

Heritage Statement with regard to the Planning Application for 24 Crab Lane (Ref PP-10377536)

The property, 24 Crab Lane is located within the Crab Lane conservation area but is not designated as one of the Listed Buildings, it is a two-storey semi-detached property, circa 1926 (determined from entry in Registry of Title) the front elevation being of red brick construction, with a traditional slate roof.

The windows have been replaced previously with uPVC double glazed units.

The property has a steep driveway and is elevated above the road / footpath by almost 1500mm

The proposed single storey extension will replace the existing garage on the left-hand side of the property and will also require the removal of the small porch, that is an addition to the original structure at the front of the property. The construction will be sympathetic with the existing property, using materials that match the existing as closely as possible, with the brick detailing being mirrored on the front elevation of the extension.

This would be of low significance to the conservation area itself and should have a positive visual impact on the property.

The extension is being constructed to provide additional accommodation (bedroom / bathroom facilities) for the resident's mother, so that she can be cared for by the family.

Due to mobility issues the steep driveway up to the property would not be negotiable by the resident's mother, who currently relies on a wheeled zimmer frame as a walking aid. Therefore, it will be necessary to install a steplift to overcome the height difference between the footpath and the property, a vertical difference of 1.5 meters.

The steplift will be contained within the curtilage of the property, with the existing boundary wall and the majority of the cobbled driveway being retained. The garden will be excavated with 220mm brick retaining walls to three sides to form the lift alcove, and path access. It will be necessary to create a flagged area, from the lift alcove to the front of the property to allow for access, this will be of minimal visual impact due to its location and height above the footpath, again this should have negligible impact with regard to the areas conservation status.