

STATEMENT OF SIGNIFICANCE & IMPACT

Proposed New Dwelling. Smithyfield, Whaley Bridge SK23 7AE

Feb 2023

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<i>New Dwelling in the existing garden to the South of the Main House on the site of the existing derelict Workshop</i>	<i>The boundary of The Whaley Bridge Conservation Area runs along the rear of the plots of 3 to 15 Orchard Road and forms the eastern edge of the plot for the proposed dwelling</i> <i>Smithyfield itself, originally a barn conversion, has been extended in recent times to form of a Kitchen/Day-room and A Master Bedroom, HPK/2019/0505 refers.</i> <i>These extensions were carried out generally in materials to match the original house and in sympathy with the conservation area, the walls being natural stone and the roofs, slate. The south elevation of the Bedroom Extension however was designed to be more contemporary being constructed of glass and stained boarding</i> <i>To the West is Orchard Avenue comprising ex council houses, semi detached and terraced, mainly pebble dashed under tiled roofs.</i> <i>To the North is Smithyfield, which sits on the edge of Whaley Lane and to the South is a shared driveway and a Bungalow which fronts Orchard Road, however the boundary of the Conservation Area changes direction, running eastward along the boundary of No15 before turning southward again and heading down Cow Lane to Reservoir Road</i>	<i>The proposal is to construct a 2 bedroom Bungalow on roughly the same footprint as the existing largely derelict, timber workshop/shed.</i> <i>The shed has no design quality and is of no historic, or other, significance</i> <i>The East & South Elevations of the proposed bungalow, which faces the Conservation Area will be constructed in natural stone under a slate roof.</i> <i>The West and North Elevations, neither of which are visible from the Conservation Area will be in rendered blockwork and</i> <i>Re routing of the access to Smithyfield by moving it to run along the west boundary will provide a good sized garden area to the proposed bungalow which will have its own access and parking to the south of its plot</i> <i>The removal of the defunct timber structure and its replacement with a bungalow will improve the general ambience of the area without sacrifice of any of the land currently enjoyed as garden etc.</i>
