

**Proposed change of use to 2-4 Ashfield Terrace to convert the existing detached dwelling back into a pair of semi-detached houses
Proposed single storey extension to the side/rear, loft conversion and structural adaptations to No4 Ashfield Terrace, following the taking down of the existing porch
2-4, Ashfield Terrace,
Appley Bridge,
Wigan.
Lancashire.
WN6 9AG**

For

Mr and Mrs Hall

At

**2-4, Ashfield Terrace,
Appley Bridge,
Nr Wigan.
Lancashire.
WN6 9AG**

Design and Heritage Statement

31st July 2021

**R F Allen
346, Wigan Lane,
Wigan.
Lancashire.
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[1] Site location

The houses are located on substantial plots of land situated on the north side of Ashfield Terrace, Wigan, approximately 12 kilometres to the east of Ormskirk town centre and some 8 kilometres to the northwest of Wigan town centre.

The frontages of both of the houses face south

The site does not fall within the green belt but it is located within a conservation area

[2] Site constraints

The main area of the site, occupied by the houses, is located on the north side of the access road to all of the houses on the Terrace

The house, No2-4 Ashfield Terrace, is set within a large informal garden area in the client's ownership, this land amounts to some 1,035 square metres,

In addition, within the ownership of the clients there is a further small strip of land on the south side of the access road, used for parking to the house]s, this parcel of land amounts to a further 75 square metres

The total site area within the clients' ownership amounts to some 1,110 square metres, approximately 0.111 hectares

The dwellings along the north side of the access road are predominantly large semi-detached houses,

To the south side of the access road, there is one large detached house located on the corner of Appley Lane North and Ashfield Terrace

To the south of this house, there is a large industrial unit

There are no other dwellings to the south of the access road.

A large disused quarry is located to the southeast of the access road

Appley Lane North runs along the west boundary of the site

There are a number of dwellings along the west side of Appley Lane North, these dwellings comprise a mix of detached bungalows, semi-detached and terraced houses

The houses form a linear development along this side of the road, all houses follow an approximate building line

Open fields stretch out to the rear of these houses

At the rear of the site there is an access track that serves as access to the rear of all of the existing houses along Ashfield Terrace and continues as a track and footpath that leads eventually onto Skull House Lane

To the north side of the track there is the small housing development of Apple Hey comprising 6No large detached dwellings

There is an established approximate building line to most of the adjacent houses along Ashfield Terrace

The surrounding land falls steeply from north to south with a further less marked fall in the land from east to west

The adjacent houses along the Ashfield Terrace are set significantly higher than the access road level and slightly lower than the access track to the rear, to generally follow the fall of the surrounding land

Although all of the surrounding houses on Ashfield Terrace are of varying sizes, in a traditional form of construction they were all built in a similar styles and with similar materials.

Given the elevation outlook of the houses, the views to the south look out over generally open land to the south

House Nos 2-4 and Nos 6-8 Ashfield Terrace are large semi-detached houses of a similar scale while the semi-detached houses further along Ashfield Terrace are of a more modest scale

There are large windows in the front elevations to both Nos 2-4 Ashfield Terrace

There are also large original windows to habitable rooms in the side elevations to both Nos 2-4 and Nos 6-8 Ashfield Terrace

There are no windows in the north, rear walls to any of these houses

The main sidewalls to Nos 4-6 Ashfield Terrace are set apart at a distance of some 14 metres, the separation distance between the sidewalls of the rear outriggers is some 17 metres

The main sidewall to No 2 Ashfield Terrace is set away from the front walls to the houses along Appley Lane North by some 25.5 metres,

The house frontages aligns approximately with the line of the front access road, the rear access track is set at an acute angle to the houses

The frontages of the houses on Ashfield Terrace are set away from the front access road by 13 metres

The existing front gardens to Nos 2-4 Ashfield Terrace, each have a depth of some 12 metres with a width of 15.4 metres

The front gardens are level with the front access road

The existing side garden to Nos 2 Ashfield Terrace has an average depth of some 20 metres with an average width of 8 metres at the front and 10 metres at the rear

The existing side garden to Nos 4 Ashfield Terrace has an average depth of some 23 metres with an average width of 8.2 metres at the front and 10.4 metres at the rear
The side gardens are stepped up in terraces from the level of the access road

No 2 Ashfield Terrace has a single garage attached and incorporated into the single storey rear section of the out-rigger

No 4 Ashfield Terrace has a detached double garage set at the back of the side garden area
Both garages are access via the track running across the rear of the houses

The front boundary along the access road is defined by a low wall incorporating a couple of pedestrian gates, a wide section of the wall has been removed to enable car parking in the front garden area to No 2 Ashfield Terrace

The sides and rear boundaries to both houses are defined by high stone walls incorporating a couple of high pedestrian gates for access to the rear sections of the gardens

[3] The existing house

The existing houses are two storeys high with two storey and single storey outriggers to the rear

The main houses and the outriggers all have and has a dual pitched gable ended roof clad with natural slates.

A single storey porch projects out from the kitchen side of the house, No 4 Ashfield Terrace,

A single storey window bay projects out from the fronts and the sides of each the house, these have flat roofs also clad with lead

All of the walls are constructed with irregular squared stone blocks, the front doors and the window bays have dressed stone surrounds, other windows have dressed stone heads and cills

The house, No2 Ashfield Terrace has not been extended previously, the garage and single storey outrigger accommodation to the rear is assume to be part of the original construction

The house, No4 Ashfield Terrace has been extended previously with the construction of the porch on the sidewall of the house, the single storey outrigger accommodation to the rear is assume to be part of the original construction

The brick built flat roofed detached garage is obviously a later extension to the house

There are no other outbuildings in either the front or the rear garden areas

Windows to the main habitable rooms are located either on the front or the side elevations

There are no window or door openings on the rear, north elevations

The overall height to the top of the eaves/top of the fascia of the main houses being approximately 6.10 metres, the overall roof height to the main house being some 8.90 metres

The overall height to the top of the eaves/top of the fascia of the two storey rear outrigger is approximately 5.80 metres, the overall roof height being some 8.40 metres

The overall height to the top of the parapet wall of the front porch being approximately 3.45 metres

The overall height to the top of the eaves/top of the fascia of the single storey rear outrigger to No 2 Ashfield Terrace is approximately 2.40 metres, the overall roof height being some 4.80 metres

The overall height to the top of the eaves/top of the fascia of the single storey rear outrigger to No 4 Ashfield Terrace is approximately 2.40 metres, the overall roof height being some 3.90 metres

All vertical dimensions are taken from a point 150mm below the ground floor levels of the house

It is thought that the original house was built in the late 1800's

We do not have any records of the date of construction of the detached garage but it is assumed from the materials used in the construction that they probably date from the 1960-1970's

Although the houses were originally built as separate dwellings, they were bought by the present owners and combined to form one large detached house on or around 2009

The accommodation at ground floor level consists of the two original front internal porches, the combined entrance halls with the two original staircases up to the first floor level, the staircase to No 2 has been sealed off and the main access to the first floor is now via the staircase to No 4

Each house has a front living room, a central dining room

No 2 has a study and store leading and No 4 has a kitchen in the two storey outrigger parts of the house. These have been linked together with the removal of part of the party wall

At the rear of No 2 there is a gymnasium with a sauna, a utility room and a wc compartment. This accommodation accessed via the single storey outrigger to No 4

At the rear of No 4 there is a utility room and wc compartment

The accommodation at first floor level is accessed via the staircase to No 4, a section of the first floor party wall was removed to form one large landing area

The first floor accommodation to No 2 comprises a family bathroom, two bedrooms, one with a dressing area and en-suite bathroom

The existing staircase is enclosed to form a store
The first floor accommodation to No 4 comprises four bedrooms and a family bathroom

All of the main habitable rooms have outlooks either to the front or to the side

The ground floor area of the main house, No2, as measured internally amounts to some 109.5 square metres

The first floor area of the main house, No2, as measured internally amounts to some 79.5 square metres

The total floor area of the house, No2, amounts to some 179 square metres

The ground floor area of the main house, No4, as measured internally amounts to some 96.0 square metres

The first floor area of the main house, No4, as measured internally amounts to some 79.5 square metres

The total floor area of the house, No2, amounts to some 175.5 square metres

[4] Site access and car parking

The main existing pedestrian and vehicular access to both houses is taken directly from Ashfield Drive

Access to the garages and also to the rear of the houses is also available along the track running across the rear of the houses

A car parking area for 3No vehicles, directly to the front of No 2 Ashfield Terrace, is located directly off Ashfield Terrace

Pedestrian gates are located in the front wall to both Nos 2 and 4 Ashfield Terrace

Additional parking for a further 5No cars is located on the parcel of land to the south off Ashfield Terrace, directly to the front of No4 Ashfield Terrace

A flight of stone steps leads up from the front parking area/pathway to the front doors to each of the houses

There are to be no reduction in the present parking provision

In the separation of the two houses, the 3No spaces directly to the front of No2 will serve this dwelling.

As the separated house, No2 Ashfield Terrace will have 4No bedrooms, this parking provision for the separated house will be in accordance with the council's standards.

As No4 Ashfield Terrace will become a 5No bedroom house, the 5No car parking spaces to the south of Ashfield Terrace area are designated for the use of this house

The present car parking areas to the front of the of the house will not be affected by the proposed development

The present detached double garage to the rear of No 4 Ashfield Terrace will be retained

[5] Existing trees, shrubs and hedges

Part of the frontages of the gardens to both of the houses are enclosed with a low stone front wall with a low hedge

The garden areas to the front and to the side of No 2 are mainly set out with lawns incorporating a number of small specimen trees and shrubs

A number of specimen trees line the side of the rear section of the stone boundary wall running alongside Appley Lane North the

The garden areas to the front and to the side of No 4 are mainly set out with lawns with terraced areas incorporating a considerable number of small shrubs

There are a number of trees set on the edges of the lawn are to the front of the house
Except for the trees to the side of No2 and those to the front of No 4 there are no other trees within the site boundary

There are a number of trees set within the wooded areas to the south of Ashfield Terrace and also to the north of the rear access track, in the rear garden areas to the houses on Apple Hey

The front, the sides and the rear boundaries are defined with high stone walls
A high stone wall separates the side gardens to both houses

As nearly all of the construction works are restricted to the rear of the house, it is considered unlikely that any of the existing trees within the site boundaries will be affected by the proposed extension works

None of the trees either within the site boundaries, or within the gardens of the adjoining houses that are within falling distance of the proposed extensions

[6] Client requirements and the proposed development

It is the wish of the clients to take carry out two elements of work to the two houses

[a] Phase 1

Initially, it is their wish to separate the existing houses to re-form the original usage of two semi-detached houses

Although this is the re-creating of the original arrangements, the house 2-4 Ashfield Terrace has been designated and used as a single property for the last 12+ years and it is understood that it will now be necessary to seek planning permission to effectively form an additional dwelling by separating No2 Ashfield Terrace from No 4 Ashfield Terrace

At the present moment, the entrance and all of the internal circulation to the houses occurs through No4 Ashfield Terrace

In order to implement this change, the entrance hall to No2 will be reinstated and the earlier adaptation works to form one dwelling will be removed and wall openings between the two houses will be closed up

The partitions and store cupboards around the staircase will be removed and the house will be returned to an internal layout as a 4No bedroom house with the provision of the additional stud partitioning to form the rear fourth bedroom

A new access into the single storey outrigger will be formed and the existing means of access through No4 will be removed

There are to be no extensions or alterations to the external fabric of No2 Ashfield Terrace

[b] Phase 2

Having separated the two houses, it is the clients wish to construct a small single storey extension to the rear/side of the house, to convert the loft space to form a new attic bedroom and also to carry out a number of minor adaptations to the retained ground floor accommodation of the house

The extension works comprise the taking down of the present glazed porch located alongside the present kitchen area

It is further proposed to construct a single storey extension that will project out from the sidewalls of the present single storey and two storey outriggers

The extension to the side of the two storey outrigger will project out from the sidewall of the present kitchen and it will align with the gable end wall to the main house. The present kitchen sidewall will be taken down to form a large family room incorporating kitchen, sitting and dining areas

The sidewall will incorporate a large sliding/folding door assembly to provide a direct outlook and access into the rear side garden area

The line of this extension will continue on this line along the side of the present single storey outrigger up to its intersection with the rear boundary stone wall

This part of the extension will accommodate a new gymnasium complete with a new sauna and shower room, the existing accommodation will be converted into a larger prep kitchen area and a small laundry

The sidewall to this part of the extension will also incorporate a large sliding/folding door assembly to provide a direct outlook and access into the rear side garden area

The extension will have a low pitch lean-to roof so that the top of the new roof strikes the upper sidewall below the level of the upper window cills

There will be a slight increase in the roof pitch over the gymnasium and the roof will intersect at the present common ridge position with the adjacent house

The ceilings throughout the extensions will be vaulted to enable the introduction of large roof windows to provide light to the inner spaces

There are to be no alterations to the front of the house or the main gable walls, the front of the high garden wall

The internal adaptations include the taking down of the internal wall between the front living room and the middle dining room to form one large sitting room with outlooks through the front and the side bay windows

This ground floor extension will project out from the side of the house by some 2325mm from the kitchen sidewall and some 3850mm from the existing utility room sidewall

This width is only slightly wider than half the house width [including the side window bay]
This development is slightly more than standard permitted development

The present loft space is large with good headroom and it is easily capable of conversion to form an additional accommodation

A new staircase will be installed directly above the existing first floor landing and staircase to access this new accommodation

Within the loft, it is proposed to form a new bedroom and a new small en-suite shower room

It is not intended to form a new dormer on either the front or the rear roofs to the house

No part of the development will exceed the ridge line of any part of the house

New roof windows will be installed into the rear section of the main house roof to serve the new bedroom, the new landing area and also the new the new shower room

There are to be no roof windows to the front roof to the house

None of the roof windows will have outlooks to the east, directly into the garden area to the rear/side of No6 Ashfield Terrace

There are to be no new window openings in the existing east sidewall of No4 Ashfield Terrace at either ground, first or loft floor levels

The new external walls to the extension will be constructed using reclaimed stone from the adaptations, any additional materials will be provided using matching random squared stone blocks

The existing roof slating to the existing house is in a poor condition and it is to be taken off and re-fixed using additional matching slates as necessary

The roof to the new extensions will be clad with matching natural slates

[7] Heritage, conservation area

The houses Nos 2-4 Ashfield Terrace form the end pair of existing houses located on Ashfield Terrace closest to Appley Lane North

Ashfield Terrace is an un-adapted road giving access to the fronts of the house

An un-adapted track runs along the rear of the house giving access into the rear gardens

The houses Nos 2-4 and 6-8 Ashfield Terrace are located at the end of the row of houses and they are by far the largest properties in the row. It is understood that Nos 6-8 Ashfield Terrace were the first houses to be built

These four houses have a traditional frontage gable ends to the sides with two and single storey outriggers to the rear with a pitched roof running at right angles to the main front part of the house

Each of the houses has projecting angled window bays to the front and the side elevations

These four houses also have large front and extensive side gardens. The side gardens are separated with high stone walls to form private garden space to the rear

The houses Nos 12-26 Ashfield Terrace are of a smaller scale and slightly different in design. They all have projecting two storey front gable end pediments and projecting single storey outriggers to the rear.

House Nos 10 and 28 Ashfield Terrace are of a slightly different design.

All of the houses in the row are elevated from the road and accessed by sets of stone steps. The frontages onto the road are defined by low stone walls and low hedges, other boundaries are also defined by stone walls.

The frontages of all of the houses in the row have a common building line.

Although differing in design, the houses are all constructed using natural squared but not coursed stone blocks with natural stone surrounds to windows and doors.

All of the roofs are clad with natural slates.

Window proportions are generally sash type frames.

Parking is generally provided in the spaces to the south of the front access road.

Most of the trees are located on the perimeters of the site and not within the boundaries of the houses.

[8] Planning consultations

The change of use to form the additional dwelling merely returns the property to the "status quo".

Also, taking into consideration the detached nature of the house and lack of any closely related properties surrounding the site, also the scale and the extent of the development, it was not felt necessary to request a pre-planning advice application to the council prior to the submission of the planning application.

[9] Planning issues and the implications of the proposed development

[1] The house, Nos 2-4 Ashfield Terrace, does not fall within the green belt but it does lie within the Ashfield Terrace conservation area.

[2] The proposed extension work is limited to the parts of the house that are located at the rear of the house, not in direct view from the road and with only limited impact on any of the adjacent houses.

The external appearance of the house[s] as seen from Appley Lane North and Ashfield Terrace will not alter.

[3] The proposed extension works to No 4 Ashfield Terrace will not affect any of the established building lines running along the front of the houses.

[4] The proposed side extension does not project past the main sidewall to No 4 Ashfield Terrace

Nos 2, 4, 6 Ashfield Terrace are set at approximately the same floor level and a high stone wall forms the boundary between Nos 4-6 Ashfield Terrace and acts as a complete screen at ground floor level

[5] The proposed extension is only single storey and the interface distances between the sides of Nos 4-6 Ashfield Terrace will be no less than presently exists between the houses

[6] The nearest house to the east is set away from the sidewall of the proposed extension by some 16.2 metres

[7] There are no houses for a considerable distance, directly opposite to frontage of No2-4 Ashfield Terrace

[8] The proposed works to the side of No 4 Ashfield Terrace will not be seen from any of the houses long the west side of Appley Lane North

[9] The houses to the north, on Apple Hey are set at a distance from the rear of Nos 2-4 Ashfield Terrace. With the fall of the land, they are also set at a much higher level and effectively screened by the belt of trees located on the north side of the track running across the rear of the site

[10] The single storey rear extension will only project out from the rear wall of the existing house at the most by some 3850mm, [at the extreme rear] and is only slightly larger than half the width of the house

The proposed extensions are to the west of the rear garden and amenity areas to No6 Ashfield Terrace and will create no adverse shading to these areas

[11] The house has only been extended previously with the construction of the porch to the side of the kitchen, this structure is to be taken down as part of the development

[102] The proposed side extension to No4 Ashfield Terrace will only extend across the rear side of the existing house and will be located behind the high stone screen wall

This wall has a small arched opening but the extension will not be visible when viewed from the frontage on Ashfield Terrace

[13] The new extension ridge height will not exceed the existing ridge height of the existing rear outrigger and will be well below the main house ridge height

The proposed side extension to No4 Ashfield Terrace will not be visible when viewed from the direction of Appley Lane North

[14] The proposed extension to No4 Ashfield Terrace will only slightly reduce the area of the rear gardens

[15] The existing house is set at some distance from its neighbours and there is no possibility that the development could be compromised by the "terracing" effect

[16] The houses to No4 Ashfield Terrace and the extension will be set away from all of the side boundaries and the adjacent houses

The extension will still be separated from the adjacent house to the east by significant clear gaps

[17] As the development is set on the rear of the house, the size of the proposed rear extension is not great and does not significantly increase the proportions of the enlarged house or significantly increase its impact

In this location, the proposed extension will also integrate and be subservient to the design of the existing house

[18] The garden areas to Nos 2-4 Ashfield Terrace will only slightly be affected by the proposed development and it will still be possible to park 3-4 vehicles in existing parking areas

[19] No part of the proposals to No4 Ashfield Terrace will extend or encroach onto the neighbouring garden[s]

[20] The construction materials to the walls, roof and windows to No4 Ashfield Terrace will match the existing house.

[21] The extension to No4 Ashfield Terrace will make full use of the outlook, the orientation and the views into the rear garden areas to the east

[22] Given the distances to the rear and side boundaries, the outlook from the loft rooms will not compromise the privacy of the adjacent houses to the north

[23] It is not intended to create new vehicular or pedestrian accesses onto the existing un-adopted highway nor is it proposed to adapt the existing vehicular or pedestrian accesses onto the existing un-adapted highway

[24] I do not foresee any possible problems with overlooking or loss of privacy to any of the surrounding houses

The interface distances between Nos 4-6 Ashfield Terrace will be no worse than already exists

[25] Although there are a number of established trees, predominantly outside the site boundaries, none of these trees are within falling distance or will be adversely affected by the proposed development works to No4 Ashfield Terrace

[10] Recommendations and summary

The work to return the accommodation to two separate houses is the reinstatement of the status quo and will not involve any alteration to the external appearance of the houses or amenities of the houses or to have any impact of the conservation area

The extension works as shown are of a modest nature and very much in keeping with the developments of other houses in the area

The extension will not be visible when viewed from the front or the sides and will have limited impact on the adjacent houses

There will be no impact on the conservation area

It is hoped that the proposals will be considered to be acceptable