



# **15 WARREN FOLD**

## **Planning Statement**

July 2023

15 Warren Fold

Hurst Green

Clitheroe

BB7 9QS

## Scheme Details

### Site Location

15 Warren Fold  
Hurst Green  
Clitheroe  
BB7 9QS

### Development

The proposal includes the demolition of an existing conservatory and the erection of a single-storey rear extension, the conversion of an existing attached store and workshop to create additional living accommodation, and the erection of an oak-framed entrance porch.

### Date Prepared

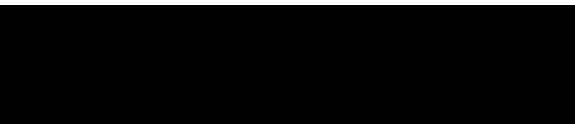
July 2023

### Applicant

Mr & Mrs Hayes  
15 Warren Fold  
Hurst Green  
Clitheroe  
BB7 9QS

### Agent

Zara Moon Architects  
Unit 37, Mitton Road Business Park, Mitton Road, Whalley, BB7 9YE  
Contact: Zara Moon



## Introduction

This planning statement has been prepared on behalf of the applicants, [REDACTED] Hayes to support the householder planning submission for alterations to their existing dwelling, 15 Warren Fold, Hurst Green, Clitheroe, BB7 9QS.

[REDACTED] and have recently purchased the property. They wish to adapt the dwelling to meet their living requirements, to create an accessible, comfortable family home which meets their specific needs.

[REDACTED] and therefore requires a home near [REDACTED] family and friends, which can accommodate a ground floor bedroom, ground floor shower room, with direct access to the garden.

The existing property has not benefitted from any renovation work, modern heating systems, or upgraded windows. Therefore, the internal layout is now dated, dark, and highly inefficient in terms of energy usage and space. The current layout does not accommodate open plan contemporary living and does not connect to their garden.

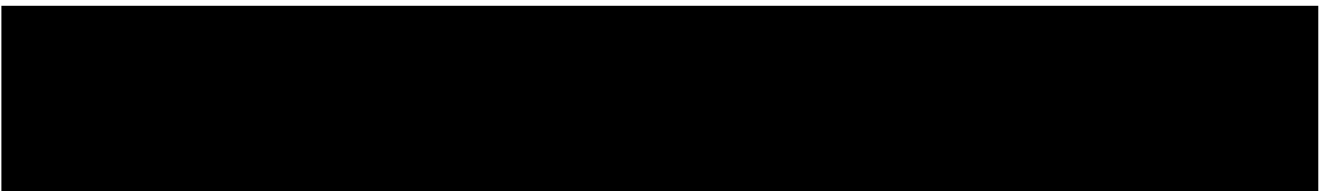
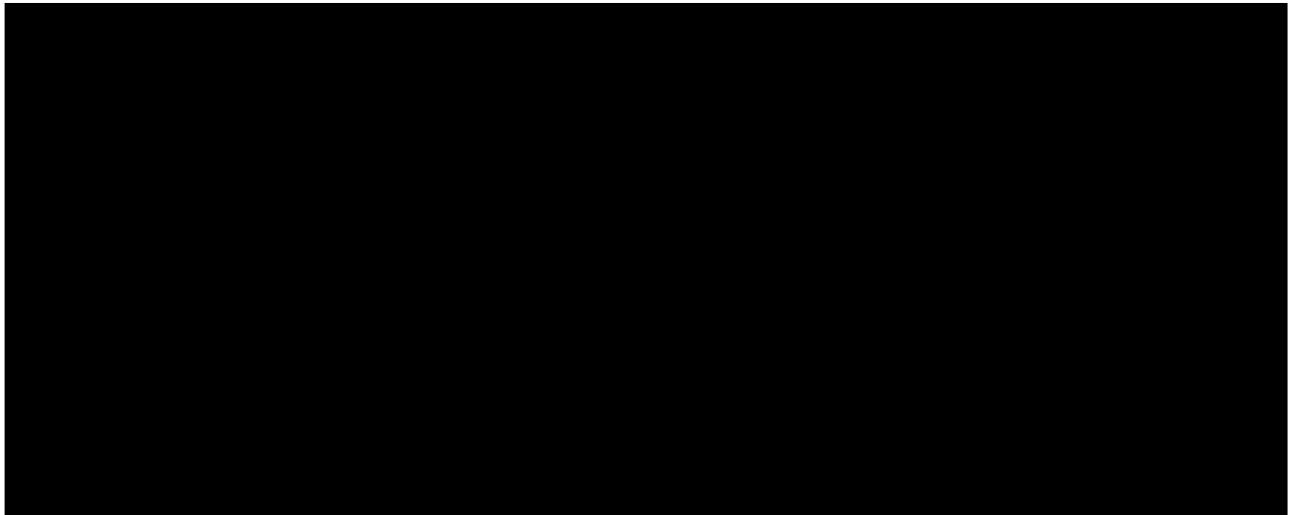
To achieve the applicant's living requirements, the property requires an internal reconfiguration, a new porch extension, a single-storey rear extension, and the conversion of the existing workshop / store into living accommodation, all of which the existing property can suitably accommodate.

The proposal has been designed to futureproof their property by adapting the dwelling [REDACTED] whilst retaining the character of the existing building and the AONB.

## Supporting Information

In addition to this statement the application is supported by a series of drawings which include:

- 01 LOCATION PLAN
- 02 EXISTING SITE PLAN
- 03 EXISTING SITE PLAN – GF
- 04 EXISTING PLANS
- 05 EXISTING ELEVATIONS
- 06 PROPOSED SITE PLAN
- 07 PROPOSED PLAN – GF
- 08 PROPOSED PLANS
- 09 PROPOSED ELEVATIONS



## Site Description

15 Warren Fold is a 3-bedroom, 2-storey, end terrace, with an attached single-storey store and workshop. The property is located within the Hurst Green settlement boundary, central to the village, on a cul-de-sac of terraced properties.

The property includes a front and rear garden, with parking to the East within a communal parking area. A shared pedestrian access route for No.16 and 17 is located to the back of the rear garden, which will remain as existing and will be unaffected by the proposal.

The site is located within the AONB; is outside the Conservation Area; and there are no Heritage assets within close proximity. The surrounding properties are modest, domestic properties, predominantly small terraces faced in render.

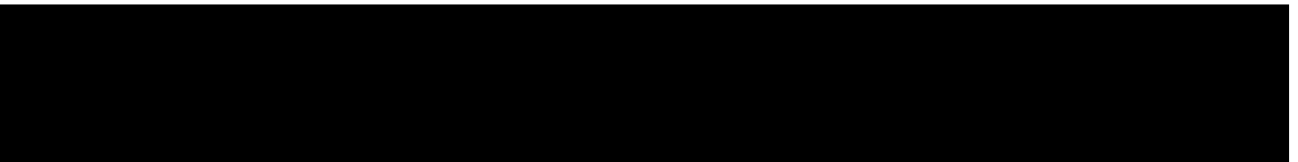


## Existing Property Issues

The property is now dated, tired, requires a full internal and external refurbishment, new landscaping, boundary treatments, new windows and doors, and an overall improvement to the thermal envelope. The existing dwelling also has the following issues which have been addressed through the proposed scheme:

- There is no ground floor bedroom or shower room [REDACTED]
- The kitchen is very small and is not connected to the living or dining spaces.
- There is no open plan kitchen dining living space.
- There is no downstairs WC.
- There is a lack of storage space throughout.
- Inefficient use of space internally.
- The conservatory is not used due to the common temperature control problems associated with conservatories.
- The ground floor store is too large for a store, and is dark.
- The hallway and stairs are both dark with poor internal visibility.
- There is no utility room.

## The Proposal



The existing dwelling includes an attached store and workshop which may have been used as a garage in previous years, however the depth is not large enough to accommodate a vehicle. This space is therefore currently used for household storage and is not required by the applicants.

To create a ground floor bedroom, the existing workshop / store will be converted into the kitchen dining space, which will open up to the existing living area, creating a light, open plan, primary living space. This will also allow a ground floor shower room and WC to be created with ease of access from the ground floor bedroom.

The existing hallway store will be removed which will create a larger entrance hall [REDACTED] [REDACTED] and a utility has been created central to the plan with access from both the kitchen and the entrance hall.

The front garden achieves all-day and evening sun, therefore the existing windows to the front elevation from the existing store, will be replaced with patio doors providing access from the new kitchen diner to the existing patio area.

The existing elevations are faced in grey render which will be replaced with a light cream render. The windows and doors are currently white uPVC with the exception of the store and workshop doors which are timber. The windows will be replaced with sage green uPVC windows, and the front door will be timber composite to match the windows.

A new oak-framed entrance porch has been proposed to provide a covered entrance to the property, which will also create interest to the front elevation, whilst retaining the existing traditional cottage aesthetic.

The new single-storey extension will be constructed using natural timber with glazing between, and timber glazed double doors leading onto the garden. The extension will incorporate the ground floor bedroom and a garden room, and the natural timber will match the oak-framed porch to the front elevation.

The natural timber will complement the light cream and sage green colour palette of the property, whilst the extension design creates a contemporary addition to the dwelling. The space will be light and uplifting, with a green outlook onto the rear garden and will benefit from distance views to the East.

The design proposal includes modest improvements which will create a home the applicant's desperately need. The proposal has no impact on neighbouring properties; the character of the site; or the wider setting of the AONB.

## Conclusion

We have worked together with the applicants to create a solution [REDACTED] whilst being mindful of the AONB setting. The completed scheme would sensitively adapt and improve the existing building to create a high quality home [REDACTED] and enjoy within a comfortable, accessible, environment.

The proposed scheme requires minimal changes to be able to facilitate their needs and would therefore have no impact on the neighbouring properties, the character of the existing building, and the surrounding setting of the beautiful AONB.

## Existing Photographs



*View of the front elevation and garden from Warren Fold.*



*View of the side elevation and communal parking area.*





*View along Warren Fold.*



*View from the rear garden.*

We welcome your comments and input on the scheme. Please contact the agent if you would like to discuss the proposal in further detail and arrange a meeting.