

DESIGN AND ACCESS STATEMENT FOR PROPOSED EXTENSION TO :

23 SMITHY ROW

HURST GREEN

BB7 9QA

PROCESS

The proposed extension has been designed to be sympathetic to the existing cottage and to preserve and enhance it's character, as required for all new development within the Hurst Green Conservation Area.

The design has sought to take account of policies within the Ribble Valley Local Plan and the relevant PPGs, particularly PPG15, Planning and the Historic Environment.

The extension is single storey in height and is to be constructed to the side and rear of the existing cottage. The existing pigsty is to be retained but shortened slightly in length to allow access from the new courtyard into the rear garden. It is proposed to rebuild the stone wall which links the rear of the cottage with the pigsty, to the front of the pigsty and form an enclosed courtyard area to the existing side entrance. The existing corrugated asbestos roof to the pigsty is to be replaced with slate matching the cottage and proposed extension.

The materials and detailing to the extension are to match the existing as close as possible. The roof will be natural slate laid to a shallow pitch matching the existing house. The walls will be random coursed local sandstone with stone heads and cills to door and window openings matching the main cottage. The windows to the cottage have been changed from the original timber at some time in the past, presumably with Conservation Area consent and the new windows are to be PVCu framed and of similar casement design, set back in the reveals. The new kitchen door is to be timber and painted. The large window/door to the new family room is proposed to be oak framed with aluminium framed doors. The window/door has been designed to take advantage of the views eastwards towards Pendle Hill. It will not be visible from the front of the property and mostly obscured by the pigsty and the existing mature trees and shrubs in the side garden, when viewed from the

public footpath. The new rooflights to the family room are to Velux conservation area type. Fasciaboards are to be timber. Rainwater goods are to be metal, matching the existing.

The extension projects from the back of the existing cottage but will be set in approximately 1.5m from the boundary. Overshadowing of the next door's garden is not considered to be a problem because the extension is single storey, the roof pitch is shallow and the rear gardens adjacent the back of all of the cottages in the row are in shadow most of the day due to the North/South orientation.

Construction will be carried out to comply with the latest requirements of the Building Regulations, particularly in respect of energy efficiency, and sustainable materials will be used wherever possible.

USE

The existing cottage has two reception rooms and a small kitchen at ground floor level. There are three bedrooms and a small bathroom at first floor level.

The proposed extension provides an additional reception room, a bigger kitchen and a utility room. The existing kitchen is to become a ground floor shower room/wc. The first floor rooms are not altered.

AMOUNT

The existing cottage has a floor area of approx 90m². The extension provides an additional 38m² floor area and measures approximately 10m x 4.5m.

The increase in floor area is approximately 40% but this is not considered to be overdominating to the size of the existing cottage and relative to the size of the plot.

The main street, Smithy Row, stops short of the cottage and the extension will only be visible, at the front and side, from the public footpath which runs along the front and part of the eastern boundary. The extension will be partly concealed behind the existing pigsty and the repositioned wall, and by the existing mature trees and shrubbery located in the side garden.

The rear boundary abuts land believed to be privately owned by Hurst Green Football club. The immediately adjacent land is laid as a meadow with the football pitch set back. One of the cottages located along Smithy Row has a much larger two storey extension which includes a balcony overlooking the football pitch.

LAYOUT

The size of the plot allows for a much larger extension and several schemes have been considered, including single and two storey to the side and rear. A detached dwelling located in the side garden area has also been considered.

These alternative options have been considered and rejected in favour of a much smaller extension which is considered to be more in scale and keeping with the existing property. The design seeks to preserve a cottage feel to the property. The existing pigsty is seen as an integral part of the character of the property and has therefore been retained.

LANDSCAPING

The existing site boundaries are formed by stone walls to the front and part of the eastern boundary, with timber post and wire mesh to the rear. There are no proposals to alter the existing boundary treatments.

There are mature trees and shrubs located mainly in the garden area along the eastern boundary and these, together with retention of the existing pigsty will conceal the view from the public footpath of most of the side extension, particularly the glazed window/door to the new reception room.

There is an existing apple tree which falls within the footprint of the extension and this is to be relocated within the site. It is also proposed to reposition, or screen, the existing LPG tank which is located adjacent to the pigsty.

ACCESS

There is no direct vehicular access to the property and no on-site parking. Cars are park at the end of Smithy Row and pedestrian access is via the unmade public footpath at the front. There is no intention to provide on-site parking.

Access for emergency vehicles and refuse collection is unaffected by the proposals.

CONCLUSION

The extension has been designed to be modest in size and sympathetic to the existing building and it's local environment in terms of size, scale, massing, features and building materials.

It's location within the Hurst Green Conservation Area has been considered and the design seeks to enhance and preserve the character of the existing cottage and improve the visual quality of the site without causing visual harm to the landscape.

The extension is not considered to detract from, or harm, the character of the area, adjacent properties or Listed buildings within the village. There is a larger two storey extension to one of the properties further along Smithy Row and this also has a balcony at first floor level.

Parking provisions, access for emergency vehicles and refuse collection will not be affected and the existing right of way along the front of the property will be unaltered.

The applicant's aim is to make a positive contribution to the character and appearance of the Conservation Area and hopes that planning permission will be granted.

Bob Wigglesworth BSc MRICS

Chartered Building Surveyor

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Front elevation existing cottage



Side of Cottage



Existing Pigsty



Side of Cottage



Rear of Cottage



Side garden



Front garden



Side garden



Access from Smithy Row



Rear from football ground



Side garden