

Design & Access / Heritage Statement (01/12/22)

50 Robin Road, Summerseat, Ramsbottom, Bury. BL9 5QP
(Planning Appn ref:- 69040)

Demolition of existing rear Conservatory and construction of single storey rear extension.

Introduction:-

The building in question is in the Summerseat Conservation area, and also on the draft local list

Appearance / Heritage Statement / Scale:-

The current proposals are for the demolition of an existing single storey rear Conservatory (8.5m sq), constructed from clear polycarbonate roof sheeting, mid brown colour upvc glazing bars, black upvc rainwater goods, white painted timber window & door frames and buff coloured artificial stone dwarf walls.

The proposed construction is for a single storey duo pitched roof, rear extension (16m sq) with natural blue slate roof covering, black upvc rainwater goods, brown upvc window & door frames and artificial stonework walls, all to match the existing property.

The extension has been designed to remain subservient to the main house and as a result of being at the rear of the property, it is not believed the proposal will have any impact to the streetscene or the Conservation Area.

Access:-

The current proposal is designed to remain at the same finished floor level as existing dwelling to create a level floor throughout.

Layout:-

The new internal layout is to create additional living space.

Landscaping:-

The garden landscaping is to be made good and all materials are to match existing