

HERITAGE STATEMENT

Heritage Statement prepared in respect of, a single storey extension to the front including new porch and a single storey extension to the rear after the demolition of the existing conservatory to a dwelling house at 4a Mill Hey Lane, Rufford.

Site

The property, a two-storey detached house is located on the east side of Mill Hey Lane which is located within the Rural Sustainable Village of Rufford and Rufford Park Conservation Area as designated within the West Lancashire local Plan.

Proposal

The application is for permission to build a single storey extension to the front including new porch and a single storey extension to the rear after the demolition of the existing conservatory

Design and visual appearance

Front extension.

The construction will be in matching materials to that of the existing house, red facing bricks with contrasting cill/soldier courses with interlocking concrete roof tiles. The existing window frames, fascias and gutters are of timber construction and showing signs of deterioration and it is proposed to replace them with upvc.

The new study created by the extension will face the main access road, it will not project beyond the established staggered building line and introduces a feature to what is currently a flat uninteresting facade. It will harmonise with its surroundings in terms of mass scale and materials.

The windows are situated facing the front and right hand side of the property and will not overlook the neighbours

Rear extension

The proposed extension replaces an existing conservatory, which because of the amount of glass in the roof and walls is, like most conservatories, far too hot in the summer and too cold in the winter. It is proposed to construct the new extension in a traditional manner which will be far more in keeping with the existing property. The detail and character of the extension will replicate that of the existing house.

Because of its location it cannot be seen from Mill Hey Lane and will not create an overlooking problem with the neighbours on either side, it will not detract from the appearance of the Rufford Park Conservation Area.

Residential Amenity

Given the orientation, separation and staggered building line there will be no significant overshadowing or overbearing as a result. I consider there would be no significant adverse impact to the neighbouring properties.

The proposal will add 70 cubic metres to the volume of the house, an increase of approximately 10%. Therefore the overall design will have little impact on the character of the Scarisbrick Park Conservation Area.

Rod Ainsworth RIBA Architect