

## Design, Access and Heritage Statement

1880 – Ivy Cottage, Church Street, Newton Le Willows WA12 9SU

Single Storey rear extension, removal of attached and unattached outbuildings and chimney, 2 storey rear extension, alteration of side porch canopy, replacement of existing Car Port to the West of the house replaced with new Garden building. Improvements to boundary walls including the addition of railings and gates to existing driveway together with associated landscaping.

Planning Issue – January 2024

## Design Statement

### Site

The site is located on Church Street in Newton-Le-Willows within the Willow Park Conservation Area, abutting the High Street Conservation area.

### Use

Ivy Cottage is a detached house of traditional masonry construction painted and rendered.

The proposed use remains the same with no proposed change as part of this application.

### Amount

The proposal seeks a Single Storey rear extension, removal of attached and unattached outbuildings and chimney, 2 storey rear extension, alteration of side porch canopy, replacement of existing Car Port to the West of the house replaced with new Garden building. Improvements to boundary walls including the addition of railings and gates to existing driveway together with associated landscaping.

The Applicant and owners are proposing restoration/refurbishment of their long term family home as part of the overall proposals set out in this application.

### Layout

The entrance to the side and main original rooms and spaces / layout remains largely as now, with primary ground floor rooms extended to the rear and side on the ground floor, allowing improved utility facilities on the ground floor. On the first floor the rear bedrooms are extended to allow each to have their own door of the landing.

### Scale

The single storey rear extension/ orangery is proportional to the overall scale of what is a generous family home; the 2 storey extension is a continuation of the rear section/portion of the house, and addresses some "difficult to maintain" internal valleys and removal of an unsafe chimney

### Landscaping

The existing layout broadly remains with some improvements as set out in the site plan largely around the removal of outbuildings close to the North West of the house and around the rear extension.

### Appearance

The proposals seek to make minimal changes to the existing primary elevation facing Church Street (refer to Photo below), the proposed changes are to the rear and not really visible from Church street. The replacement garden house will be visible from the private lane to the West (from Park Road North) but the extensions to the rear are a significant distance away. Materials proposed for the extensions are proposed to closely harmonise / complement the existing building and improve the ability for the homeowner to maintain the property. The improvements to the boundary wall and addition of railings are in keeping with neighbouring properties and afford some security for the family home – refer to drawings with photographs included.

The proposals are well considered in keeping with the existing house and are not harmful to the character of the house and the Conservation Area.



Photo taken on Church Street and Existing Elevation Drawing - Showing the Principal elevation (EAST) Front – Facing the main highway serving the house.

## Conservation Area & Heritage Statement

The site is in the Willow Park Conservation Area abutting the High Street Conservation Area.

The house is not a Listed Building nor a locally listed Heritage Asset, but the SHMBC is not accessible to verify.

The Applicant and owners are proposing sensitive restoration/refurbishment/extension of their long term family home as part of the overall alterations and extensions set out in this application - investing in the longevity of this house and their home within the Conservation area,

The proposals are entirely in keeping with the existing house, are not harmful to the Conservation Area and shall provide well considered investment in the house and it's a long term retention.

## Access Statement

There is no proposed change of use nor access arrangements to the house or site other than the gates added on the drive set into the site to allow vehicles to pull off the road safely if the gates are locked

This noted the house is superbly located close to amenities on the High Street. 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, and access to local facilities and walking distance to public transport. The proposed side entrance at ground floor provides the option of level access into the ground floor office / retail space which is difficult to create elsewhere.