

INTRODUCTION

This statement is submitted as additional information in support of a householder Planning Application for the extension of Cromer House, 2 Cromer Road, Bury BL81ES.

The applicant is proposing a double storey extension to the existing dwelling, together with additional landscaping works to the grounds.

We feel that the development is well suited to the site and is a positive and appropriate upgrade for the property and will provide living space more in keeping with today's standards and requirements by the housing market.

EXISTING DWELLING

Situated on approximately a ¼ acre corner plot, just off Brandlesholme road, in Higher Woodhill, Brandlesholme, the existing 3 bedroom, 1 bathroom dwelling was built in the 1930's in a typical style of that period, with red brick walls, first floor rendering, bay windows, and a hipped roof. The property was modernised in 1998 with the addition of a small single-story extension in place of a side porch, providing a slightly larger kitchen and separate dining room and by alteration to the outhouse, a utility room and separate WC.

DESIGN BRIEF

While retaining some of the original character of the property and to help enhance its design and energy efficiency, the client would like to extend and modernise it and bring it up to current standards, creating a 6 bedroom, 3 bathroom family home with modern open plan kitchen and orangery, also helping enhance the overall well-being of the family and creating a living arrangement where grandparents can stay and contribute to the upbringing of their young granddaughter.

GENERAL DESIGN

The street scene appearance shall be in keeping with the original property with red brick walls, first floor rendering, bay windows, and a hipped roof, common in the area and reflective of vernacular building.

Works would consist of

- A two story extension to the East elevation to include a new lounge and playroom on the ground floor and a master bedroom with walk in wardrobe and ensuite bathroom above, accessible through a newly created corridor taken off the existing 2nd bedroom,
- A first floor extension above the existing west facing single story to provide an additional two bedrooms an additional ensuite bathroom,
- Re configuration of the existing rear lounge, Kitchen, and utility area to provide a more modern open plan kitchen and living area with orangery, boiler room, utility room and wc/shower room.
- A new single-story porch to the front of the property
- An extended patio area to rear of the property with steps onto the lower lawn.
- A new energy efficient central heating system with underfloor heating to the open plan kitchen, lounge, study, master ensuite and utility room, with radiators to other areas.
- The electrical installation will be updated and modernised by the client who is an NICEIC approved electrical contractor and domestic installer
- With the benefit of a longer roofline, solar panels will be installed with inverter and battery storage.
- An EV Charger will also be made available, subject to approval from the DNO.

ACCESS & TRANSPORT

The site is served by good road infrastructure and is highly accessible by car and bicycle. Its location is close to local amenities, the Burrs country park and the local bus network and trunk roads / motorways.

The frontage of the house is on a well planned and lit, easily accessible street.

Access to the rear of the house is via a gated drive, which would have its entrance widened as part of the works to allow better access to the property, (over the existing dropped corner curb).

ENVIRONMENTAL

By incorporating and installing a more modern and energy efficient heating system, upgrading the insulation, installing energy efficient glazing to the extension and installing solar on the larger roof area, will not only provide an uplift in the EPC Rating, which is currently an E rating, but help to create a more sustainable house and lower its carbon footprint.

LOCAL IMPACT

The property is situated on a corner plot and therefore sits alone from neighbouring properties. It benefits from having private gardens that are well stocked and provide screening to the side and rear. The existing 1930 build style will be retained, therefore the works should not have a detrimental impact on the character and appearance of any of neighbouring properties or general street scene, nor would it significantly reduce the amount of daylight or sunlight to the adjacent properties or reduce any privacy to them.