

Design Statement

Rear Dormer at No13 Townsend Street Haslingden

Introduction

This application is for an already constructed Rear Dormer. The application is necessary because the site is a part of The Haslingden Conservation Area. My client was unaware that an application was needed for the project, he assumed, mistakenly, that it was permitted development.



Development

The sole purpose of the project is to provide a reasonable size bedroom for his children. The existing third bedroom is hardly large enough to accommodate a growing child.

Nearby similar Developments

There are several cases of similar dormer bedroom being built in nearby properties and the closes is at 11 Townsend Street, the next door property.

Appearance of Dormer

The Dormer is clad in low maintenance uPVC horizontal boarding pattern with white uPVC window. The roof is flat with 3 layer bitumen weathering. The front of the dormer is 400 back from the wall face.

Heritage Statement for 13 Townsend Street

Townsend Street was included in the Haslingden Conservation Area Plan in recent years. The plan recognizes the street as being typical of East Lancashire streets from the late 19th and early 20th century with narrow tight streets and compact accommodation. The employment provided by the nearby Mill and St James Church plus the services of the town centre were reasons to live there. The various large impressive buildings and the services that make up the centre of Haslingden also add to the life of the town.

Townsend Street is a narrow tight street with few features, its main contribution to the Conservation Area Plan is the history and the appearance down the fronts of the properties. The proposals at 13 Townsend Street would not affect the view down Townsend Street highlighted in the Conservation Plan as it is a rear dormer that is proposed but they would improve the standard and liveability of the property. They would be in keeping with several other pre conservation plan properties in the vicinity.

The proposed dormer would be clad in dark grey uPVC of similar appearance to the slate used on the roof and the window frames would be white double glazed uPVC giving a reasonable standard of appearance and insulation.

The buildings that make up the Haslingden Conservation Area Plan are the subject of regular change to ensure they are fit for the 21st Century whilst preserving the aspects that have made Haslingden a unique part of the industrial scene that is East Lancashire. Our proposal will not affect the conservation aspects whilst adding to the improvement of 13 Townsend Street.