

Peter Hitchen Architects

Peter Hitchen Architects Ltd

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
5 June 2023

**DESIGN STATEMENT TO SUPPORT THE VARIATION OF CONDITION APPLICATION
PROPOSED SINGLE STOREY EXTENSION AT
NORCOT, MOORBOTTOM ROAD, HOLCOMBE, LANCASHIRE**



Location

Norcot and its barn stand within their own grounds in a small fold or cluster of dwellings, south-west of Holcombe village and about 1.5km south-west of Ramsbottom town centre. The house backs onto the south-east side of Moorbottom Road (a roughly surfaced vehicular track). The main access is from the south-east, via a private drive off Branch Road. The house is within the Holcombe Conservation Area. The heritage statement provides detailed information regarding the house and associated buildings within the overall plot.

Design Proposal

The proposal is submitted as a variation of condition application (S73) following the previously approved submission under the application reference 68084 – 28 April 2022

The proposal remains as a single storey extension to the north eastern face of the house on the raised patio area to improve the family accommodation. The site works (ground works only) for phase 1 have now been completed. Over the last few weeks there have been discussions about the phase 2 works for the completion of the extension which are due to commence in September 2023. These meetings have been concluded and the drawings and visuals demonstrate the design and how it has been amended from the approved design.

The materiality of the proposal remains as approved which includes a stone (grey slate) roof finish, stone facings complemented by large areas of contemporary glazing with aluminium framed sliding doors. Two large aluminium glazed roof windows are shown to either slope adjacent to the gable of the existing house and a glazed entrance door and side panels are shown to maintain the glazed separation element.

In addition and to replace a large section of macadam there is a raised garden area set behind low (tiered) stone walling and steps to the extension patio area



Heritage

Please refer to the heritage statement which accompanies this application which has been produced by Stephen Haigh MA Buildings Archaeologist.