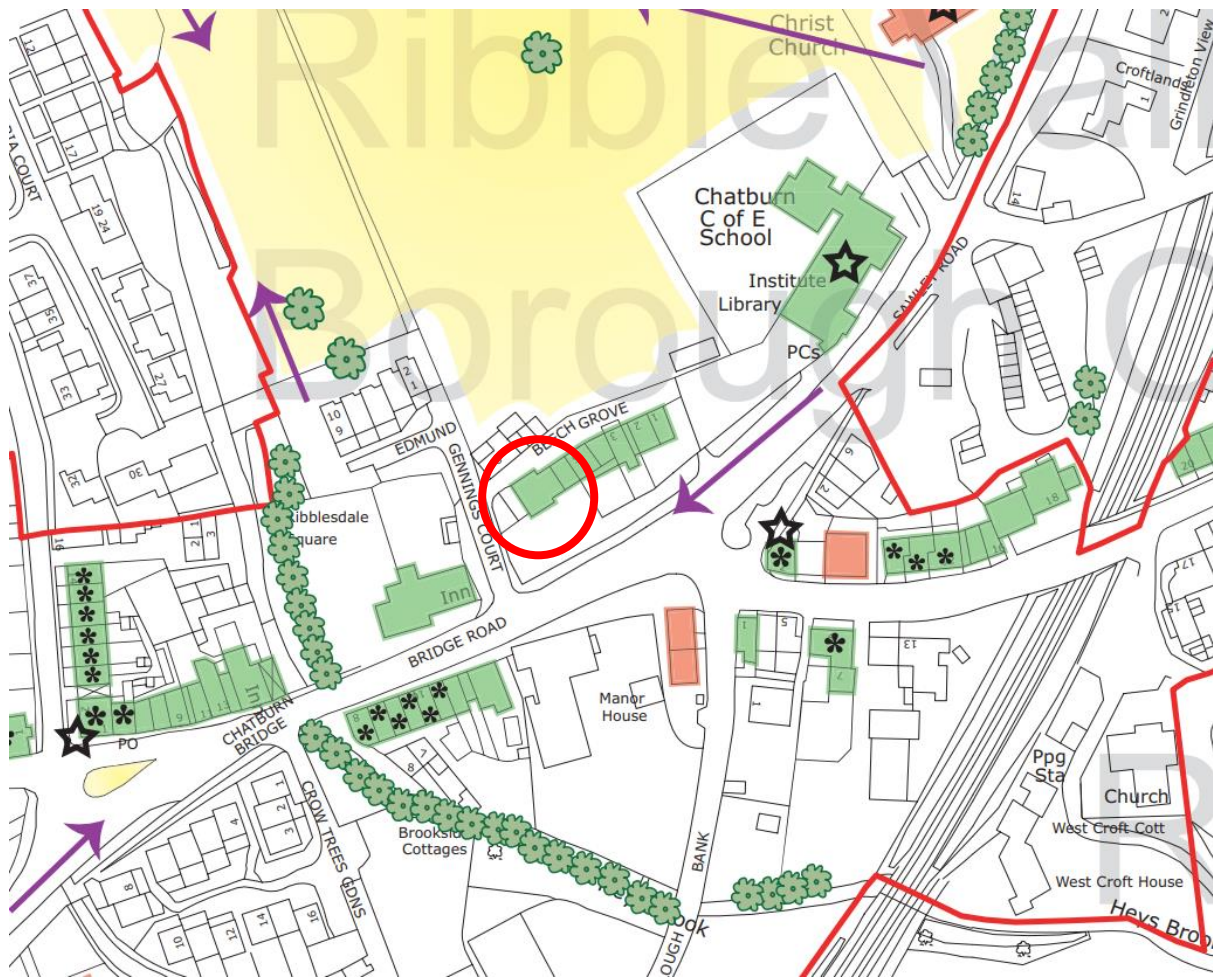


Fig 5 – Chatburn Conservation Area Map

As shown in the map above, the property is located within the conservation area of Chatburn and is a building of townscape merit. The proposed extension will have a low impact on the aesthetic of the property and surrounding area given the location of the main road and change in surrounding gradients.

6.0 CONCLUSION

In summary, the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact on the existing property and surrounding area. The proposed extension does not compromise the amenity of the adjacent properties or their gardens and would not result in a loss of light or privacy.