

DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

Application for Full Planning Permission in a Conservation Area for rear extension to 110
Buxton Road, Whaley Bridge, SK23 7JH
Applicant: Chris Bennett

08/2015



PHOTOS OF 110 BUXTON ROAD



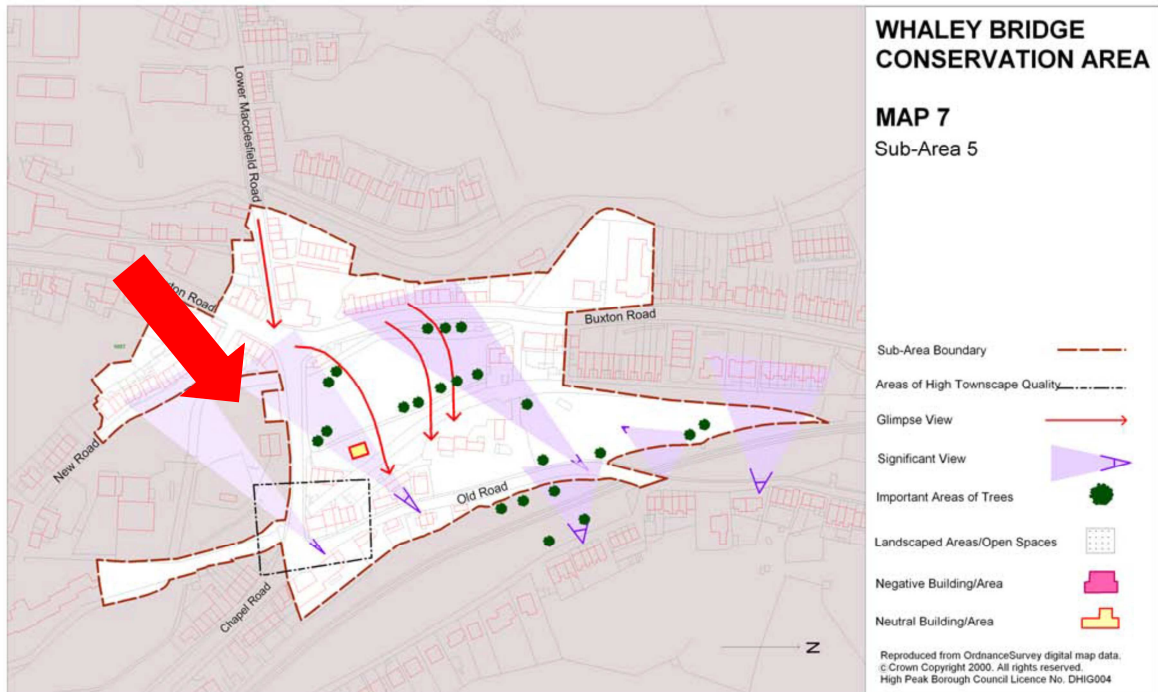
Photo showing side of 110 Buxton Road



Photo showing rear of 110 Buxton Road with part of proposed extension constructed

CONTEXT/SETTING

110 Buxton Road, Whaley Bridge is located in the Horwich End area of Whaley Bridge and within the Whaley Bridge Conservation Area.



Whaley Bridge Conservation Area with red arrow indicating site

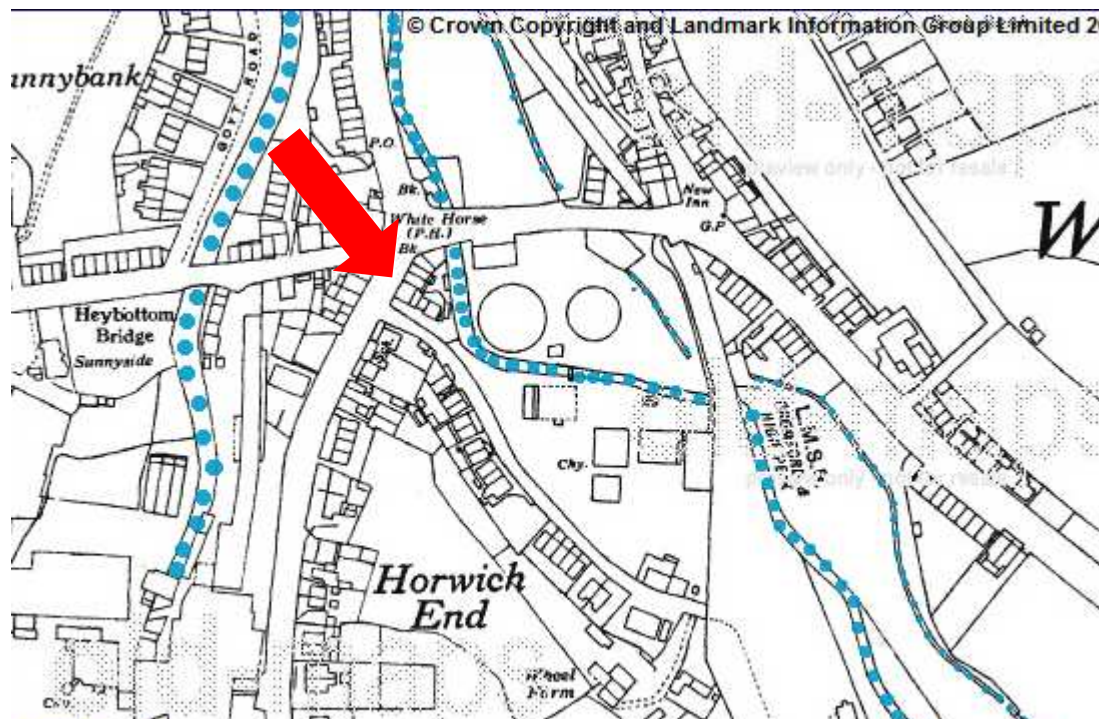


Aerial view of Horwich End with red arrow indicating site

HISTORY

Prior to the Industrial Revolution Whaley Bridge was a small township with agriculture and coal mining as the main occupations. The town expanded greatly during the Industrial Revolution and by 1871 cotton mills had become the dominant industry - the first cotton mill was built at Horwich End (former Botany Bleach Works).

A gas works built in 1927 was located behind the property and was dismantled in the 1970's.



1938 map with 110 Buxton Road indicated by the red arrow



Front view of 110



Rear view prior to rear extensions being built

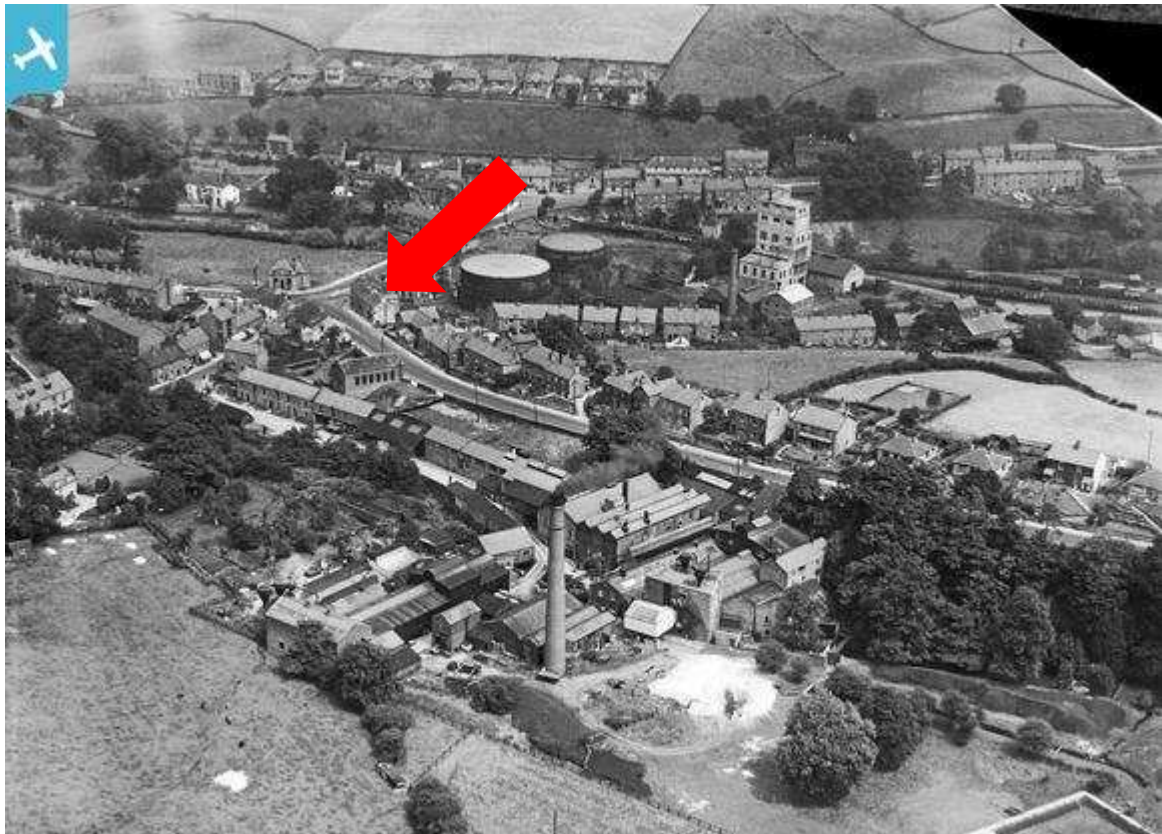


Image showing The Botany Bleach Works 1937 with 110 Buxton Road marked with a red arrow

PLANNING HISTORY

HPK/0002/0819	01/02/1984	110 Buxton Road Whaley Bridge	F R Don Santossa 135 Eastbank Street, Southport, Merseyside,	CHANGE OF USE SHOP TO RESTAURANT	Approved
HPK/0002/1808	16/07/1984	110 Buxton Road Whaley Bridge	Mr F Santos 135 East Bank Street, Southport, Merseyside,	ALTERATIONS TO EXISTING BUILDING TO FORM RESTAURANT.	Approved
HPK/0002/1809	16/07/1984	110 Buxton Road Whaley Bridge	Mr F Santos 135 East Bank Street, Southport, Merseyside,	ILLUMINATED RESTAURANT SIGN.	Approved
HPK/0003/0693	18/06/1991	110 Buxton Road Whaley Bridge	Mr Sumner	REAR EXTENSION - FIRST FLOOR BEDROOM	Approved
HPK/2005/0941	19/12/2005	Golden Pearl 110 Buxton Road Whaley Bridge Derbyshire SK23 7JH High Peak	Siera Carmen Wong 110, Buxton Road, Whaley Bridge, High Peak, SK237JH	Change of use from restaurant to hot food takeaway	Approved
HPK/2006/0034	13/01/2006	Golden Pearl 110 Buxton Road Whaley Bridge	Siera Carmen Wong 110, Buxton Road, Whaley Bridge,	Shop signs	Refused

		Derbyshire SK23 7JH High Peak	High Peak, SK237JH		
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DESIGN AND MATERIALS

The extension will create double gable rear elevation.

Walls. The side wall which will be visible from the road will be faced in stone to match the existing stone gable. The rear elevation will be pebbledashed to match the existing rear gabled extension.

Roofs. Concrete tiles to match existing.

Windows and Doors. New windows and doors to be upvc.

PARKING, HIGHWAYS AND ACCESS

There is an area to the side of the property that could be used for parking a car, however the property is situated on a bus route and there is a train station in Whaley Bridge.

ACCESS STATEMENT

Work is to an existing property.

All new works will comply with Part M of the Building Regulations and the existing provisions will not be made any worse.