

DESIGN, ACCESS AND HERITAGE STATEMENT

for

**PROPOSED FRONT PORCH, DORMER EXTENSION
AT REAR, ALTERATIONS TO FENESTRATION AND
INTERNAL ALTERATIONS**

at

**72 NUTTALL LANE, RAMSBOTTOM
BURY BL0 9JZ**

For

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CONTENTS

Sections	Page No
DESIGN STATEMENT	3 to 10
The Proposal	3
Location of the Site	3
Site Plans, existing and proposed	4
Building Description as Existing	5, 6, 7
Development of the Design Concept	8
The Design	9
Brief Specification	9, 10
 ACCESS STATEMENT	 11
 HERITAGE STATEMENT	 12 to 16
Nature of the Asset	12
Extent of the Asset	13
Significance of the Asset	13
The Proposed Works	14
Impact of the Asset	15
Conclusion	16

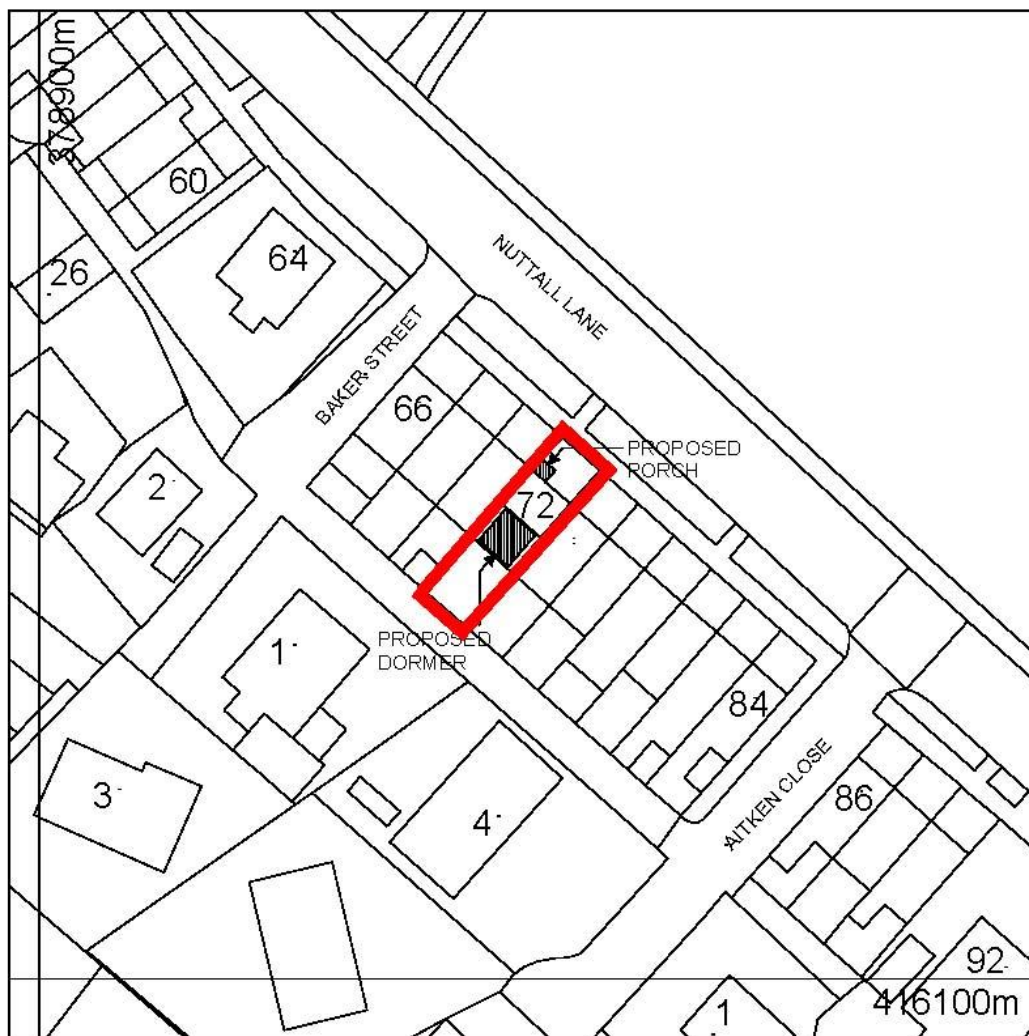
DESIGN STATEMENT

THE PROPOSAL

The proposal is to carry out internal alterations and refurbishments to the ground and first floor rooms, to add a dormer bedroom to the rear and a porch to the front. The external elevations, particularly at the front, are to have the existing plastic windows removed and replaced with authentic conservation style sliding sash windows. The cottage elevation and front garden wall will be cleaned to harmonise with the new porch.

LOCATION OF THE SITE

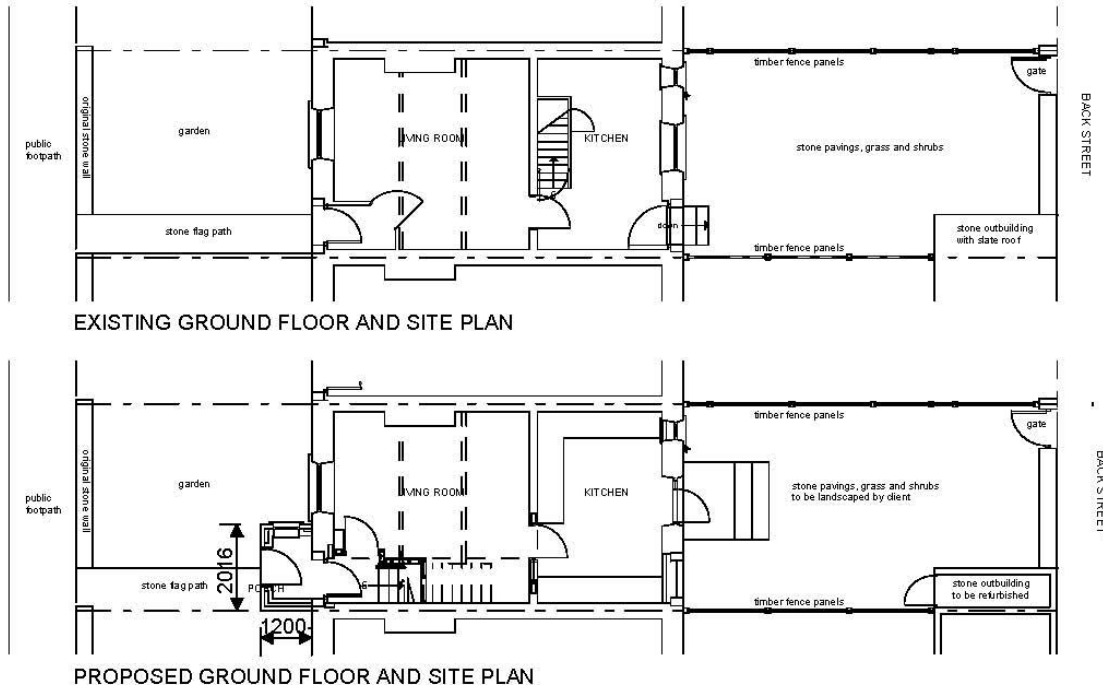
72 Nuttall Lane is a stone-faced cottage within a terrace of 10 dwellings on the south-west side of Nuttall Lane. The site is within Ramsbottom Conservation Area.



LOCATION PLAN

SITE PLAN

Refer to the Site Plans below for existing and proposed ground floor and site layouts.



EXISTING AND PROPOSED GROUND FLOOR AND SITE PLANS

SITE CHARACTERISTICS

Refer to the Location plan and Site Plans above for a layout of the site.

The application site consists of a terraced dwelling on the south-west side at No 72 Nuttall Lane. The site is generally level at the front of the property at about 200mm below ground floor level. At the rear, the land is about half a metre below ground floor level adjacent to the rear wall of the house and falls away about another half a metre or so to the rear gate. A stone wall approximately 750mm high forms the boundary at the front of the site with a gateless opening for access on to a flagstone pathway up to the front door. There are no walls or fences forming separation from adjacent properties at the front. At the rear, timber post and panel fences approximately 1,2 metres high separate the site from adjacent properties at each side. A one and a half metre high stone wall with a single gate forms the rear boundary to the back street. In the rear east corner of the site, a stone-built building with a double pitched slate roof straddles the boundary with the adjacent property. These were probably privies and coal bunkers in Victorian times.

BUILDING DESCRIPTION AS EXISTING

Refer to the Location plan and Site Plans above for a layout of the site.

The house at No 72 Nuttall Lane is one of a terrace of 6 two storey stone dwellings numbered from 66 to 76 built in 1880 or thereabouts. The stone garden walls at the front are returned to the houses at each end of the terrace. In the middle to late 20th century, the terrace was extended by the addition of four red brick built terraced houses, numbers 78 to 84, with brick garden walls in line with the stone ones.



PHOTOGRAPH OF FRONT OF No 72 FROM NUTTALL LANE

BUILDING DESCRIPTION AS EXISTING (continued)

FRONT ELEVATION

The front elevation is constructed from coursed local sandstone and is laid flush. The projecting string course incorporating the lintel to the upper window is undecorated and is below a plain, lead lined stone gutter at the eaves. The stone lintel above the lower window is again undecorated and laid flush with the main stonework, as are the stone jambs and lintel to the front doorway. There are projecting weathered and throated stone sills to windows and a stone threshold to the doorway. Window reveals are rendered and the joints in the stonework have been pointed in coloured mastic. Stonework generally is in need of cleaning and re-pointing.

The pitched roof is of dark grey slates with matching grey ridge tiles. The chimney stacks are built of coursed sandstone with projecting weathering courses but without the original clay pots. Windows are white uPVC frames with a full-size tilt and turn opening lights within the original window opening. The door is white uPVC with two glazed panels to the top part and two unglazed below, in a uPVC frame incorporating a glazed fanlight over.

REAR ELEVATION

The rear elevation stone items such as the gutter, string courses lintels, sills and jambs to the rear door are generally as detailed on the front elevation. The main body of stonework is random uncoursed stone with wider and uneven joints. The soil and vent pipe is cast iron with lead waste pipe connected. A grey uPVC waste pipe from an internal shower room, a floodlight and a satellite dish are later additions. The remains of a cast iron rainwater pipe where the stone gutter on the adjacent property at number 70 appears to have been removed and replaced by a uPVC gutter. The roof is similar to the front.



BUILDING DESCRIPTION AS EXISTING (continued)

Refer to the plans below for details of the existing layouts at Ground and First Floor levels

GROUND FLOOR LEVEL

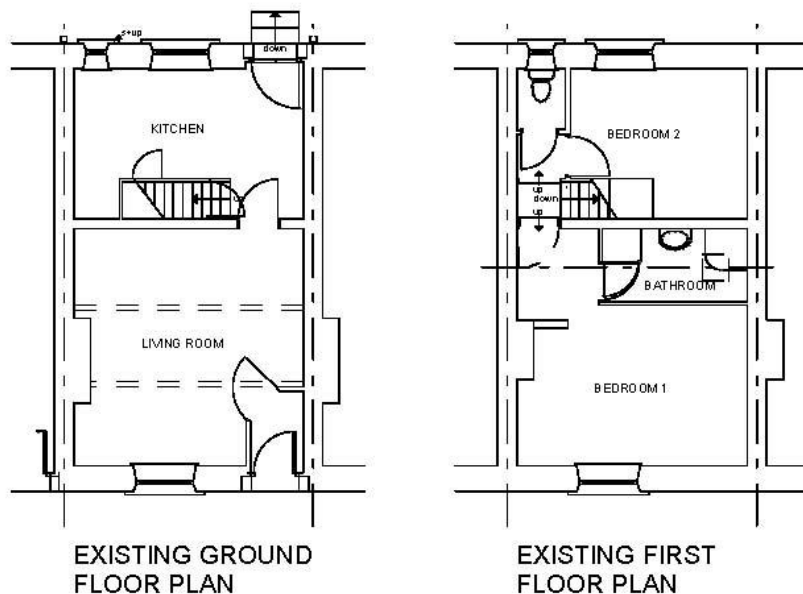
The existing kitchen is small by today's standards and the existing staircase enclosure within this room takes up space that would be better used to create a larger and more usable kitchen. The stairs are very steep and discharge into the middle of the house which is normal for houses of this era but it is not acceptable today for safe means of escape, especially when exiting into a kitchen.

FIRST FLOOR LEVEL

A bathroom and ante space is located within Bedroom 1 which is undesirable mainly due to the fact that there is no provision for natural ventilation as it is in the centre of the house and consequently there is no window. Bedroom 2 is spoilt because the upper part of the staircase is in the room. It is unsightly and wasteful of space. The toilet is too small and separated from the Bathroom.

WINDOWS AND EXTERNAL DOORS

The existing main windows are uPVC tilt and turn which are in poor condition and are not in keeping with this building.



EXISTING GROUND AND FIRST FLOOR PLANS

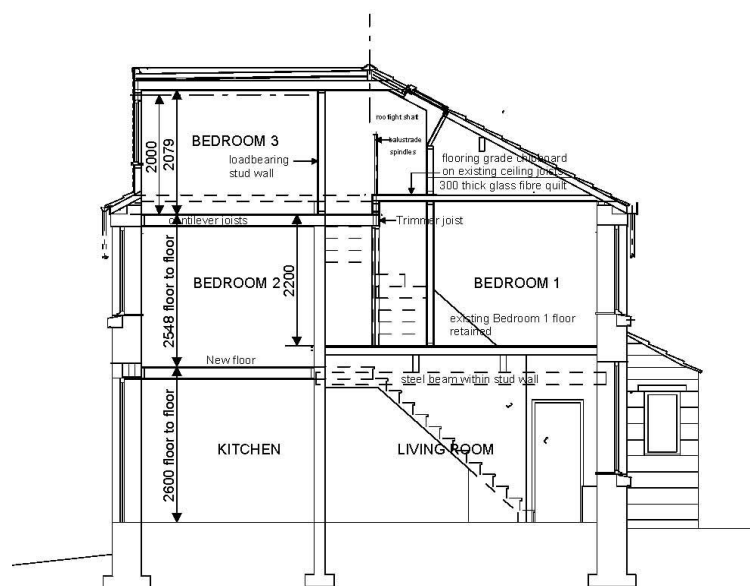
DEVELOPMENT OF THE DESIGN CONCEPT

The Brief

- Front elevation to be cleaned and joints raked out and re-pointed in lime mortar.
- Porch to be added to front of building in stone to match the existing.
- New staircase to comply with Building Regulations
- A larger and better functioning kitchen.
- Bathroom / shower room on external wall.
- Dormer bedroom in rear roof space.

The Analysis

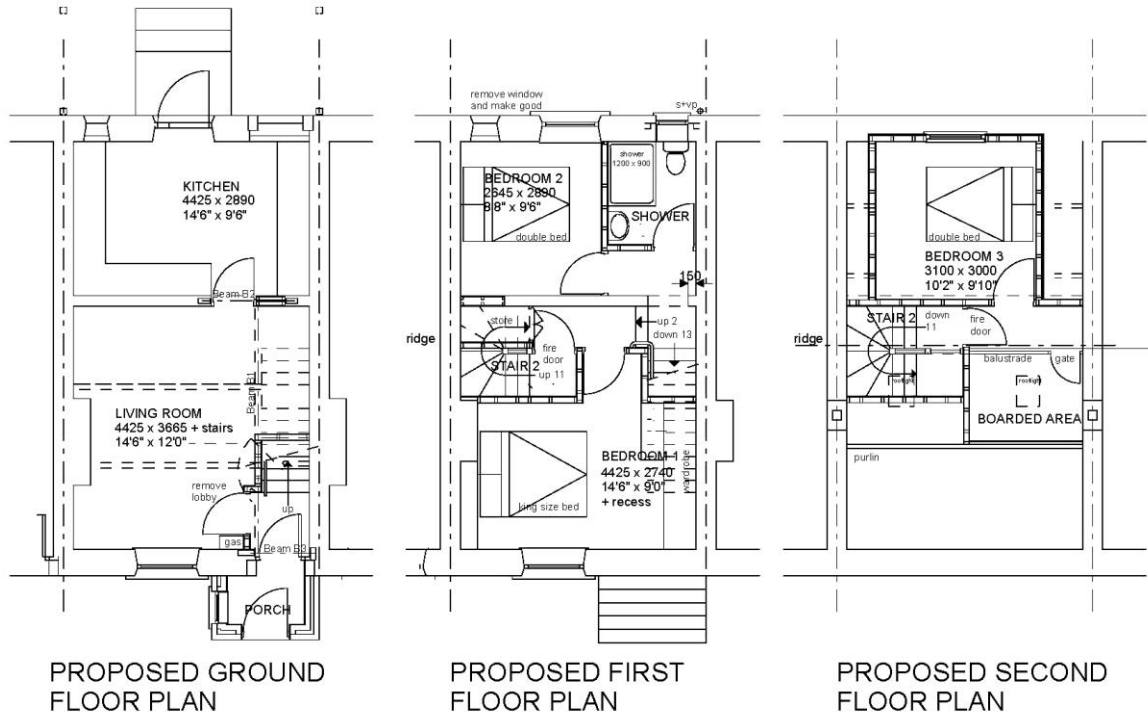
The existing kitchen would be adequate in size if the stairs were to be relocated to a new position. As the staircase is too steep and discharges into the kitchen it could be re-designed and accommodated in the living room to exit via the front door. The Living Room is large enough to contain the new staircase especially if the total rise of the flight is reduced to a standard height of 2.6 metres floor to floor. This could be achieved by lowering the floor above the kitchen which would give a standard ceiling height of 2.4 metres instead of the present 2.75 metres. A further benefit is that the ceiling height of the bedroom above the kitchen could also be reduced which would, in turn, increase the available headroom of the dormer bedroom above and keeping the dormer roof below the level of the ridge. The lowering of floors would only occur in the rear part of the house. In the front part of the house, the room heights of the living room and the bedroom above will remain at their present level. See section F-F below.



PROPOSED SECTION F-F

THE DESIGN

Refer to drawing 1155/1G for details of the scheme, the proposed plans of which are shown below.



BRIEF SPECIFICATION

Front elevation

The elevation is to be cleaned, the coloured mastic removed and the joints raked out and re-pointed in lime mortar. Render to window reveals to be removed and make good the stonework. No further changes to be made to the fabric of the building other than the porch and pointing. The stone gutter at the eaves to be repaired and re-lined with lead if necessary. The slate roof at the front appears to be sound but any defects found will be rectified. Two Velux or similar, conservation style rooflights will provide natural light to the secondary staircase and landing. No changes are planned for the chimney stack.

The windows will be replaced by Roseview Windows Ultimate Rose or similar vertical sliding sash to comply with Building Regulation escape window requirements.

Porch

The porch is to be built in coursed stone to match the existing front elevation stonework. The roof will be a single pitch slate roof.

BRIEF SPECIFICATION (continued)

Rear elevation

The existing rear kitchen door and two small windows to be removed and the openings filled with random stonework outer leaf to match the surrounding wall and the inner leaf in brick or blockwork 100 thick and plastered internally to blend with the existing wall finish. The existing kitchen main window to be removed and the opening to be extended down to form a new doorway with a glazed door and a fanlight over. The first-floor window will be replaced by Roseview Windows Ultimate Rose or similar vertical sliding sash window to comply with Building Regulation escape window requirements and similar to the front elevation. New landing and steps down to ground level with stone flag steps and brick or stone risers.

Rear dormer

The external walls of the dormer to be vertical slates to match the existing roof with a black edge trim to the roof edge. The flat roof finish to the dormer to be a single layer system, colour medium grey. The dormer window to be vertical sliding sash to line up with the window and door below and the size to be of similar proportions to the existing.

Outbuilding

The outbuilding at the rear east corner of the site is built of random local stone integral with the stone boundary wall and with a slate double pitch roof. The building straddles the boundary with No 70 in which the bulk of the building lies. A hole in the wall that once contained a window that had rotted away some years ago, is roughly boarded up and the building is presumably used as a garden store. It will be tidied up and repaired at a later date.



ACCESS STATEMENT

The site is generally fairly level at the front making easy wheelchair access. The garden at the rear is currently accessed via three steps down starting immediately at the existing back door. The new rear doorway will have a landing outside, level with the ground floor of the house. The steps down to ground level will have wider treads and shallow risers and with handrails as necessary.

HERITAGE STATEMENT

Construction of a Front Porch, Dormer Extension at Rear, Alterations to Fenestration together with Internal Alterations at 72 Nuttall Lane, Ramsbottom BL0 9JZ

This statement has been prepared in connection with proposed works on a property at 72 Nuttall Lane in the Ramsbottom Conservation Area. The document has been prepared as outlined in the National Planning Policy Framework.

The purpose of this appraisal is to assess the significance of any heritage assets affected in these areas, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1 Nature of the Asset :

Nuttall Lane is on the south side of Ramsbottom town and runs from the junction of Bolton Road West (A676) with Dundee Lane and adjacent to St Andrew's Church and Primary School in a south-easterly direction towards the river Irwell at Nuttall about half a mile away. On the south side of Nuttall Lane there are good stone terraces of mid to late 19th century date. The terrace containing No 72 is about 250 metres from the junction with Bolton Road West where this spur of the Conservation Area ends at Aitken Close.

Approaching the site from the town, the school of St Andrews followed by the semi-detached houses on the north side of Nuttall Lane give way to open land behind a high hedge opposite the site. Here, the Lane presents a pleasant aspect with a grass verge with trees between the road kerb and the public footway and gardens in front of the terrace.



Nuttall Lane

The footway and front gardens

2 Extent of the Asset

Nuttall Lane begins at its junction with Bolton Road West and proceeds in a south-easterly direction towards Nuttall, with St Andrews Primary school followed by semi-detached houses on the east side and predominantly stone cottages on the west. There are two terraces of early worker's cottages at 18 to 30 and 32 to 46 where the entrances are located directly on the street. Milk Street is the start point where the terraces have front gardens bounded by low stone walls,

The terrace block from No 66 to 84 contains 10 dwellings, 6 of which are of stone with slate roofs and 4 are of red brickwork with slate roofs. The stone cottages date from circa 1880 and the brick houses would be built mid to late 20th century. Number 72 Nuttall Lane is situated mid-terrace and includes a small garden at the front bounded by a low stone wall, with a single storey out-building and yard at the rear.



Numbers 84 to 76

Number 72

Numbers 70 to 66

Four of the six stone cottages' stone facades have blackened over the years as have the front garden walls, but the two cottages at 66 and 68 have cleaned facades which show the local sandstone's distinctive warm colour. The stone was probably supplied by Fletcher Bank Quarry located to the east of the town and many buildings in the area have used this stone.

The dwellings along Nuttall Lane are a step up from the earlier worker's cottages higher up the Lane that had their entrances directly on street and consequently no gardens at the front.

The field across Nuttall Lane and the grass verges with trees give a feeling of openness and greenness to the area in this part of Nuttall Lane. The small front gardens of the cottages add to that feeling.

3 Significance of the Asset :

The two terraces of stone cottages, the first being numbers 48 to 60 and the second, 66 to 76, were built during the reign of Queen Victoria and are physical reminders of mid to late 18th century buildings. It provides us with a historical connection to the communities of old and an aspect of how the locality developed. The building is a product of traditional building methods of that era. Their simple vernacular form is a typical feature of the local area and a key component of the adjoining setting.

4 The Proposed Works

- 1 Conversion of the loft space into a habitable room including provision of dormer.
- 2 Porch to be added to front of building in stone to match the existing stonework.
- 3 A larger and better functioning kitchen.
- 4 Bathroom / shower room on external wall
- 5 New staircase and location to comply with Building Regulations.
- 6 Escape windows to front and rear bedrooms at first floor level.

- 1 The dormer is proposed at the rear of the cottage so that it cannot be seen from the front of the site and is subservient to the front elevation. The height of the dormer is necessary to give sufficient headroom to provide a usable space. There is precedence for a rear box dormer in the locality in the adjacent terrace at number 58.

The materials for the walls to be grey slates to match the existing pitched roof. The window is to match the new window below in style and proportions, and is designed to line through to give cohesion to the elevation. See rear elevation below



Two small conservation roof lights on the front roof pitch will provide additional natural light to the stairs and roof space. See front elevation above

- 2 The porch is proposed at the front of the cottage, to be built of stone to match the existing stonework and having a single pitched slate roof similar in appearance to the porch at number 66.
- 3 Removal of the existing staircase from the kitchen area enables a re-design of the space. The existing back door and small window is to be removed and the existing main window opening to be extended down to provide a new back door.

- 4 The existing bathroom has no natural light and the w.c. is too small and inadequate. A new bathroom/shower room with a new window on the rear elevation is planned. See Plan. The new floor for the dormer above will replace the existing ceiling and at a lower level which helps to provide more headroom in the new bedroom above.
- 5 By removing the existing steep staircase from the centre of the house and lowering the floor of the bedroom above to a standard floor to floor dimension of 2.6 metres, means that a new staircase can be located against the party wall to No 70 and discharging at the existing front door thus providing a safer means of escape from the bedrooms.
- 6 Building Regulations require escape windows in the bedrooms at first floor level. The windows will be replaced by Roseview Windows Ultimate Rose or similar vertical sliding sash uPVC windows. Rose Window's literature states that their "windows meet all statutory and regulatory requirements and have been accepted in numerous conservation areas across the UK" See elevations page 14 above.

5 The Impact of the Asset :

- 1 The dormer is confined to the rear and has been designed using similar materials to those present on the cottage. The size and relative position of the dormer has been adjusted to present a balanced elevation and the window made to match and line through with those below. The impact will be minimal as it is on the rear and in the middle of the terrace.
- 2 The porch has been designed similar to the porch at no 66. The front elevation of the existing house is to be cleaned and joints raked out and re-pointed in lime mortar. The result will have a positive impact. See photograph on page 12 showing the front of the terrace. The porch and cleaned elevation at no 66 can be seen here.
- 3 Removal of the staircase from the kitchen provides more space without extending beyond the rear wall of the house and the change in position of the back door improves the functioning of the kitchen and makes use of the window opening as the new doorway. Evidence of the removed doorway and windows will still be visible.
- 4 The small window required for the new bathroom/shower will have little effect on the appearance at the rear.
- 5 Removal of the existing staircase being internal works will not affect the appearance of the dwelling externally.
- 6 The provision of vertical sliding sash escape windows to front and rear will be more appropriate than the tilt and turn windows that exist now. The detail and style of the window will echo that of a typical original window as closely as possible.

No original sliding sash windows have survived in the terraces of cottages within the conservation area on Nuttall Lane. There are a wide variety of styles and materials existing at the present time and there appears to be little prospect of the situation changing as the need for better and more energy efficient systems become more relevant.

Any recommendations of the Local Authority will be incorporated.

6 Conclusion

It is appreciated that Policy 3 of the Ramsbottom Conservation Area Management Plan seeks to resist certain extensions, but the proposed dormer will be on the edge of the conservation area and at the rear of the terrace and therefore not in a paramount location. Furthermore, it cannot be seen from Nuttall Lane and so will not have a negative impact when viewed from Nuttall Lane.

Traditional materials, i.e. slates will be used for the external walls of the dormer and its width is much reduced from the overall width of the property. The window will line through with the window and doorway below thus giving a balanced and cohesive elevation at the rear.

The view of the front elevation and porch from Nuttall Lane will add to the visual enjoyment of the environment and make a positive contribution to the local character.

In my opinion, the proposals represent a well designed and conceived scheme that, if carried out in a careful and competent manner, will elevate and sustain the quality of this heritage asset now and in the future.

Philip Smidowicz FRSPH, MCIAT



Westhall Design

8th May 2024