



LD1-let-02

28th November 2023

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Dear Sir,

Design and Access Statement :

Construction of single storey annex plus single storey rear extension at :

The Byre, 4 Holcombe Old Road, Ramsbottom, BL0 4QS

Proposals for the above involve works within the Holcombe Conservation Area, therefore this design and access statement is a requirement.

1 Use :

Originally used as a dairy, serving Hey House, the property was converted during the 1980's into a family dwelling.

2 Amount of Development :

Our application is for removal of the rear store behind the garage, and replacement with an annex, ancillary to the use of the main house.

We also propose the removal of a upvc conservatory, to be replaced with a traditionally constructed single storey rear extension to accommodate a kitchen.

3 Layout :

Our proposals will create space for an additional bedroom within the main house, with an annex providing one more bedroom, with home office. This may also double as accommodation for an elderly relative in the future.

4 Scale :

Both constructions will be subservient to the original structure.

5 Landscaping :

Large areas of tended gardens spread across the rear of The Byre. The existing lawn will be sculpted to accept the proposed additions.

6 Appearance :

No changes to the appearance are proposed, as viewed from Hey House. All development will be contained within the rear garden, which will be of a traditional nature.

7 Access :

Access from the main house to the annex will be level, with a minimum number of steps involved, to facilitate easy access for any disabled users.

Should any additional information be required, please do not hesitate to contact the writer.

Yours faithfully,

Gary Dearden