



HOUSEHOLDER PLANNING APPLICATION FOR SINGLE STOREY EXTENSION

Spire House, Bings Road, Whaley Bridge SK23 7ND

DESIGN, ACCESS AND HERITAGE STATEMENT

1513.Db.01

August 2018

Spire House is located on Bings Road, to the east of the centre of Whaley Bridge. It is a church which was converted into residential accommodation in 1995 and has been used as a B&B since then. The house is now under different ownership and is no longer a B&B. Works are to make the building feel more like a home.

The proposal is for a small single storey extension to replace an existing conservatory. The size and extent of the extension would usually come under permitted development rights. However, as it is located on an elevation which could be said to be the front (or side, depending on how you look at it) which also faces towards Bings Road, a planning application is required.

The house still looks very much like a church and the old tall church windows, buttressing and spire are all still in place. It is stone built with a slate roof and set within a large garden with trees.

Spire House is set within the Conservation Area and adds to its character. It is within sub area 4 of the Whaley bridge Conservation Area, which takes in much of Old Road as well as offshoots up Bings Road and New Horwich Road. The area generally is characterised by medium to dense development which includes many terraces along with some larger properties. The buildings are generally gritstone with slate or stone roofs.

Spire House is set back from the road behind a stone boundary wall and a number of trees. Bings Road slopes up significantly at this point so the building is high in comparison. There is a path leading to the front door, from the lower part of Bings Road, with a vehicular access to the east of the building.

When the original conversion took place, a conservatory was constructed at the lower ground floor level as part of a granny flat. This has a balcony above, accessed from the master bedroom, as well as a metal escape stair. The conservatory has timber framing, with a dark brown stain.

The new owners will be using the lower ground level as an open plan kitchen / dining space, which would be open to the new extension. It is proposed that the existing conservatory, balcony and escape stair are removed to allow for the new extension. The conservatory, balcony and metal stair have no historical significance whatsoever, and it will be a benefit to the building and conservation area to have them replaced.

The proposal comes out from the building the same as the existing conservatory, but is wider. There will be stone walls at both sides, with a glazed section in between with bifold doors and a glazed roof. The extension will be centred on the window above and retain the hierarchy of space and relationship with the rest of the building. The glazing frames will be powder coated aluminium. The roof has a shallow pitch due to the window above, so a grey metal covering such as zinc or lead or something similar in appearance is proposed as it is too shallow for slate.

The room which is being extended is very dark as light is restricted by small windows with high cills. This proposal will greatly improve the light levels in the space and provide a light filled area to sit or dine. The relationship to the garden is important as it is currently restricted. From the existing kitchen and dining space at ground floor there is no outside access and the cills are very high so there are no views of the garden either. This extension opens up the house to the garden and will greatly enhance use of the garden.

The house has been converted so it is split level. The ground floor level is the old church ground floor. The extension is to the lower ground floor, which is set down from the surrounding garden. As it is set down, any views of it from outside the site will be restricted and will have minimal effect on its surroundings. The doorway opening to the bedroom above (at first floor level) will be retained, but a glass screen will be set back in the opening in front of the door frame to allow the doors to still be used. A simple Juliette balcony will be an improvement on the existing balcony and metal stair.

The extension is simple in form and appearance, in contrast to the existing conservatory, balcony and stair. It will greatly improve the living environment and use of space now that the building is not being used as a B&B establishment. The elevation is set back from Bings Road and very little will be visible from the road. It is a positive change to the building which should be approved.





HIGH PEAK ARCHITECTS LTD

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