

Design & Access & Heritage Statement

Proposed Alterations to Window Openings & Erection of Car Port with Integrated Store

9 Castle Street, Ramsbottom, BL9 5NG

Introduction

The property is a two bedroom dwelling constructed with stone walling with a slate roof. Windows are all white UPVC. The property has recently been purchased by the applicant who is looking to carry out a much needed full internal renovation which will improve energy efficiency and remodel the internal layout to create a third bedroom.

The applicant would also like a covered area to park vehicles and provide some external storage space for bicycles and maintenance equipment.

The site is located within the Brookbottoms/Rowlands Conservation Area.

Existing

The property was originally constructed as two back-to-back properties and as per the rest of the street these have been knocked through to provide a single larger property. However, the property still only has two bedrooms. The property is constructed with solid stone walls without insulation. The slate roof has some insulation and the windows have been changed to UPVC at some point in the past.

Proposal

The applicant has explored the option to convert the loft space to create the third bedroom and discussed this with the LA Conservation Officer. Since those conversations we have been engaged to develop ideas and the favoured solution to create the additional bedroom is to reconfigure the internal layout to use the floor area more efficiently. This involves relocating the bathroom so the third bedroom can be positioned to make use of the existing window. One change here will be to lower the window cill by 150mm to increase the daylight in the room and to ensure the window complies as a fire escape window.

As the property is being fully renovated internally the kitchen is being relocated in to a larger space so that a full size modern kitchen can be accommodated. The benefit of this relocation is also that the kitchen can open up onto the garden patio area. This involves another change to the exterior which will see the existing window cill lowered down to the floor level. This will again improve the daylight into the space which is much needed.

The third and final aspect that will affect the exterior of the building is the erection of an oak framed structure on the drive to provide a covered parking area and secure storage area. The drive is very long and can accommodate more than the minimum required number of cars to satisfy planning policy. The erection of the structure will not reduce the number of cars that are needed for a 3 bedroom dwelling. The site plan illustrates that 4 cars can be accommodated whereas only 2 spaces are required.

The design of the structure will be a quality addition to the area, the traditional design and detailing of the oak frame will compliment the conservation area and the slate roof will harmonise with the roofs of the existing properties in the area. The mass of the structure is

helped by the fact that 2 of the 3 bays are open so visually this will not impact as much as a standard garage would. The structure is positioned between 2 garages of the neighbouring properties.

The image below shows the properties as viewed from the side of the cricket pitch. The garages of the neighbouring properties can also be seen. The proposed garage will not impact negatively on the area as the proposal is similar in scale to the existing garage of number 7.



Image 1: extract from Google Maps

Heritage Assessment

The row of existing properties have all been altered in different ways over the years. The changes proposed to the building itself will not cause any detrimental impact.

The change to the window on the north elevation is minimal and if anything improves the proportions of the opening.

On the south elevation the existing properties have all been altered in different ways, there are different styles and sizes of porches as well as different size and style of windows. The proposed change of window to French doors is something that looks to have already occurred at number 3 as can be seen on image 1. Due to the amount of changes to the full row of properties on this elevation the proposed change cannot be considered to cause any harm to the building itself or the conservation area.

As noted previously the proposed structure for the covered parking area will nestle in between existing garages that have been previously erected for the neighbouring dwellings. The structure is two thirds open and well concealed from surrounding areas by mature landscape as well.

Access

Access to the property will not be affected by the proposed development. The driveway will be accessed in the same way and the proposal still ensures that 4 cars can be parked on the area, 2 more than is required to meet planning requirements for a 3 bedroom dwelling.

Conclusion

The proposed works to the dwelling are minimal and required to improve day light into the property which is very dark due to small windows in thick stone walls. Improving the daylight coming in reduces the excessive use of artificial lighting which will benefit the energy consumption.

The proposed structure for the driveway is similar in scale to other garages on the road but will be constructed in a superior way that will benefit the conservation area with its use of natural materials.