

DESIGN & ACCESS STATEMENT

prepared in support of a planning application for the construction of a single storey rear extension.

GREYSTONES, REDISHER LANE, HAWKSHAW



view of existing part northern elevation .



Introduction/Proposals:

Our clients, Mr & Mrs N Dykins, the owners of Greystones, are proposing a refurbishment of the ground floor of the house. These works will include seeking planning approval for a single storey extension to the rear of the property.

The house has a current approval for a single storey extension in a similar position which was granted approval in May 2022 under application reference: 68270.

However after further consideration we are looking to amend the proposals, retaining the existing outbuilding which were to be demolished and construct a simpler more contemporary structure.

The site:

Greystones, which was constructed a little before 1937, is situated in it's own grounds off Redisher Lane, Hawkshaw. The house is not visible from any public vantage points.

It is substantial stone built period property with extensive gardens and a detached double Garage.



view of existing part western elevation .

Planning:

Greystones is situated in both the greenbelt and within the extension element of the Holcombe Village Conservation area.

In relation to the greenbelt and the increase in volume, the 1937 O.S., see appendix A, shows both the outbuilding and adjacent Garage as being extant. As such the increase in volume is substantially below the permissible 33% increase within the greenbelt. Please refer to Green belt section for volume calculations.

The proposed extension will be a modest, highly glazed contemporary solution which will allow the original house to be viewed and read by the casual observer. With the outbuildings acting as both a visual and physical stop-end.

We have reviewed Bury Planning Departments draft non-designated heritage asset list and Greystones is not listed as a non-designated heritage asset.

Scale of Development:

The proposed Dining/Sitting area extension will be single storey and largely sited on the footprint of the original proposal.

The height of the extension has been minimised by the use of a flat roof . The flat roof has been proposed to maintain the view out from the adjacent existing Bedroom windows to the rear elevation.



View of Garage to the north of extension site

Landscaping:

The existing courtyard area and adjoining gardens will be unaffected by the proposals and no additional planting or hard-standing is proposed.

A raised patio area will be formed to the west facing elevation, using reclaimed natural stone walls, overlooking the lawned area. This will be finished in natural reclaimed stone flags.

Appearance:

Our clients have reconsidered their requirements and are seeking a more contemporary approach to that previously approved. The extension will now accommodate a Sitting Room, a Dining area together with an area for their piano.

We are proposing a predominately glazed envelope which will be animated with natural stone piers and a stone chimney stack to the western elevation. This is to take better advantage of the views north towards Holcombe Hill, which would be partially lost with the previous scheme.

During the previous application a number of alternative roof forms were considered. The conclusion, in consultation with planning officers, was that a flat roof would both preserve the outlook from the adjacent first floor bedroom windows and minimise the visual bulk of the extension. We have retained this option with this proposal which is also appropriate with the architectural style of the proposal.



View of site/northern elevation.

Impact on Conservation Area:

Holcombe Village Conservation Area was designated in 1970 and expanded in 1978 and 2011. Its designation and expansion seeks the protection of an area of well preserved 18th and 19th century vernacular architecture in a semi-rural setting. It is characterised by stone farmhouses, barns, and dwellings in a varied setting that covers wooded valleys, farmland, moorland and stone boundary walls with unmade tracks and paths. Buildings are predominantly in stone with stone slab or slate roofs.

The character of the area is protected by legislation, the government's National Planning Policy Framework 2021 and local planning policies. Conservation areas are designated heritage assets where significance is protected and area character should be preserved or enhanced. Paragraphs 199-202 of the NPPF 2021 and local plan policy EN2/2 apply when proposals for planning permission are put forward.

Greystones is situated in large grounds on the west side of Redisher Lane just inside the conservation area's south western boundary. It is a solid two-storey stone built house sheltered from views from the road by Redbrook (built later but reflecting the architecture of Greystones) and a mature landscape. It was built early in the 20th century in the revived gothic style using pitched faced coursed stone with dressed stone details which include mullion windows, heads, sills, cornerstones. There is a stone covered roof with projecting corbelled eaves. The front elevation has ground floor windows with hood moulds and a stone porch with ball finials. Gables have both cement verges and barge boards. To the rear is a double garage in the same architectural style, accessed across a stone set finished yard.

A small porch at the rear is to be replaced with a new porch constructed in a similar style to the main extension.

The proposed structure will be single storey, constructed predominately in glass but incorporating stone features to acknowledge the original house. The extension will not be visible from any public view point, being on a secluded site surrounded by a mature landscape, the existing outhouse and the double garage.

The extension will in essence be transparent, giving an observer a clear view of the original house and, as such, there will not be detrimental to the conservation area. Any impact will be positive and will both preserve and enhance the area's character.

Greenbelt Impact:

In terms of the percentage increase, the original house has a volume of 1340m³, excluding the Garage.

The new extension has a total volume of 182m³ and is an overall increase of just 15%.

Access:

The internal alterations, which do not form part of the application, will provide larger more generous internal circulation and the raised Patio area will provide additional level access to the external spaces.

Conclusion:

Constructed using a simple pallet of materials including some reclaimed from the existing property, the extension is a modestly scaled proposal to replace an inadequate existing Kitchen to serve a family home.

The house is located within both the greenbelt and the Holcombe Conservation area. However, we believe this has been carefully taken into account in the design of the proposal and the proposal will sit well within it's location.