

**345 Cronton Rd
Widnes
WA8 5QD**

Erection of first floor front extension, single storey rear extension; and a dormer, loft conversion and raise ridge height, along with fire upgrade works to dwelling house.

New 1800mm high fence to front of property.

Render dwelling and full modernisation.

Design Statement

Located In an area with many differing styles of dwellings, commercial buildings and extensions. There is a full range and very little uniformity.

345 Cronton Rd is on a private plot and set back from the road. The original brown brick and roof is dated and unsightly, the proposal is not to match in brick and materials as closely as possible but rather to improve the façade and modernise the dwelling to be reflective of its status and value in this affluent area.

We propose to raise the ridge height slightly on this detached and unique house to maximise space at first floor level; this will still be much lower than the neighbouring detached 3 storey property (361 Cronton Rd).

We take note of the previous owner's application (18/00659/FUL) for demolition and rebuild of a new large and unsightly house; Our proposal is a much more harmonious solution to the problem and allows us to retain the vast majority of the original house for cost and sustainability and solves space issue that this premises has.

Access statement

Access to Number 345 is directly off the perimeter for pedestrian access, the proposed works will not affect access and will not alter the front with the exception of a new 1800mm high fence to front of property for privacy.

The proposal seeks to improve internal usability of the space and fully modernise the exterior in line with other properties in the area.

Refer to drawings and Photos.

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Fig 1 - Existing front elevation



Fig 2 – Side elevation showing the existing low ridge



Fig 3 – tall next door neighbour property ridge around 9m



Fig 4 - Loft not currently high enough to convert

Proposal Example

DESIGN CONCEPT 1

