

Design, Access and Heritage Statement

79, Southworth Road, Newton – le – Willows, WA12 0BL

Demolition of existing single storey rear/side extension and garage. Proposed rear and side extension together with replacement windows and entrance door/screen. Associated landscaping.

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Rev

## Design Statement

### Site

The site is located in Newton-le-Willows on Southworth Road within the Willow Park Conservation Area.

The property is a two storey detached private dwelling and the application mostly relates to the replacement of a single storey rear/side extension and garage with a new wraparound rear and side extension and associated landscaping. The proposals also include full window and entrance door/screen replacement.

The property is of traditional 1920's/1930's design and construction with an arched central front entrance door/fanlight and double bay windows. Facing materials include smooth red brickwork at ground floor and white render to first floor. The roof is pitched with rosemary tile finish. The existing single storey rear addition has a shallow mono-pitch roof with roman tile finish. This links to a brick garage also with mono-pitch roof. Both include areas of stained finish timber cladding.

From Front Garden



From Rear Garden



## Use

Private dwelling.

## Amount

The proposal seeks to replace the existing side garage and single storey rear extension with a new single storey wraparound extension. The proposals include replacement of all existing windows and external doors. Where stained glass features in the front entrance fanlight, front landing window and side dining room window, the intention is to incorporate this within the replacement windows.

## Layout

The site layout remains more or less as existing.

## Scale

The proposed replacement extension is sited in the same position as the existing garage and rear extension. The proposals extend approximately 1 m further into the rear garden and 4.7m further forward than the existing garage but is still set well back from the front of the house. The proposed flat roof is slightly higher than the existing extension eaves but lower than the highest point of the existing mono-pitched roof. The scale of the proposed is only a modest increase on that which it replaces.

## Landscaping

The existing landscaping arrangement broadly remains with some improvements to the front driveway alignment as set out in the drawings to improve vehicle manoeuvring. The driveway entrance from Southworth Road is unaffected.

## Appearance

The proposals seek to make minimal changes to the existing frontage to Southworth Road. Existing windows are somewhat inconsistent in their appearance which the replacement windows shall seek to address. Feature stained glass in the entrance door fanlight, first floor landing and side elevation windows shall be incorporated into the replacement windows.

The proposed rear and side extension is a contemporary design with high quality facing materials including copper cladding features.

The proposal removes an existing relatively poor addition to the rear with a modern well considered extension with minimal impact on the main form of the existing house and in a manner appropriate to the character of the Conservation Area.

## Access Statement

Access remains as existing with the property being well located for its residential use with close access to the High Street shops, bars, and restaurants. Bus services and the nearby Main line railway station are within five minutes' walk. Mesnes Park and Newton Lake are also located within a five-minute walk. Whilst the existing garage is to be lost in the development, driveway parking is ample and minor adjustments to the driveway alignment will assist vehicle manoeuvring.

The proposals make no change to the number of bedrooms so car provision is unaffected. Access to Southworth Road is provided by the existing vehicle crossing and gated entrance.

## Conservation Area & Heritage Statement

The site is in the periphery of the Conservation Area and within a wholly residential area. There are no heritage assets which might be affected by the proposals and the building is neither listed nor recorded as a Heritage Asset.

The proposals are entirely in keeping with its location and the Conservation Area and shall provide a vast improvement to the current side and rear extensions. The contrasting design and removal of the mono-pitch roofs seeks to define and enhance the character of the original house.