

TOP O'TH BROW. HERITAGE STATEMENT.



January 2022



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1.0 INTRODUCTION

1.1 PROJECT INFORMATION

Site Location:

Top O'th Brow
Two Brooks Lane
Hawkshaw
Bury
BL8 4LA

Date Prepared:

January 2022

Applicant:

Mr Hanna & Dr Kundu

Agent:

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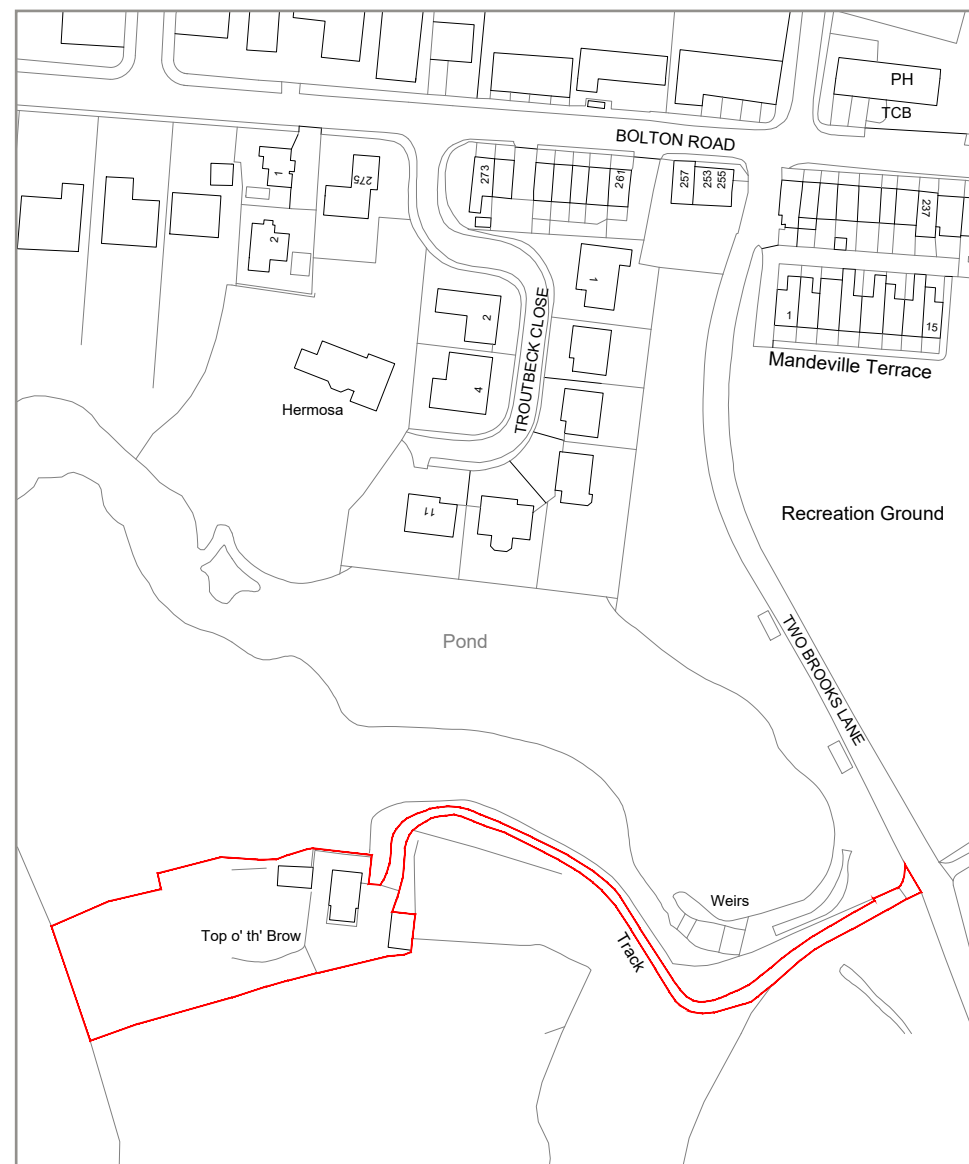
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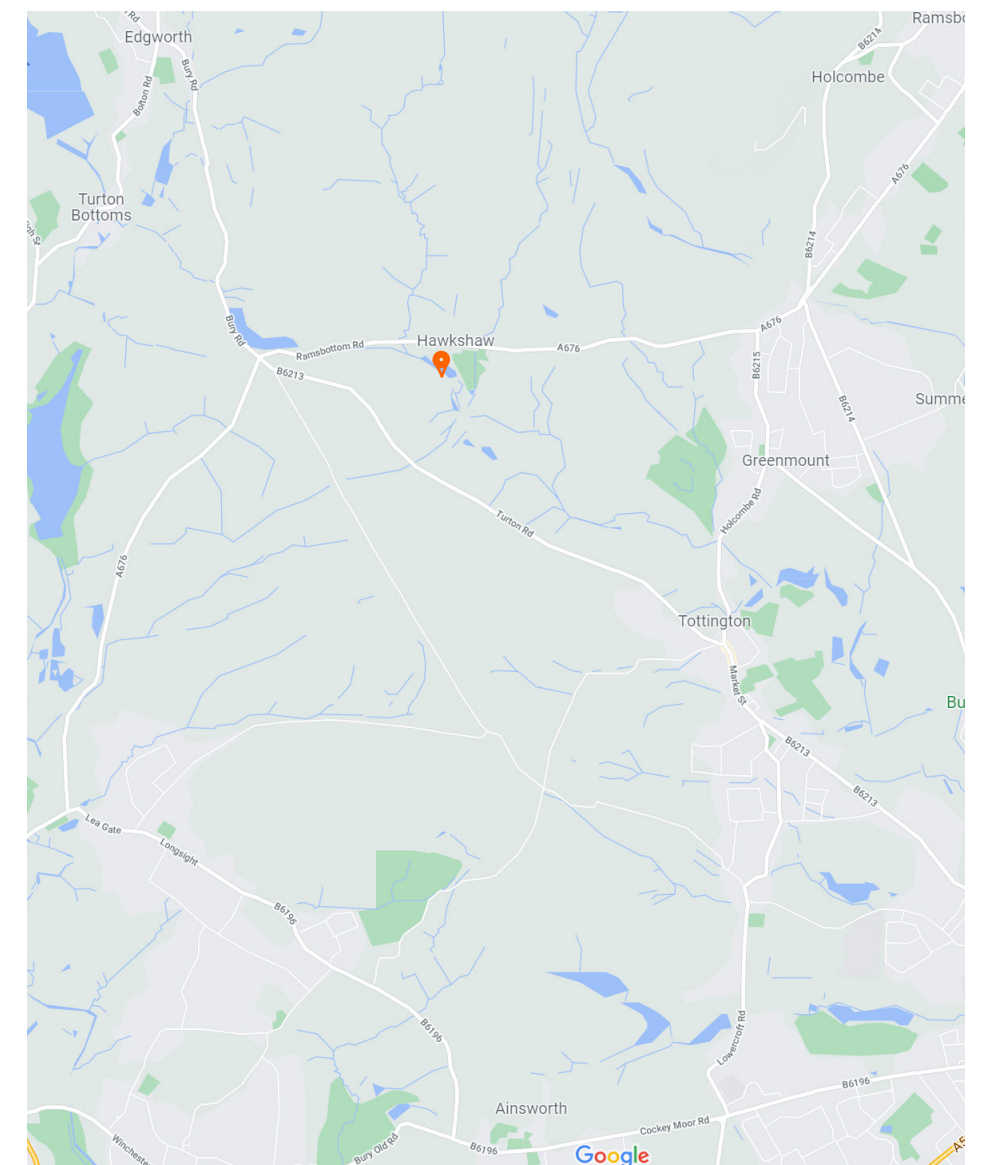
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Development:

The proposal is to demolish the existing porch and lean-to extension of the main house, and construct a single-storey rear extension with first floor balcony. The adjacent cottage will be re-built, and connected to the main house via a glazed link. The house will be refurbished both internally and externally and the cottage will be sensitively re-imagined as part of the main dwelling to include the kitchen / dining space, and a wheelchair accessible granny annexe.



Site ownership.



Site location in context

1.2 BACKGROUND

This heritage statement has been prepared to support the full planning application on behalf of the applicants, Mr Hani Hanna & Dr Reena Kundu.

The proposal is to refurbish and extend the existing house, and bring the vacant cottage back into use to be used as part of the dwelling.

The applicants have lived at the property for 7 years where they live with their 3 children which are aged 8, 5 and 1. The house in its current form does not work well as a family home and is now in need of a complete refurbishment, and reconfiguration to work for the applicants and their growing family. The applicant's also require an annexe for Mr Hanna's elderly mother who has limited mobility and requires a wheelchair accessible space within their property.

The existing cottage is a 2-storey structure located adjacent to the main house, which is vacant, unused and has fallen into disrepair. The structure was previously used as a cottage which is evident from the fireplace / bread oven located inside. Now it just serves as a derelict, ruin within the dwelling curtilage, and is dangerous for their young children.

The cottage is derelict, structurally unstable, unsafe, and has been patched up on several occasions by previous owners to prevent the structure from falling down of its own accord. The modifications have occurred using different building materials and methods on numerous occasions which have created a miss-match of ill-considered features.

The cottage includes some features and characteristics which are still evident, however in its current structural condition would not be feasible to be adapted from its current form to a usable space.

Therefore, to prevent the structure from falling further into a ruinous state, the proposal sensitively re-builds the cottage and adapts to be used as part of the main house.

Features of the existing cottage will be retained including the proportions, relationship to the main house, and the materials. The random stone will be re-used to re-build the walls in the same coursing style; the roof will be re-built re-using the stone flags; existing openings will be reflected within the re-build, and any new elements will be visible using a contrasting complementary material.

The cottage will experience a slightly raised roof height to achieve the required ceiling heights, but will still remain significantly lower than the main house, and still read as the subservient out-building. The glazed link allows the 2 elements to still be read independently, and the glazed structure allows the link to remain as a transparent connection with the landscaping, trees and greenery to be visible beyond.

The property will be brought up to current building regulation standards; and be designed to improve the functionality whilst improving the energy efficiency of the property.

The scheme has also been designed to respond to the current site and location of the property by maximising the natural light and views; rationalising the elevations to relate to the rural context; and creating an efficient use of space internally.

The proposed scheme creates a sustainable forever family home with solar panels for on-site energy generation, an air source heat pump, rainwater collection, battery storage and locally sourced materials.

One of our key aims as an architecture practice is to set a precedent for designing properties in rural areas. All of our schemes are design, and context-led and we believe that we can set a benchmark for the architectural quality requirements of rural schemes.

2.0 HERITAGE STATEMENT

2.1 HISTORIC MAPS

Two Brooks Lane is visible on the 1885 historic map. This map shows the house location and a building to the West of the property which is no longer in existence.

The house, adjacent cottage and detached garage are all evident from 1888 onwards, along with a large out-building to the West which appears to have been demolished between 1960 and the present date.

There is no physical evidence or remains on site of where this building originally stood or what this building was used for.



Historic map: 1885



Historic map: 1888



Historic map: 1900s



Historic map: 1950

2.2 HISTORIC AERIAL PHOTOGRAPH

On further investigation, the adjacent aerial photograph dated 1929 suggests that the building had an appearance of a detached barn which was accessed via a lane which ran past the house and cottage.

The house and cottage can be clearly recognised with the same form, fenestration and features as they stand to date.

Top O'th Brow sits along Two Brooks Lane, which is on a road that leads to Two Brooks factory which has been in existence since the eighteenth century. It predominantly carried out bleaching of cotton but it's earlier use was producing printed cloth.

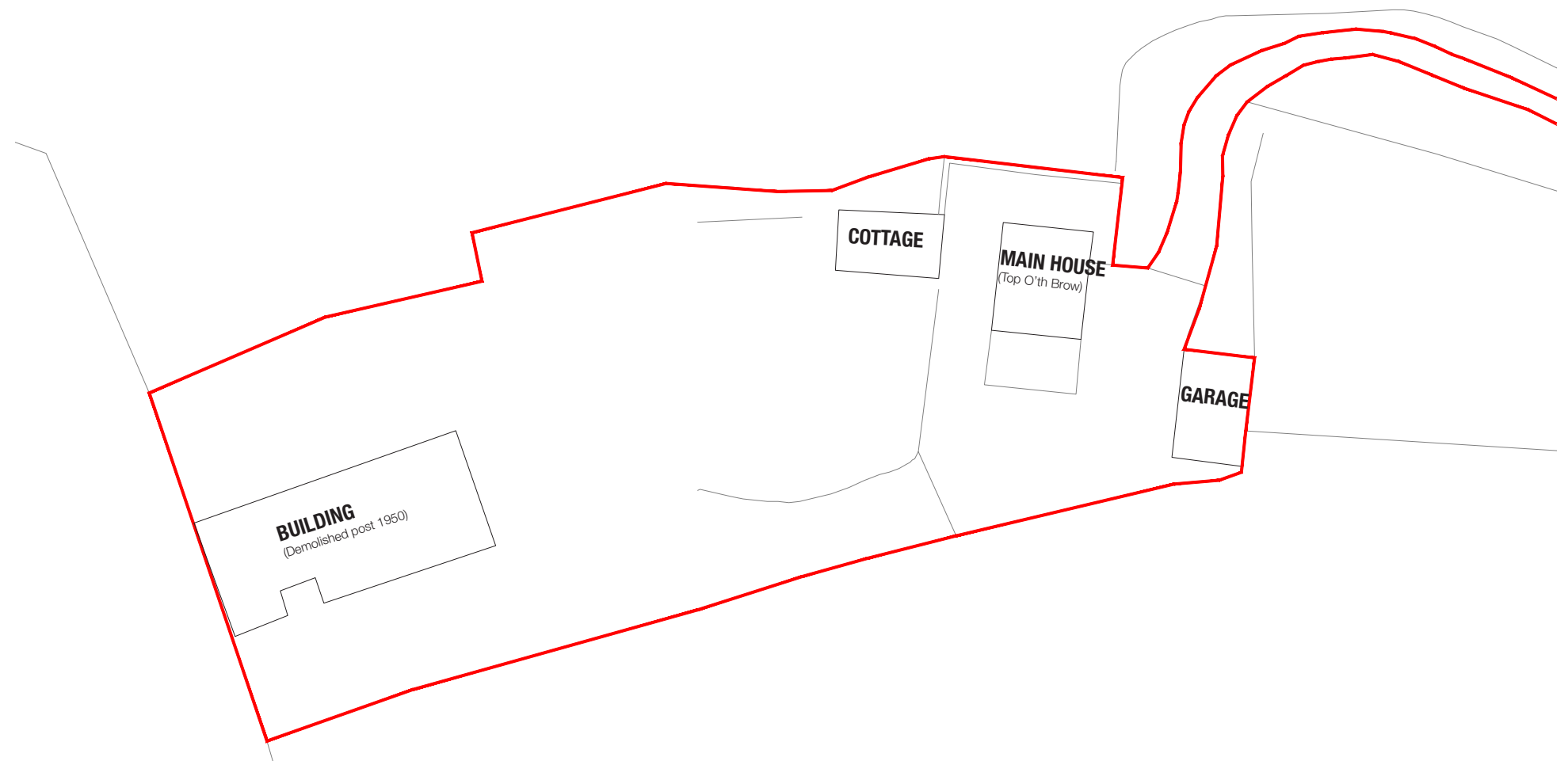
There seems to be no evidence that the house was used in connection with the factory but with the close proximity and same construction age, there may have been some relationship between the sites.



Historic photo of Two Brooks Bleach Works: 1929

2.3 HISTORIC SITE PLAN

There are no original drawings to provide evidence of how the buildings were arranged on-site or to understand each building elevation. However, we have created an illustrative drawing based on the historic maps of how the original buildings would have been arranged prior to 1960.



2.4 BUILDING ALTERATIONS

The dwelling has gone through multiple changes over the years. Two new extensions which include a porch and lean-to extension were introduced in the 1980s. The loft space has also recently been converted to provide accommodation within the roof space.

The cottage is derelict, structurally unstable, unsafe, and has been patched up on several occasions by previous owners to prevent the structure from falling down of its own accord. The modifications have occurred using different building materials and methods on numerous occasions which have created a miss-match of ill-considered features.

The previous additions to the properties have been highlighted adjacent.



2.5 DESIGN JUSTIFICATION

It is clear that the original cottage has been lost over the years from the weather, and by insensitive repairs and modifications. It is difficult to read the original features of the structure and understand how it would have once appeared.

To achieve the applicant's requirements for their sustainable forever home, and to address the issues of the existing cottage fabric, the building would need to be re-built.

Re-building the existing cottage by re-using the materials, and re-instating existing openings and features. The footprint of the existing cottage will be retained with the walls re-built in the same position. The height of the cottage will be increased slightly to allow adequate headroom to the 2 floors.

The elevations of the cottage will be re-built in a sympathetic manner, with the 'old and new' elements remaining legible throughout. New elements will be clad in black timber, and the new glazed link introduces a contemporary addition to a traditional building.

The proposed scheme for the house includes removing the additions to the property which do not work or suit the character of the house. These include the porch and lean-to extension which were introduced in the 1980s and have an overly domestic appearance.

The render will be removed to reveal the original stonework and character of the original property. There are no changes to the house elevations other than removing

the later additions, improving the windows, and the rear single storey extension.

The proposed design will create a contemporary response to the site, pairing traditional materials with heritage references; whilst responding to the site; proportions; materiality; character; and the upper level access from the original building to meet the garden level.



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