

**15A CHURCH STREET NORTH, OLD WHITTINGTON.****DESIGN AND ACCESS STATEMENT TO ACCOMPANY PLANNING
APPLICATION FOR PROPOSED EXTENSION Ref. MD-818-23****Site Assessment**

The property stands on Church Street North, within an area of mixed building styles. The property has a large front garden and is set back from the road by 15m. The house stands behind the building lines of the adjacent properties. The properties to the immediate north (nos. 17 & 19), are mid-century semi-detached houses with rendered walls and slate roofs. The property to the immediate west is stone fronted with a rendered gable wall. Directly opposite stands no.4 Church Street North, which is built of reconstituted stone with a concrete tile roof. The buildings further along the street in both directions are generally older properties built of natural stone, including the Seventh-Day Adventist Church which is a Victorian era building with gothic style elements.

The property stands in the Old Whittington conservation area, within the village envelope. Built in reconstituted stone in a late twentieth century style, the property appearance is incongruous with that of the conservation area; indeed, it is specifically noted in the conservation area appraisal along with the neighboring semi-detached houses as detracting from the character of the conservation area. The design proportions are sited as giving a modern, horizontal emphasis to the building.

Planning History

There is no planning history recorded for the property.

Design

The applicant wishes to create ground floor utility space, a modest extension to the kitchen, and create an accessible bedroom suite.

The proposed design style is influenced by the traditional vernacular of the village whilst maintaining visual compatibility with the existing dwelling.



The proposal seeks to lessen the horizontal appearance of the front elevation with the addition of a small front gable with a traditional pitch roof. Two narrow front windows in the gable are proposed to give vertical interest to the elevation and are in reference to the Church situated beyond the semi-detached houses. Whilst natural stone walling would be ideal to suit the local area, it is considered that it would look inappropriate against the existing reconstituted stone. It is therefore proposed that reconstituted walling be used as the best fit. The proposed Marley Ashmore roofing tile will blend with the house style but also complement the locally used slate and stone on other buildings. Removal of the existing flat-roofed attached outbuildings will be of benefit to the character of the area. The proposal does not extend beyond the building line, creating no nuisance or dominance to the street scene and neighbouring amenity.

Conclusion

The property stands in a cluster of dwellings that do not fit with the conservation area character. Properties to the sides and opposite are built in varying materials giving a disjointed appearance to the immediate area. The proposal seeks to improve the appearance of the property, making it more in keeping with the conservation area character by removing flat roofed outbuildings and replacing them with an attractive complementary extension to the dwelling. The extension is designed to blend the styles of the conservation area with that of the existing house, giving an overall benefit to the visual amenity of the street scheme and lessening the buildings negative impact on the conservation area.