

DESIGN and ACCESS STATEMENT for

45 FRONT STREET (a.k.a 1, THE LIMES), WHITBURN, SR6 7JD

The application site sits on 'The Bank' which forms part of the north side of Front Street, Whitburn. Originally part of a larger property which was subdivided in the 1950's to create 1, 2 and 3 The Limes.

The full property was Grade 2 listed on 26 Feb 1985 ref 1355062

The existing vehicular and pedestrian accesses to Front Street and North Guards are to be retained.

It is proposed to remove the existing conservatory from the front of the property (facing Front Street) and replace it with a new purpose built conservatory on the same 'platform' and to the same footprint as the existing and with the same general appearance – but with the gable detail over the new doors centralised on the stone pediment on the main house.

The existing structure is softwood and ply with double glazing and is considered to be past its useful life, the old, inadequate, paintwork has failed leading to the timber framework decaying in numerous places, there is water ingress through the roof/house wall connection and through the glazing units/timber connections.

The new conservatory frame will be sapele hardwood, including the dado panels which will be fielded inside and out. The finish will be a traditional white gloss paint using the Dulux Weathershield system.

Hardware is to be in keeping with the age of the property

The new timber is from a certified sustainable source.

All works vans, waste skips etc will be accommodated within the curtilage of the site while work is ongoing

The proposal allows the conservatory to be used as an integral part of the living space, connecting the house to the front garden and its traditional style combined with first class modern materials compliments the existing building



ST0859 / 16 LBC

45 FRONT STREET (aka 1 THE LUNN, WHITBURN, SR8 7JD

The application site sits on 'The Back' which forms part of the north side of front Street, Whitburn. Originally part of a larger property which was subdivided in the 1920's to create 1, 2 and 3 The Lunns.

The full property was Grade 2 listed on 12th Feb 1984 ref 1323082

The existing vehicular and pedestrian access to front Street and North Gardens are to be retained.

It is proposed to remove the existing conservatory from the front of the property (facing front Street) and replace it with a new purpose built conservatory on the same 'platform' and to the same footprint as the existing and with the same general appearance – but with the cable detail over the new doors centralised on the new elevation on the main house.

The existing structure is softwood and fully glazed with double glazing and is considered to be past its useful life; the old inadequate paintwork has failed leading to the timber framework becoming in numerous places; there is water ingress through the roof-house wall connection and through the glazing unit/timber connection.

The new conservatory frame will be split hardwood including the dado panels which will be finished inside and out. The finish will be a traditional white gloss paint using the Dulux Weathershield system.

Hardware is to be in keeping with the age of the property.

The new timber is from a certified sustainable source.

All works vans, waste skips etc will be accommodated within the curtilage of the site while work is ongoing.

The proposal allows the conservatory to be used as an integral part of the living space, connecting the house to the front garden and its traditional style combined with first class modern materials complements the existing building.

DATE: 18/04/2018