



**Extension to the rear
elevation, at 3 North
View, Summerseat,
Bury. BL9 5QF.**

EXTENSIONS NW LTD

3 CRIBDEN STREET

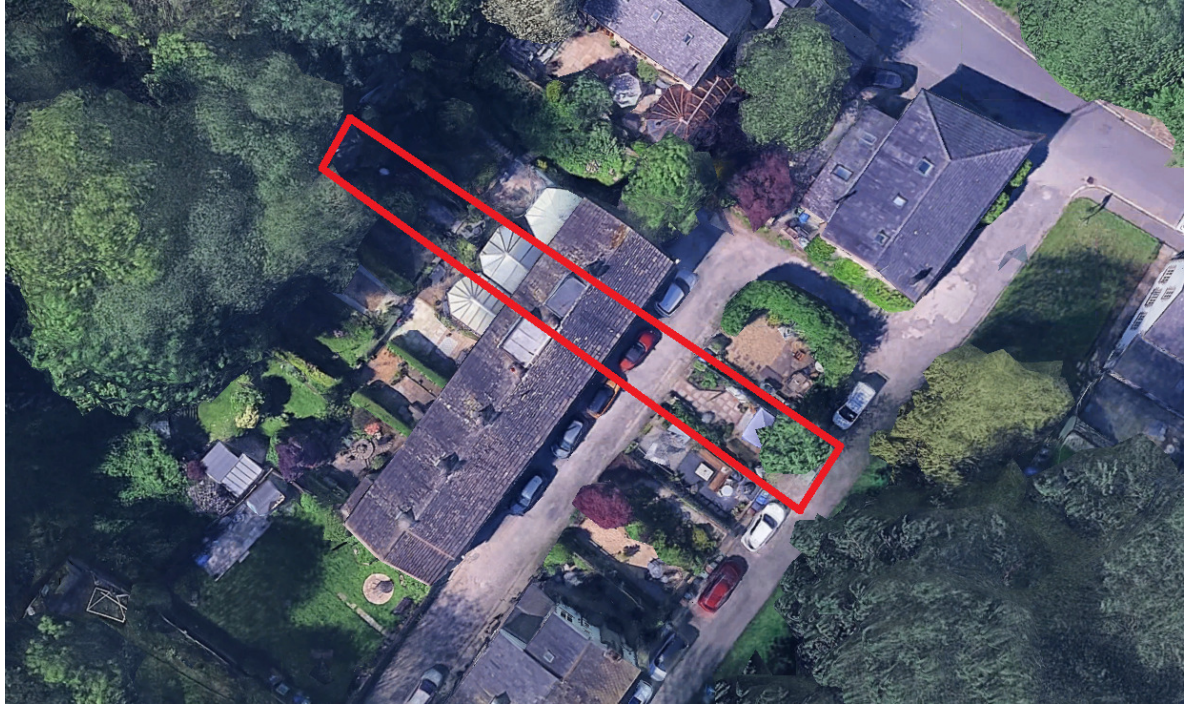
RAWTENSTALL

ROSSENDALE

BB4 8HZ

HERITAGE STATEMENT

This statement has been prepared at the request of Bury Council to accompany a Householder Application for an extension at 3 North View, Summerseat, Bury. BL9 5QF.



INTRODUCTION

The property is situated on the Northwest side of North View, which is off Railway Street, Summerseat. The dwelling is situated over two stories and is a terrace property finished in natural coursed stone and a grey/blue slate roof tile. The existing property has a front garden area with North View Road between this and the dwelling and a rear garden area facing onto a large, wooded area. The dwelling is a small two-bedroom terrace property with a large timber frame conservatory to the rear elevation. The two adjoining properties on either side also have large conservatories to the rear elevation. The current conservatory has been in position for a large number of years and is currently deteriorating fast.

There are 7 No. dwellings on North View and three of them have large conservatories to the rear elevation all next to each other. Two of the dwellings also have a small dormer extension to the rear elevation roof. The dwelling is situated in a conservation area along with green belt. This is the reason for the heritage statement. New dwellings have been constructed over the river Irwell which have single storey flat roof extensions facing the main road (Railway Street). There is also a row of terrace properties along Railway Street which most have single storey extensions to the rear elevations.

The conservation area is predominantly residential dwellings and a large amount of open space. The proposed extension is to the rear of the dwelling and would not be visible from the street. The current conservatory which my clients use daily is coming to the end of its current lifespan and is starting to deteriorate drastically. As is with all conservatories it is too cold in the winter and too hot in the summer. The reason my clients use this area daily is the dwelling is only small. The proposed development of the single storey flat roof extension would create a useable and functional room which can be used all year around. The proposed extension will meet current building regulations and be the warmest room in the dwelling but will also not overheat in the summer months. We have designed the extension to match the existing original dwelling with natural coursed stone but have also tried to soften the look with a grass roof structure so it's not overbearing with the neighbouring properties. The proposed extension will also maintain the size and footprint of the original conservatory with the only amendments of squaring off the rear wall. We feel the proposed extension will give longevity and enhance the dwelling giving a positive contribution to the local area and sustaining modern family life.

Impact on Conservation area

Whilst designing the new alterations on behalf of Mr. & Mrs Darnton, ExtensionsNW Ltd took a keen interest in the dwellings surrounding the proposal. In order not to disturb the street scene on North View or jeopardize the appearance of the existing properties. The proposed alterations have been designed to be sympathetic to the existing rear of the dwellings with an emphasis of keeping the elevation traditional and in line with the surrounding properties within the conservation area.

Greenbelt Calculations

The existing dwelling is a total of 232.4m³
33% of this would be 93.7m³

The existing conservatory which is to be removed was a total of 46.9m³
The proposed extension would be 54.9m³ and therefore within the permitted rights to extend in the greenbelt area.