

Design, Access and Heritage Statement

2 High Street, Newton le Willows, WA12 9SN

Proposed single Storey rear extension with lantern roof light to existing dining room.

Planning Issue – January 2024

Rev

Design Statement

Site

The site is located on the Castle Hill and High Street Newton-Le-Willows within the High Street Conservation Area.

The application relates to works to the single storey ground floor outrigger currently used as a dining room to the rear of the property, which forms part of the boundary to neighbouring curtilage.

The property is a characterful detached period house of traditional masonry construction.

The current dining room is a narrow space with circulation connecting the kitchen to utility. There is garden access along its eastern elevation which provides access to off-street parking.

Use

The dwelling is a semi-detached property bookending NLW high street. It has been in use as a private house for the life of the building as far as we can tell.

The applicant has carefully and sensitively refurbished much of the house over the past few years, this small extension to the rear of the property seeks to make better use of the space as a dining room with access to the Garden which cannot currently house a full-size dining furniture. The space in its current form is also diminished due to the circulation between kitchen and utility. The applicant would like to address these issues while connecting the inside space to the garden.

Amount

The proposal seeks to improve the existing dining room and create a better connection to the garden area. Proposal increases the usable floor area from 12.8m² to 26m²

Layout

The layout increases the current footprint by addressing the proportion of the current dining room turning it from a long and narrow throughfare to a space with comfortable dining proportions and lounging possibilities yet maintaining the circulation for ancillary capabilities. New doors create a better connection to the outside space where the off-street parking is to the rear of the property.

Landscaping

The existing layout broadly remains with some improvements as set out in the drawings.

Appearance

The proposed extensions are located to the rear of the property. Careful consideration has been given to ensure integration with the existing architectural character in the area while introducing contemporary elements, Large glazing introduces generous amounts of natural light while delicately combining the old and new elements.

Whilst the rear single storey element runs parallel to Castle Hill it is concealed behind a tall boundary wall so remains part of the Applicants private space. The introduction of a contemporary flat roof and lantern light is proposed to complement rather than copy the existing mono pitched roofs. The design, therefore, aims to strike a delicate balance, offering a modern and comfortable living space while safeguarding the existing aesthetic of the streetscape.

Access Statement

The site is superbly located for its intended 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 driveway parking is to be provided by making use of existing vehicle crossings and entrances, the requirement for vehicle use is negated by the superb location and access to local facilities and public transport.

Conservation Area & Heritage Statement

The site is in the periphery of the High Street 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 building is however full of period character and detailing typical of surrounding dwellings.

While the proposed extension introduces contemporary elements, it acknowledges the challenge of sympathy with the Victorian context. The design strives for integration with minimal disruption to the existing character, respecting the heritage of the semi-detached property within the conservation zone.

Appendix A



Existing Photograph of single storey outrigger to be extended.