

Heritage Statement

9 Whalley Avenue, Whalley Range Proposed Rear Extension

9 January 2022

18 March Revision A

This Heritage Statement supports the planning submission for a proposed rear extension at 9 Whalley Avenue. The property sits within the Whalley Range Conservation Area, designated in 1991 and as such requires Conservation area consent as part of any planning application.

1. Description of the property

The property dates back to 1905, mid-Edwardian period and was a later addition to the development of the Whalley Range suburb which commenced in 1832 by Samuel Brooks.

*“The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development. For example, around the turn of the century, in both Railton Avenue and Whalley Avenue, sixteen terraced houses were constructed on single building plots.”**

(*MCC Council Website – Whalley Range Conservation Area)

The cul-de-sacs of both Whalley and Railton Avenues form a set piece on Whalley Road fronted by three terraces between and either side of the Avenues facing Whalley Road.

The front of the house is Accrington red brick with roughcast rendering to first floor level and bands of decorative brickwork, above and below the bedroom windows. The window frames are white painted. The rectangular bay at ground floor level adjoins the adopted footway whilst the front doorway is set back within a recessed porch with a narrow flat leaded roof which extends sideways over the adjacent bay. The roofs were originally clay “Rosemary” tiles although the majority of properties have been re-roofed with concrete tiles.



View of property from Whalley Avenue



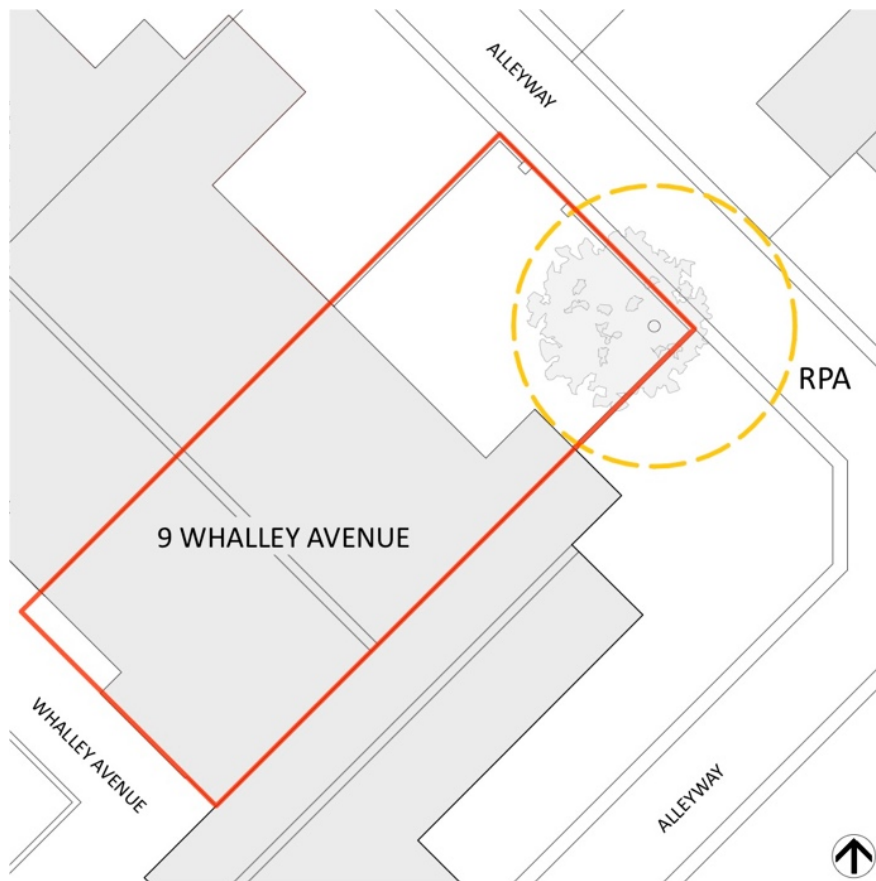
View of property
from alleyway

The rear of the house is common brickwork with white painted timber window. A small outbuilding to the left of the kitchen window, originally accessed from within the property, sits in the south east corner of the garden and backs onto the neighbouring outbuilding at 11 Whalley Avenue.

In the rear garden there is a mature *Eucalyptus gunnii* tree. The Root Protection Area for the tree has been calculated in accordance with *BS 8537 2012 Trees in relation to design, demolition and construction* and the development will not impact on this.



Eucalyptus tree



Location of Eucalyptus tree and Root Protection Area

2. Proposed works

It is proposed to create a single storey extension the full width of the rear of the property in line with the outermost wall of the existing outbuilding which will be incorporated into the extension.

3. Feature affected by development

The rear elevation of the property will be affected by the extension. It has been designed to have minimal impact on the rear of the row of terraced houses.

The property frontage will not be affected.

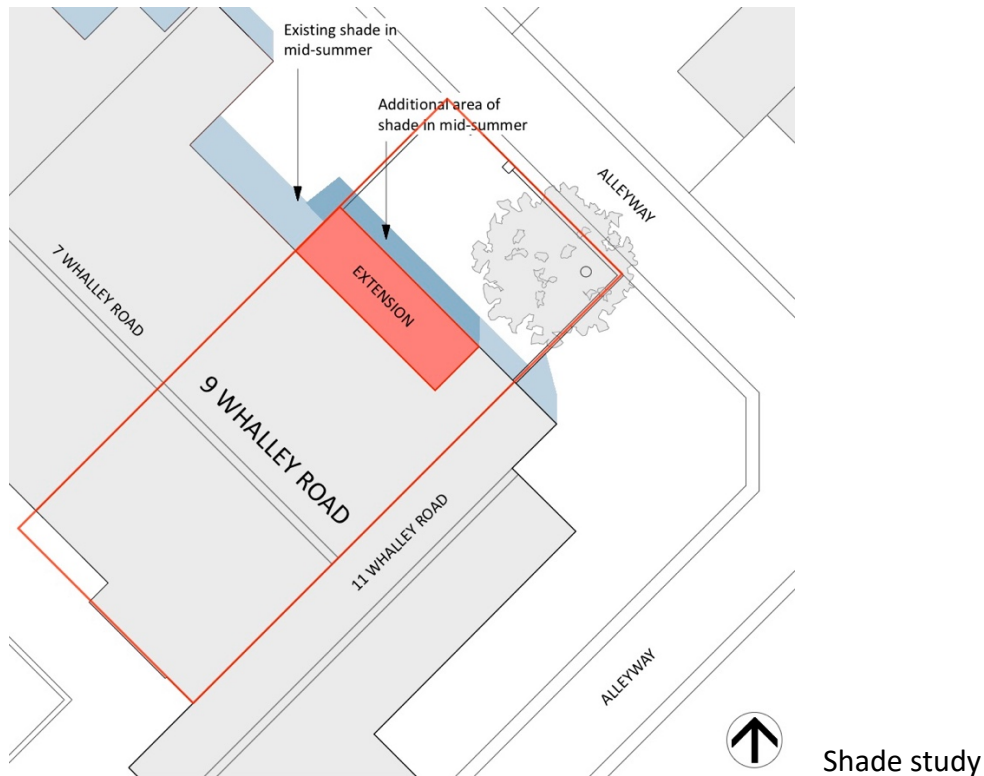
4. Significance of feature

There will be a slight increase in height above the apex of the adjacent outbuilding to 11 Whalley Avenue and there will be a wall extending out approximately 1.4m between the property and 7 Whalley road to the north west.



Footprint of development in red

The extension will have a mono-pitch roof starting at 2.5m high at gutter level increasing to 3.3m high where it abuts the existing façade. The orientation of the two properties and the pitch of the proposed extension roof mean that the increase in shade to the garden of 7 Whalley Avenue is limited to the south east corner of the garden as shown:



To the south east the façade of the extension ties in with the rear face of the existing outbuilding/adjacent outbuilding of 11 Whalley Avenue. As a precedent for extending further out at the rear, 7 Whalley Avenue to the north west has an outrigger mirroring the footprint of the existing outbuilding at the property which is 2.7m deep from the façade.

5. Materials

It is proposed to construct the walls in brick to match existing.

The roof will be fully glazed within dark grey anthracite UPVC frames. This matches in with the grey slate that the outriggers in this area were traditionally roofed in.

The windows and doors will be in white UPVC or timber.

