



Two storey side extension and alterations to existing front Porch

Address: 1 Bottoms Hall Cottages,,
Turton Road,
Tottington, Bury,
BL8 3QB

Design & Access Statement



2. Design and Access Statement

2.1 Site Context

1 Bottoms Hall Cottages is a traditional stone-built dwelling located in a semi-rural setting within the Green Belt boundary of Tottington. The property is accessed via a private lane and is surrounded by open fields and mature vegetation. The site is not within a Conservation Area and is not listed.

2.2 Design Rationale

The proposed extension has been designed to complement the existing dwelling in terms of scale, materials, and architectural detailing:

- **Form & Massing:** The extension is two-storey, with a pitched roof that mirrors the existing roofline.
- **Materials:** Matching stonework and slate roofing will be used to ensure visual continuity.
- **Fenestration:** Windows and doors are positioned to respect the rhythm and proportions of the original building.
- **Functionality:** The extension provides additional living space to meet modern family needs, including a larger kitchen/dining area and improved circulation.

2.3 Access

Access to the property remains unchanged. The extension does not affect vehicular or pedestrian access, and there is no impact on parking provision. The proposal includes level thresholds and wide openings to improve accessibility.

2.4 Landscaping

Existing landscaping will be retained. No trees or hedgerows are affected by the proposal. Any disturbed areas will be reinstated with native planting to maintain biodiversity and visual screening.

2.5 Sustainability

The extension will incorporate energy-efficient glazing, insulation to current Building Regulations standards, and low-energy lighting. The design promotes thermal efficiency and long-term sustainability.

2.6 Conclusion

The proposed extension is a modest and well-considered addition that respects the character of the existing dwelling and its Green Belt setting. It enhances the functionality of the home while preserving openness and visual amenity.