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Plans & Design

PEAK BOROUGH COUNCIL
POST ROOM
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2 Shepherds Cottage, Whitehough

Design and Access Statement - Rear Extension

2 Shepherds Cottage is an end terrace stone built dwelling situated in the small hamlet of Whitehough. Part of a block of two terraces, it also neighbours a further detached block of 3 terraces.

The property is accessed from the road and has a small garden to the front with direct access round to the rear by a private path to the side of the property. There is no vehicular access to the site. The rear of the property includes a large garden which extends out behind the neighbouring terrace with boundaries to the pub car park, fields to the rear and neighbouring land on both sides.

The cottage has previously received a rear stone built, blue slate roof extension which is now in a poor state of repair as the structure is moving away from the main property, presumably due to poor foundations. This is an unsafe structure and will need to be demolished and replaced with the new proposed ground floor rear extension.

The extension will be constructed from random stone and have a blue slate roof covering to match the existing property. To ensure an adequate roof pitch for a blue slate covering is achieved, the first floor rear bedroom window cill is to be raised to accommodate the extension roof abutment.

It is proposed to replace the windows to the rear of the property with new windows to match the brown UPVC used to the front of the property. Each of the 4 neighbouring terrace properties also have UPVC windows and doors.

There are currently two stone chimneys to the roof with one at the party wall and one to the end of the property. As the chimney towards the end of the property is redundant it is proposed to remove this structure therefore reducing the loadings to the gable wall and helping to avoid any potential movement or bulging.