

DESIGN & ACCESS & HERITAGE STATEMENT.

2a WEST STREET

PRESCOT

L34 1LR.

HISTORY / INTRODUCTION.

Prescot has always been famous for its clock & watch making industry & is one of the oldest towns in Merseyside.

The site relates to a semi-detached property on West Street, which is a residential area & has dwellings of various styles built in various dates.

2a West Street is a semi-detached dormer bungalow.

It has a side extension added to the property which consists of a garage & utility area.

At ground floor level there are a bathroom, bedroom, lounge & kitchen, large reception hall & a conservatory also added to the rear.

At first floor level there are 2 further bedrooms, both with dormer windows to the front & also an en suite facility.

There is parking available for 2 cars at the front of the property.

DESIGN PRINCIPLES.

The proposal is to convert the garage into a bedroom, provide a single storey extension to the rear combined a flat roof with a new flat roof over the adapted conservatory. Two additional dormers are to be provided to the rear.

The garage is to be converted to a bedroom. The extg. garage door is to be replaced with a window to match the style of the existing windows to the front. Brickwork below sill is to replicate the match of the dwelling & all brickwork would be tooth-bonded into the existing.

A new conservation style rooflight is to be provided to the roof on the front elevation.

These would be the only alterations to the front elevation.

A flat roof extension would be provided to the rear in line with the existing conservatory. The conservatory is to be adapted & a new flat roof would be provided in construction with the extension. Two runner lanterns would be provided to the roof.

Internal alterations would be undertaken to provide open plan living to the rear, where large doors & glazing panels onto the garden would be provided.

Two dormers are to be provided to the rear giving better headroom to a bedroom & ensuite. The external dormer cheeks would be clad in small tile in a colour to match main roof. All flat roofs (dormers & extension) are to have a fibreglass finish.

All brickwork to extension & conservatory adaptation are to be in a brick to match dwelling. All openings to rear are to ~~be~~ match extg.

The overall project would result in a minor alteration to the front of the property, with the replacement of garage doors to a window & has no impact to neighbours or the surrounding areas.

The rear extension is to be constructed to provide enhanced

living to the occupier as its sole use is for the occupier providing open plan living in a modern day.
As this cannot be seen from the street, again this would provide no harm to the environment.

The planning (Listed buildings & Conservation areas) Act 1990, requires local authorities to pay 'special attention to the desirability of preserving and enhancing the character or appearance of a conservation area as in S.72(1).

The supplementary Planning Document Design Guide gives further advice, stating that the development within a Conservation Area should always be sensitive to the character of the historic environment, be of a high quality in terms of design & the materials used & aim to enhance the character & appearance of the wider area.

We are of the opinion that our proposal is of a high quality in terms of design to the rear, with all materials used to harmonise with the extg. dwelling, whilst the floor elevation has minimal disturbance yet with harmonising effect in terms of window style & brickwork used.