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CHARTERED BUILDING SURVEYORS

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DESIGN, ACCESS AND HERITAGE STATEMENT
FOR THE PROPOSED EXTENSION TO
2 KIRKBECK MEWS
BOLTON-BY-BOWLAND
BB7 4NQ

FOR MR AND MRS HORSFALL

REF:- 178

Date:- 4th February 2026

SITE DESCRIPTION

The application site is located within the village of Bolton-by-Bowland. The site is located within the Forest of Bowland AONB, the Conservation Area boundary cuts through the property (as shown in an image later on in this document) as such part of the property is within the Conservation Area and part of it is outside of the Conservation Area boundary. The property shares boundaries with two houses, to the East is Glebe House which is a building of townscape merit. To the North of the site is 1 Kirkbeck Mews which is not listed, nor is it a building of townscape merit.

THE PROPOSAL

The planning application involves the demolition of the existing conservatory to the rear of the property. On a similar footprint, in the same location a new room will be constructed to accommodate the relocated kitchen.

AMOUNT, SCALE AND LAYOUT

The proposed rear extension will be the same width as the existing conservatory that is to be demolished, overall it is 1.6m deeper than the existing conservatory at 4.5m overall. The overall height of the proposed extension is lower than the existing conservatory. It is proposed to relocate the kitchen into the extension created.

APPEARANCE

The extension will have natural stone walls to match the existing house. The flat roof will be finished in a dark grey EPDM roof. The sliding doors and roof lantern will be grey aluminium.

ACCESS

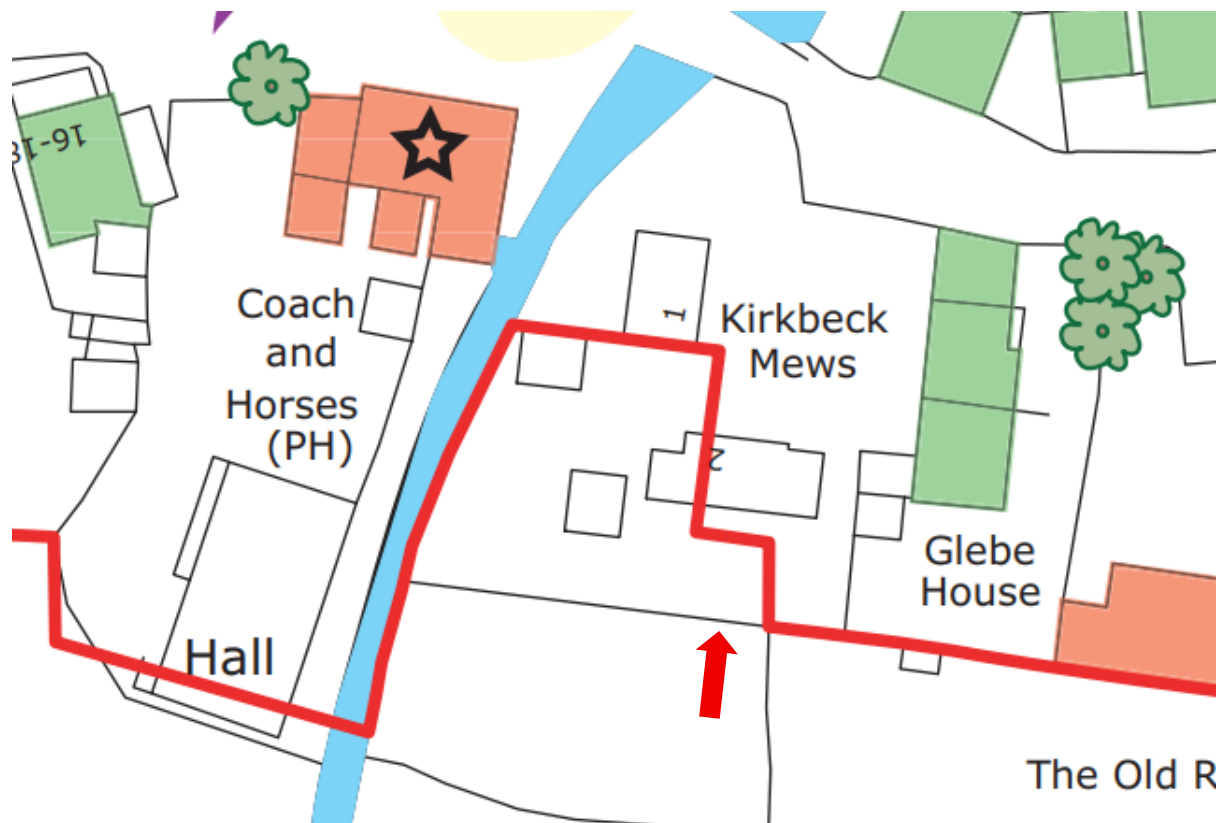
There are no changes proposed to the existing vehicle or pedestrian access.

HERITAGE

The site's location within the conservation area is shown in the image below with a red arrow. As mentioned earlier the conservation area boundary cuts through the property.

The proposed extension to the rear of the dwelling is similar in size to the existing conservatory. The rear of 2 Kirkbeck Mews is only visible from the field to the South, to the East it is screened from Glebe House by a tall garden wall. To the West the garage to 2 Kirkbeck Mews screens the proposed extension from the car park of the Coach and Horses Public House (which is a listed building.)

Given the small scale and location of the proposed extension, it will not impact the neighbouring properties. The proposed extension which will replace the dated conservatory will improve the aesthetic of the property, thus enhancing the buildings setting within the conservation area.



CONCLUSION

The proposed extension will be screened from view within the locality and conservation area, the design is in keeping with the area and the materials proposed will complement the existing house, consequently this will enhance the buildings setting within the conservation area.

Louise Read
MRICS