

TOP O'TH BROW. DESIGN AND ACCESS STATEMENT.

ZMA
ZARA MOON ARCHITECTS
December 2021



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1.0 INTRODUCTION

Site Location:

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

Date Prepared:

October 2021

Applicant:

Mr Hanna & Dr Kundu

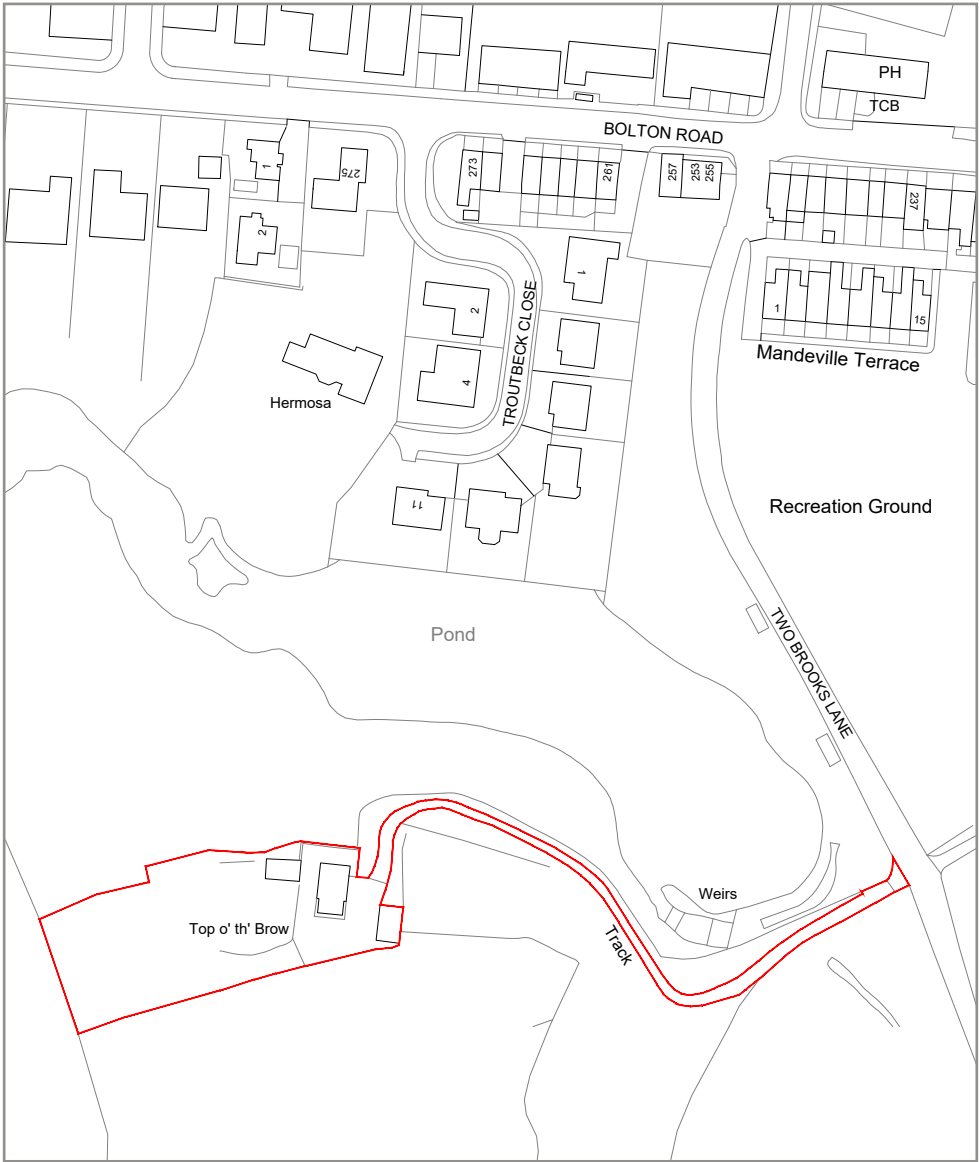
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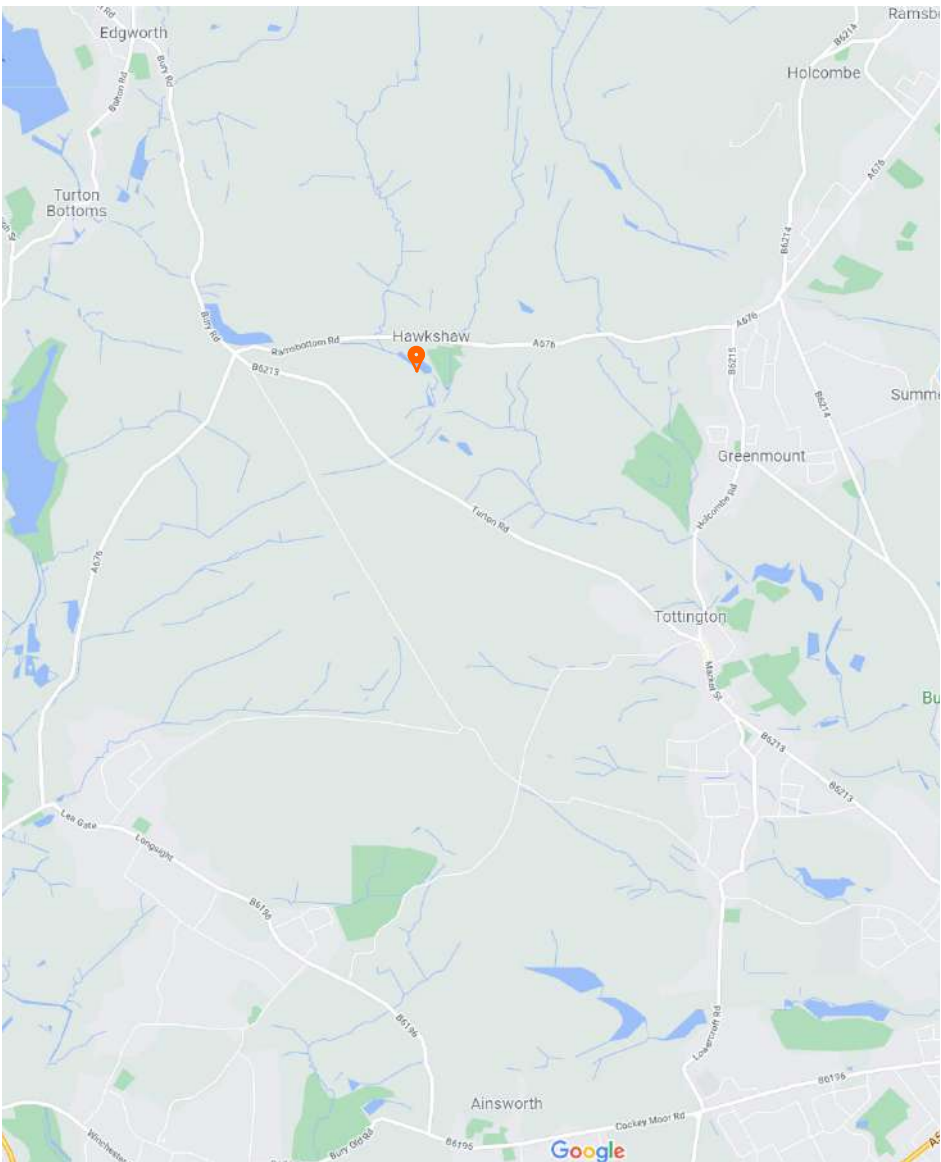
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Development:

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 Design and Access 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 SITE CONTEXT AND ANALYSIS

2.1 SITE LOCATION



- 1. Site
- 2. Site access from A676
- 3. Hawkshaw
- 4. Holcombe Brook
- 5. Towards Bolton

2.2 EXISTING SITE ANALYSIS

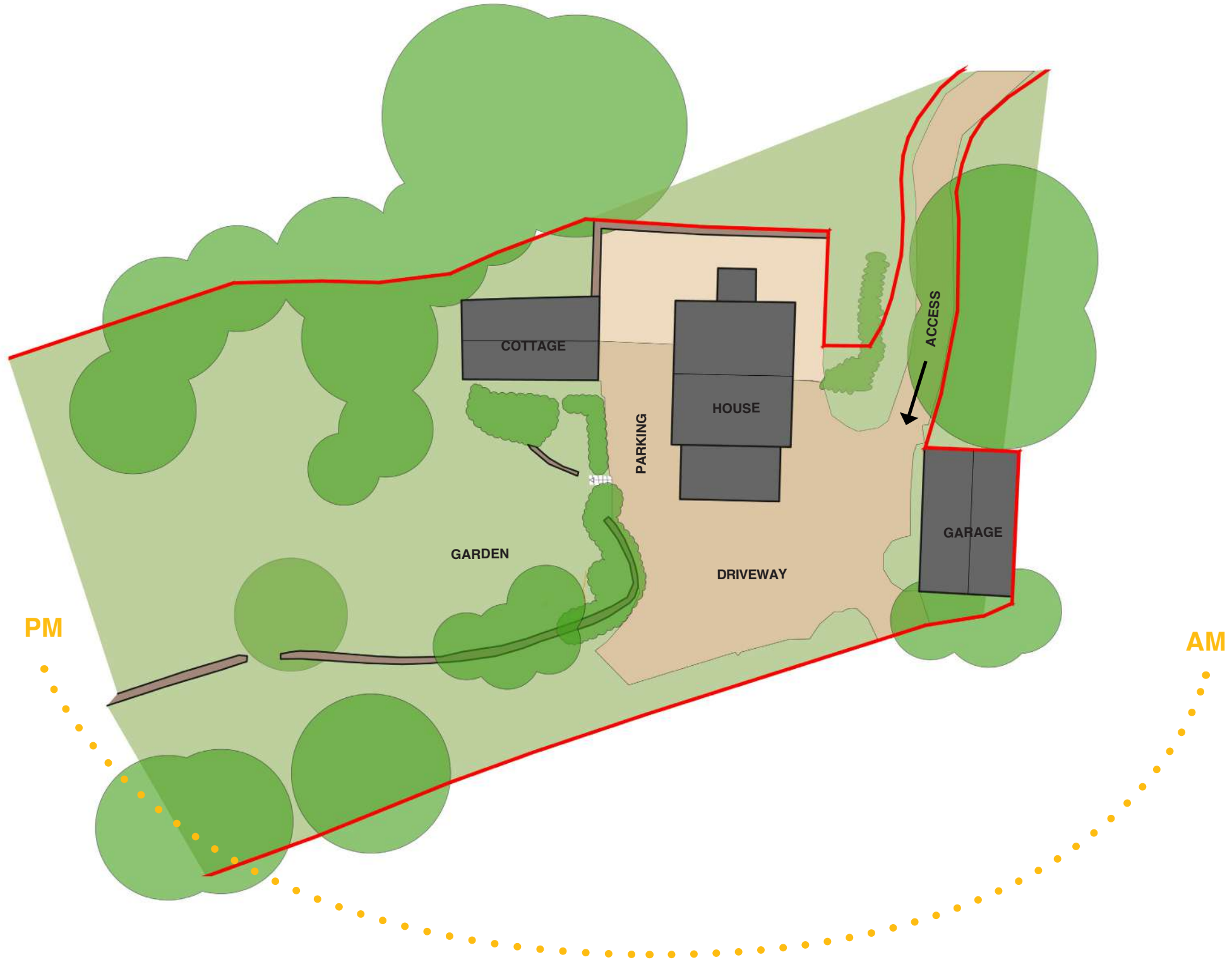
The application site is located off Two Brooks Lane in Hawkshaw, Bury and the property is set within its own substantial plot. The property consists of a house; detached garage; and a detached derelict cottage.

The property is accessed via a private lane from Two Brooks Lane, off Bolton Road. There are no public rights of way across the site or within close proximity of the site.

The property has a driveway to the South of the main house, a patio to the North of the house which is not used, and the garden is located to the West of the site.

The detached garage is located to the East and will not be affected by the proposal. The existing cottage is located to the West of the main house and sits within the natural slope of the garden.

The existing property has been adapted over the years and does not work efficiently as property for modern living. The existing property has undergone a number of extensions including a single-storey front extension, a porch extension to the rear, and a loft conversion.



2.3 EXISTING PHOTOGRAPHS



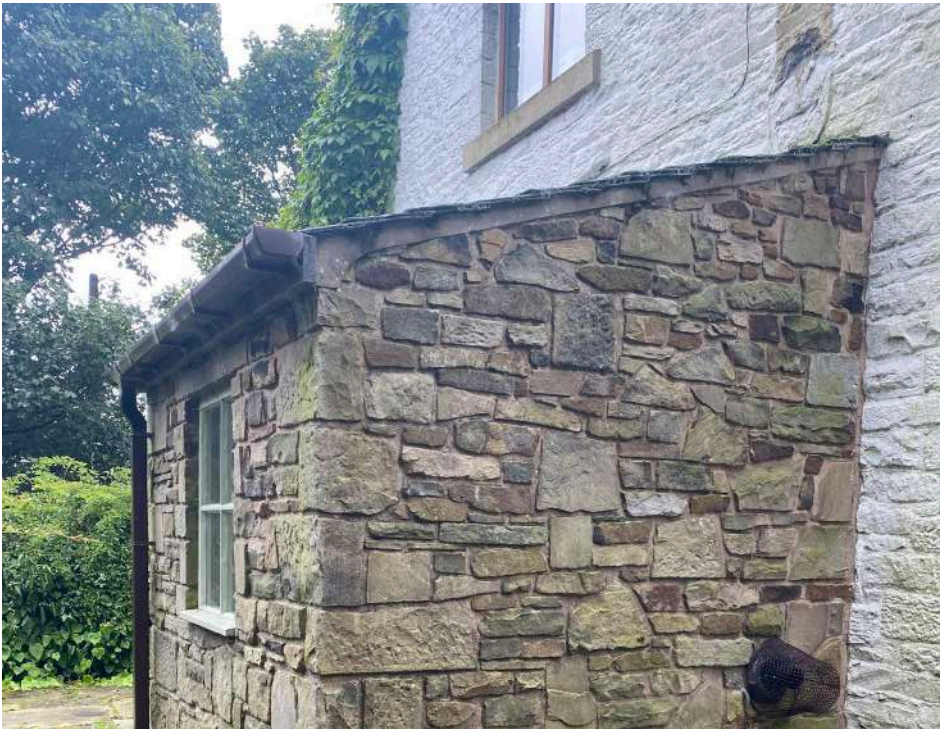
View from the detached garage towards the existing house



Detached garage



View towards the existing cottage building



Existing porch extension to the rear elevation of the main house



Rear elevation of the existing house



View between the main house and cottage



Inside the existing cottage



Existing cottage



View from the main house at 1st floor level towards the cottage



Side elevation of the main house

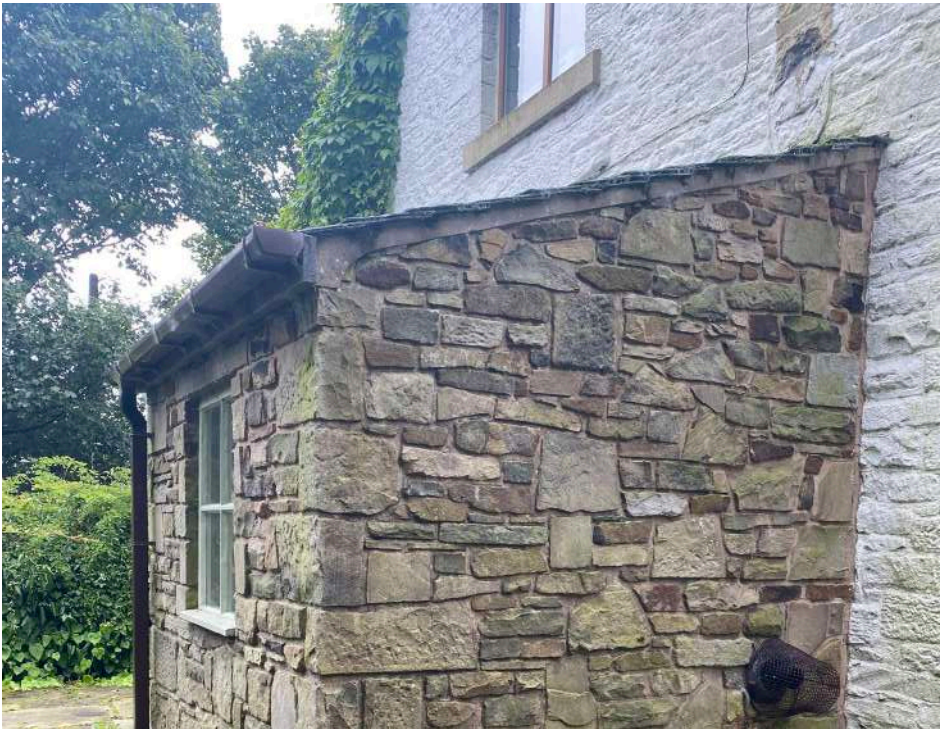


View towards the access lane



View of the garden from the main house at 1st floor level

2.3 EXISTING PHOTOGRAPHS



Existing porch extension to the rear elevation of the main house



Rear elevation of the existing house



View between the main house and cottage



Side elevation of the main house



View towards the access lane

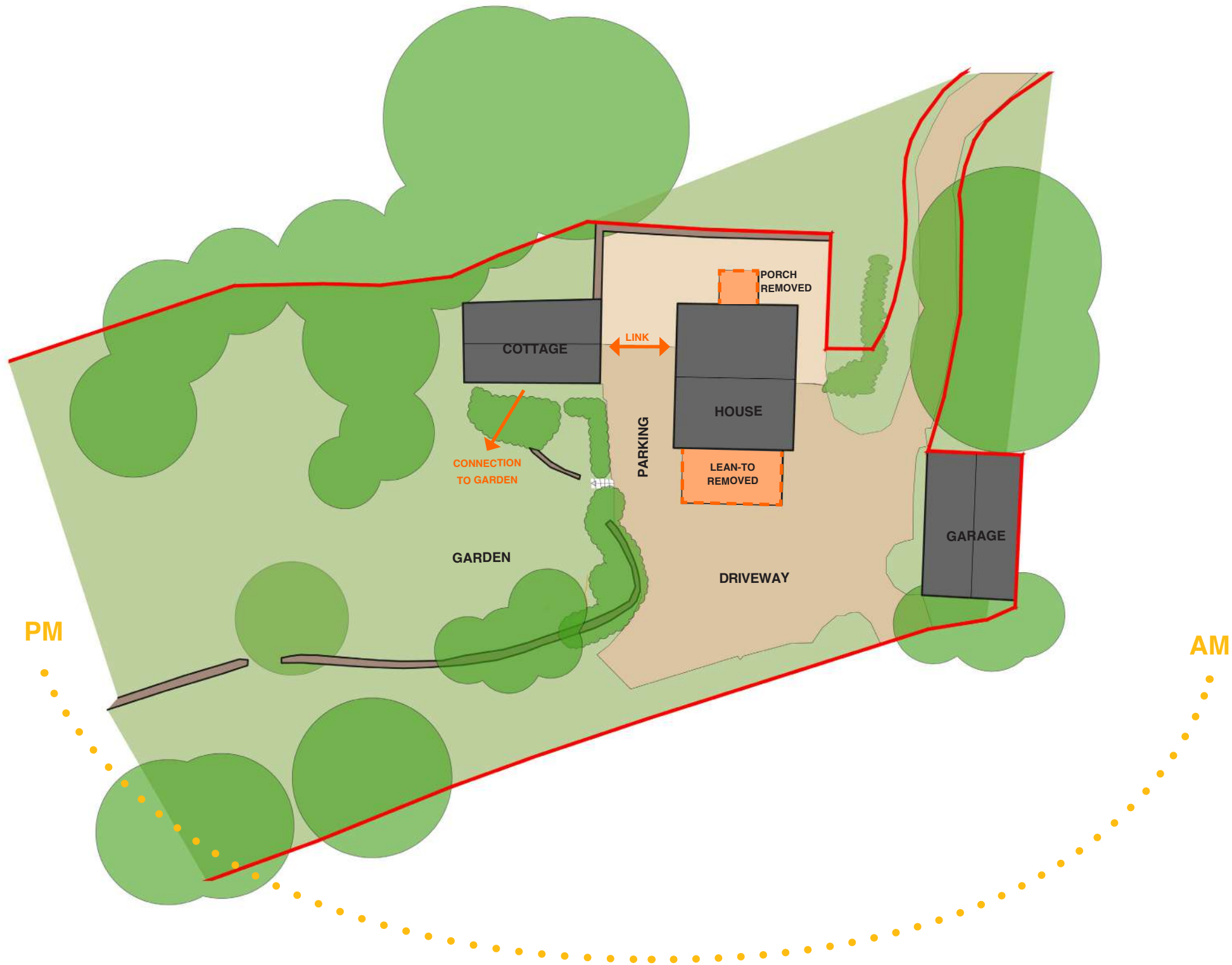


View of the garden from the main house at 1st floor level

2.4 SITE CONSTRAINTS & OPPORTUNITIES

The existing property includes a number of issues which need addressing as part of the proposal:

- There is no connection from the house to the garden which is separated by the driveway, the change in level, and has no glazed doors connecting to the primary living spaces.
- The existing porch is located to the rear of the property and is therefore not connected to the driveway or front entrance. It is therefore not used.
- The front entrance is not obvious and acts as a rear door to the side elevation.
- The existing cottage is in a ruinous state and requires sensitively re-building and integrating into the main house as a key feature of the property.
- The materials and colour tones of the main house do not suit the character of the original property, there is an opportunity to remove the render to expose the original stonework, and replace the windows with a suitable colour and fenestration arrangement.
- The application site is designated as greenbelt, it is therefore important that the proposal does not effect the impact on the openness; any additions to the property are within the acceptable limits of greenbelt policy; and the proposed design reflects the character of the greenbelt and rural setting.



3.0 SITE STRATEGY

3.1 PROPOSED SITE STRATEGY

The proposed site strategy 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 80's and have an overly domestic appearance.

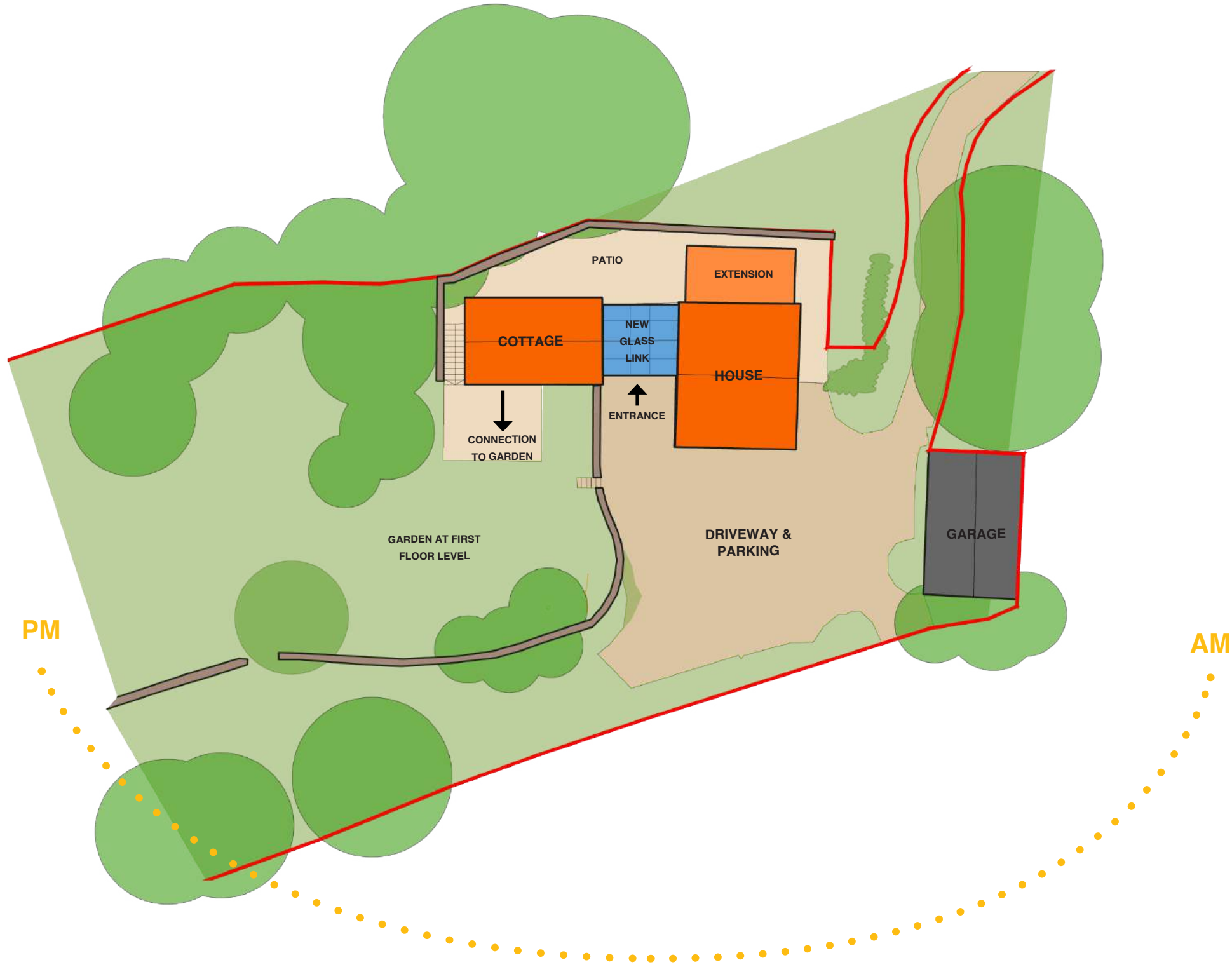
Re-building the existing cottage by re-using the materials, and re-instating existing openings and features. The footprint of the existing cottage will be retained with the walls re-built in the same position. The height of the cottage will be increased slightly to allow adequate headroom to the 2 floors.

A glazed link is proposed to connect the main house to the cottage. The glazed link will also create a entrance to the property and will include a stairwell.

A new single-storey extension has been included to the rear of the main house.

The driveway and parking area will be improved to create sufficient space for vehicles to park and turn.

A direct connection to the garden will be created from the first floor level of the cottage.



3.2 PROPOSED DESIGN STRATEGY

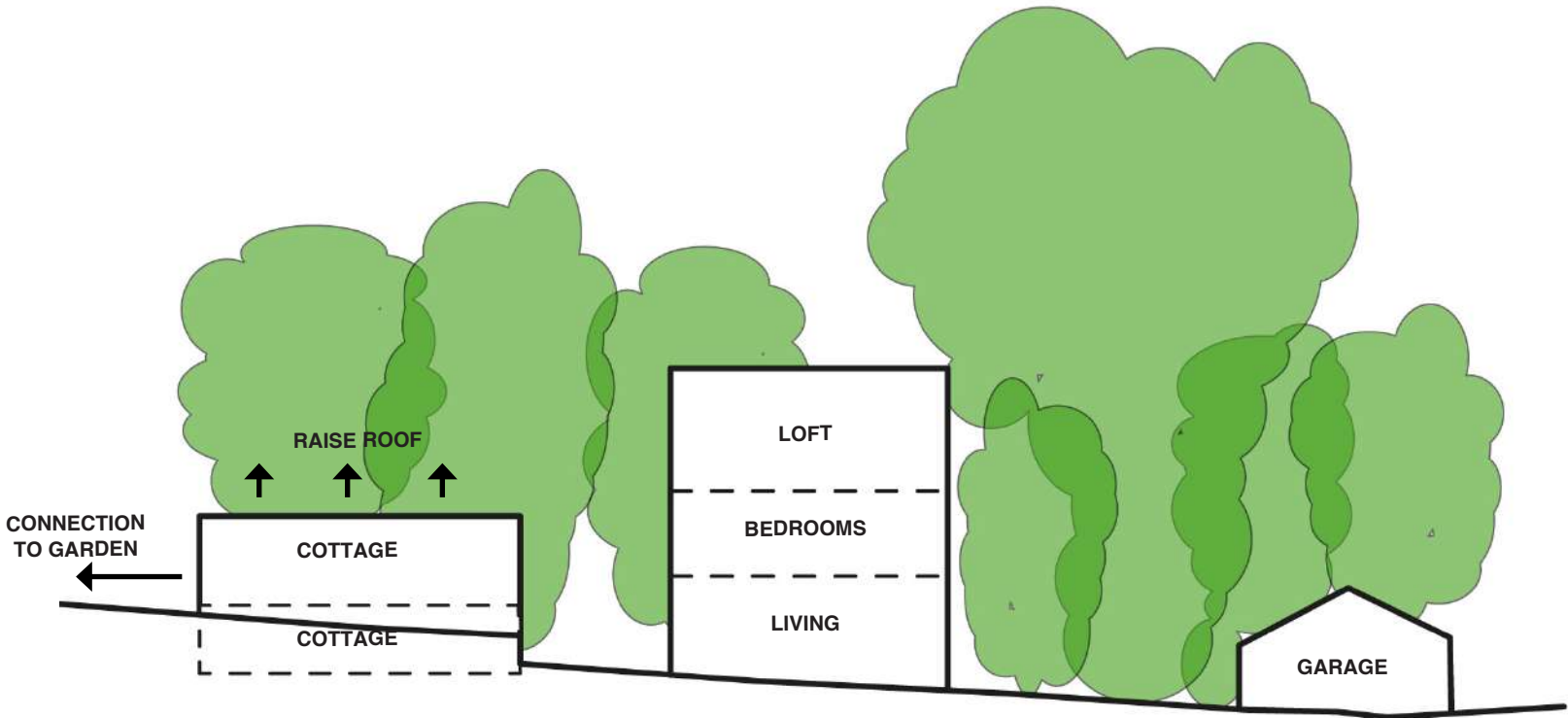
The existing zoning of the main house includes the living spaces on ground floor level, bedrooms on first floor level and office spaces within the loft. The cottage comprises of 2 floors with limited headroom and accessibility due to the building's condition.

The proposed zoning will include a central glazed link to provide an entrance and arrival space at ground floor level. Relocating the primary living spaces to the first floor level allows a connection with the garden and improves natural light and views. The bedrooms are located on ground floor level with a rear single storey extension to incorporate 3 children's bedrooms and master bedroom. A wheelchair accessible annexe for a Mr Hanna's elderly mother has been located on the ground floor of the cottage.

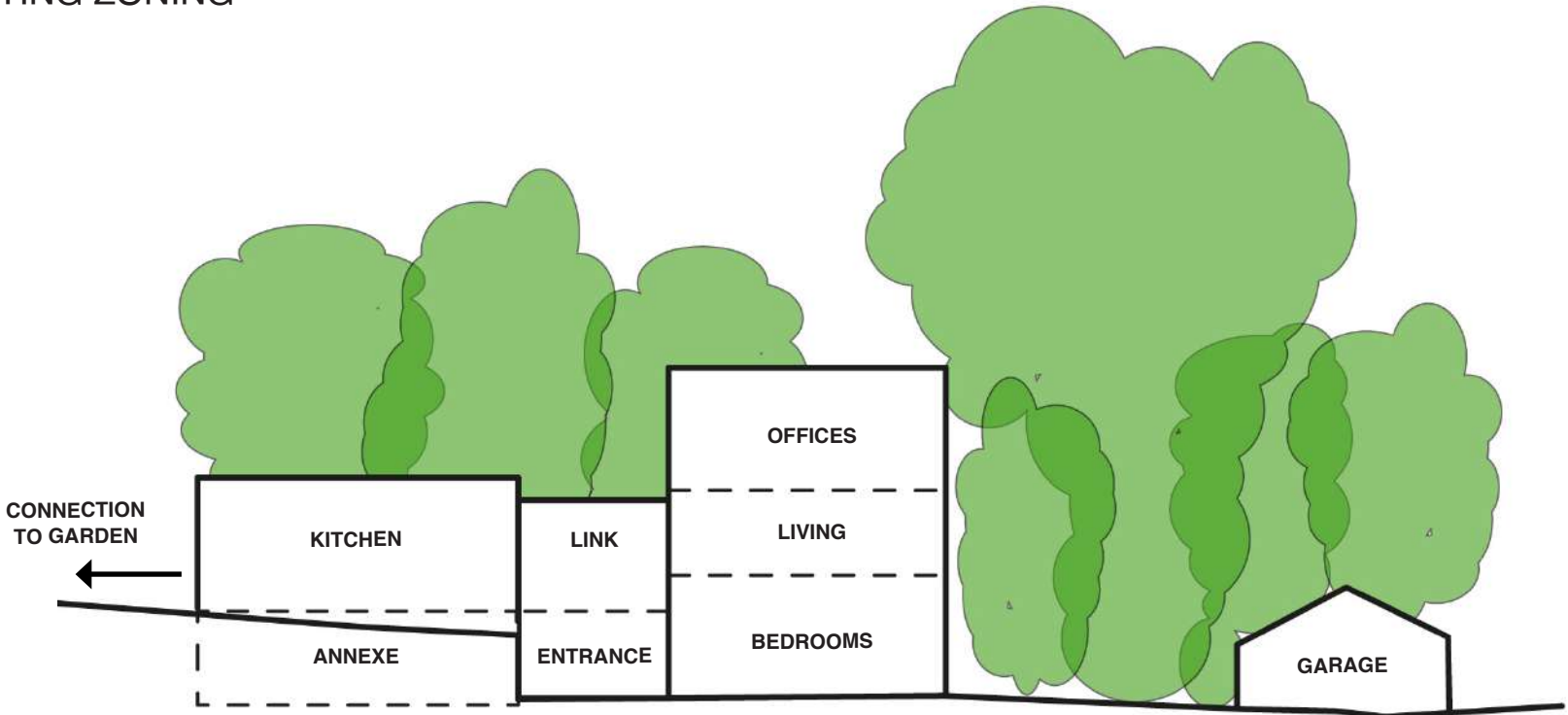
The elevations have been designed to ensure the main house and cottage still have their individual identities and can be read as 2 separate elements linked with a transparent structure.

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 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.



EXISTING ZONING



PROPOSED ZONING

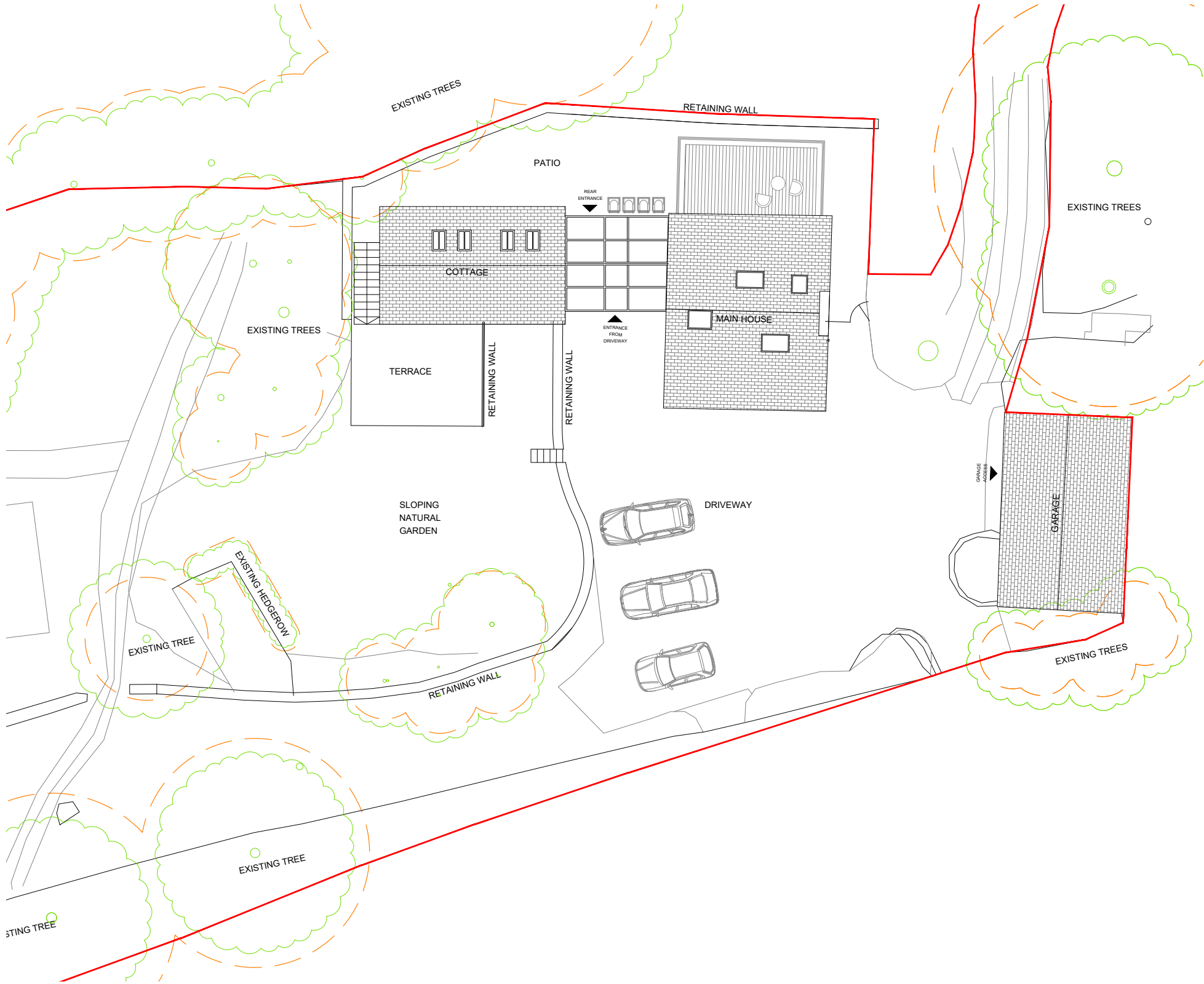
3.3 PROPOSED SITE PLAN

The proposed layout has been designed to ensure the main living spaces will have access to the garden. As the garden is located away from the main house, and at first floor level, the primary living spaces have been located at first floor level, enabling them to improve natural light, views and a connection to the garden.

The glazed link provides front and rear entrances central to the layout. The small patio area to the North creates an accessible garden space for the wheelchair accessible family annexe, with space for bin storage and access through the coat and boot store.

The existing hard-standing parking area will be retained and used as the driveway and parking area for the property. The landscaping of the site will be tidied, improved and enhanced with additional soft-landscaping throughout.

The roof of the single-storey rear extension will be utilised as a flat roof terrace accessible from the living space at first floor level. This ensures the first floor primary living spaces have access to outdoor seating areas despite being located above ground level. The first floor balcony is heavily screened and will have no impact on the steep, overgrown, un-developable land to the North.



3.4 MASSING & VOLUME

The existing ground floor footprint of the original property (excluding the porch and lean-to extensions) was **167 cubic metres**.

The proposed additional ground floor footprint of the property is **45 cubic metres**.

The proposed additional ground floor footprint equates to a **27% increase** and is therefore less than one third of the original property volume.

The existing volume of the original property (excluding the porch and lean-to extensions) was **837 cubic metres**.

The proposed additional volume of the property is **250 cubic metres**.

The proposed additional volume equates to a **30% increase** and is therefore less than one third of the original property volume.

The overall ridge and eaves height of the proposed dwelling will not exceed that of the original house.

3.5 ACCESS & REFUSE

The existing vehicle access will be utilised. There are no proposed changes to the existing access.

Bin storage is located within the Northern patio area, please refer to the Proposed Site Plan drawing for the exact location.

3.6 PARKING

The front garden / driveway area has ample parking and turning area to allow vehicles to exit the site in forward gear. 3 parking spaces have been shown on the driveway, and 2 additional parking spaces are within the garage.

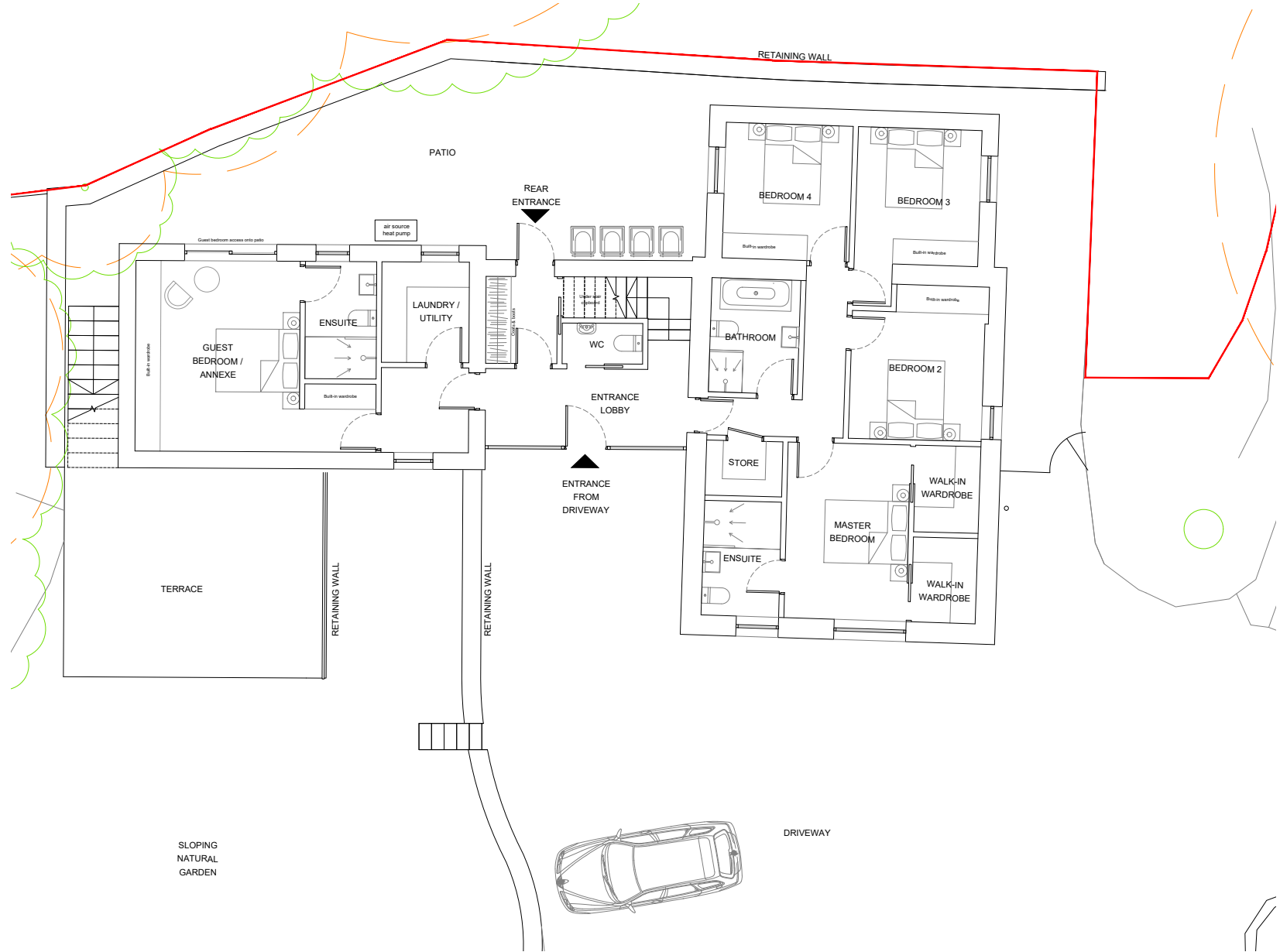
Cycle storage along with an electric vehicle charging point will be located within the detached garage.

4.0 DESIGN

4.1 PROPOSED LAYOUT - GROUND FLOOR

The ground floor plan has been designed to include the bedroom accommodation, services and the wheelchair accessible family annexe.

The proposed ground floor plan includes the entrance hall; a WC; coat and boot store; utility; family annexe; 3 children's bedrooms; a family bathroom; store; and master bedroom with ensuite and walk-in-wardrobes.



4.2 PROPOSED LAYOUT - FIRST FLOOR

The first floor plan has been designed to include the primary living accommodation, to maximise natural light, views and access to the garden.

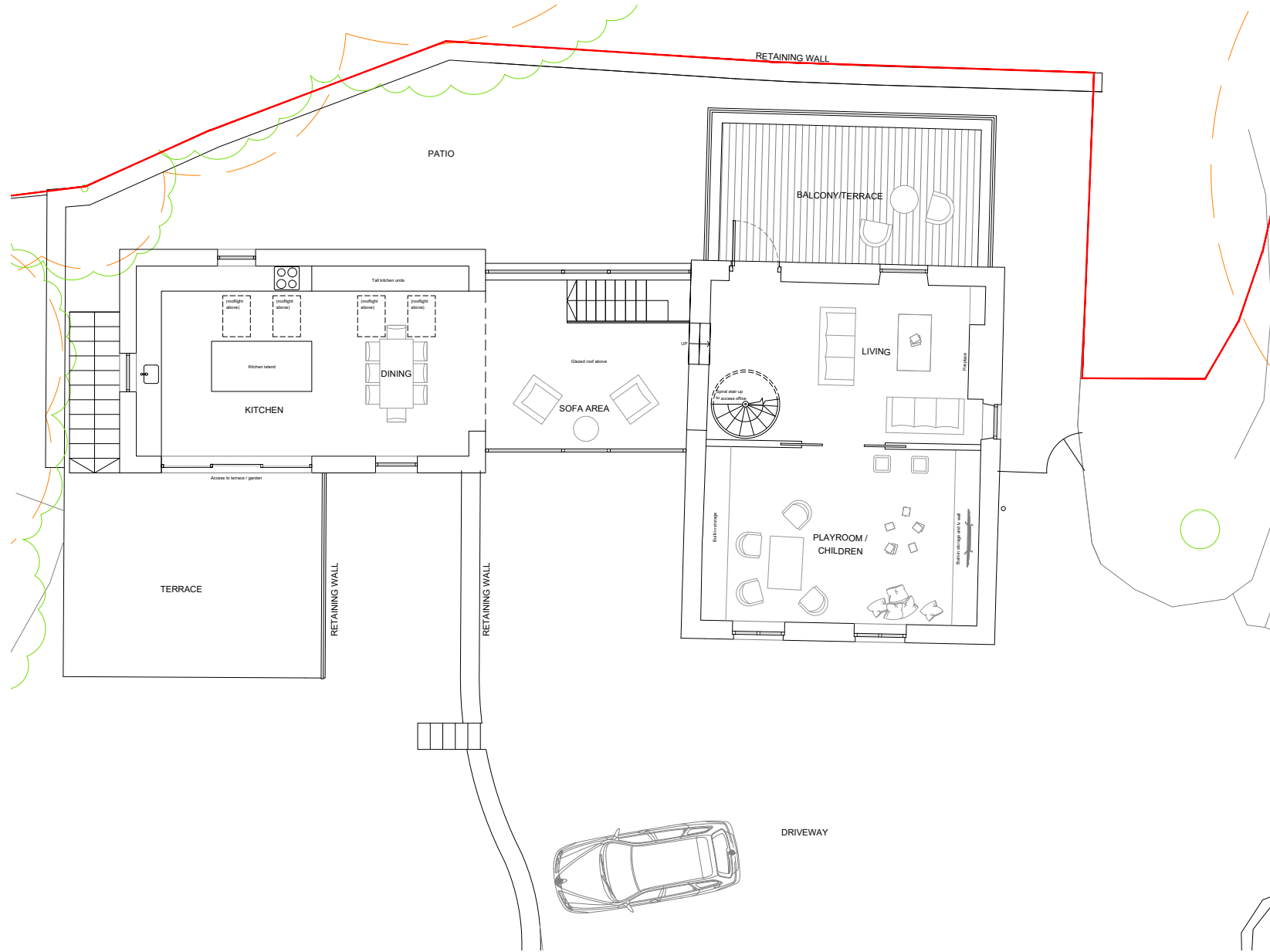
The proposed first floor plan includes the kitchen dining space; a living room; and children's playroom. The central glazed link extends the open plan living space to connect the first floor levels of the main house and cottage, creating 1 large open plan space for the family to enjoy.

The open plan kitchen dining living space now benefits from direct access to 2 external areas - the main garden to the West, and a terrace / balcony to the North.

The first floor balcony is heavily screened and will have no impact on the steep, overgrown, un-developable land to the North.

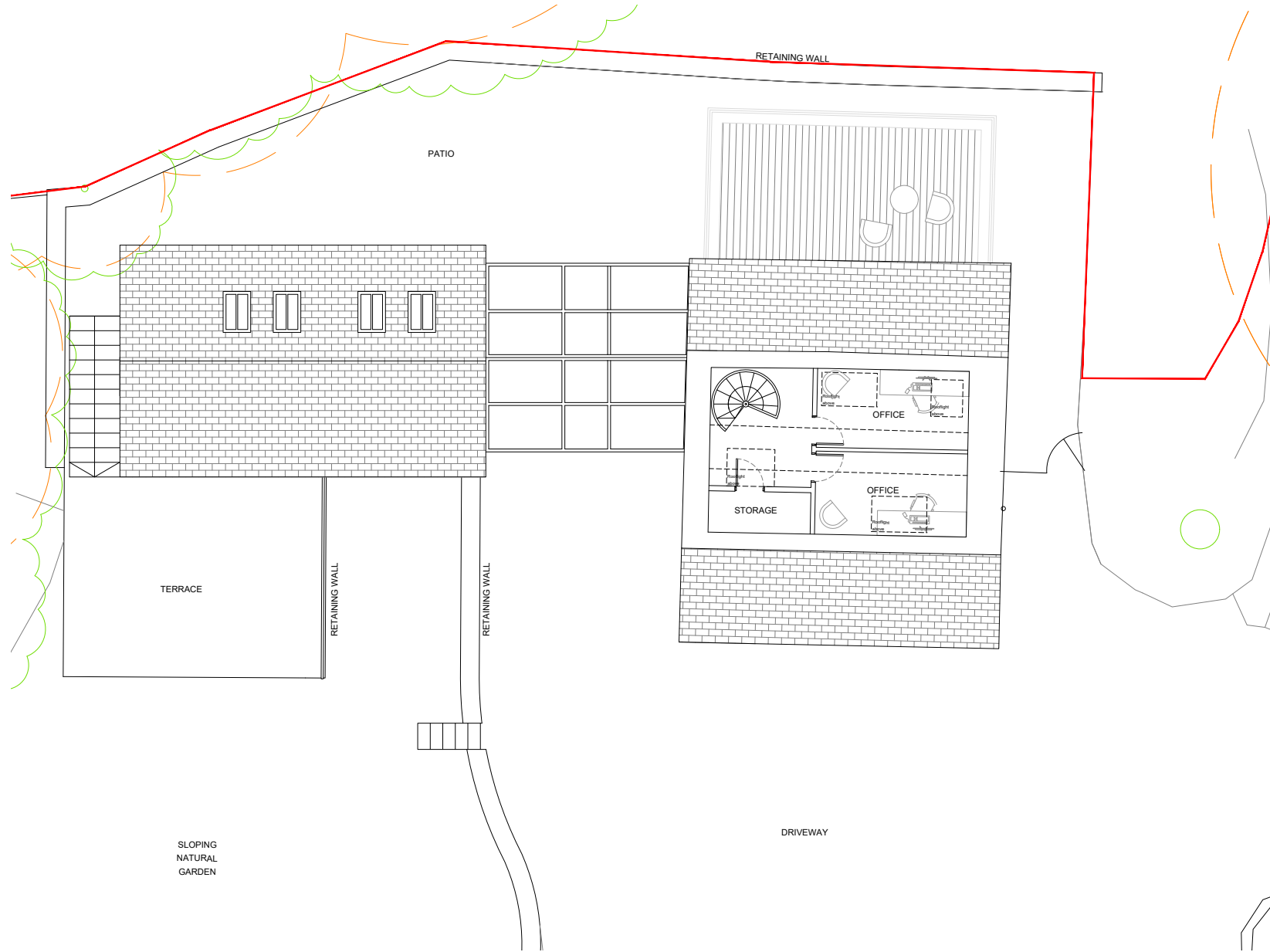


View from the existing first floor bathroom window facing North



4.3 PROPOSED LAYOUT - SECOND FLOOR

The second floor plan has been designed to include 2 separate home office spaces for Mr Hanna and Dr Kundu who regularly work from home. The space is accessed from the living room via a spiral staircase.



4.4 PROPOSED ELEVATIONS



4.5 SUSTAINABILITY

The property has been designed to minimise energy. The dwelling will require minimal energy for heating, cooling and lighting.

We will achieve this firstly by sustainable design, (siting, thermal mass, sustainable heating), and secondly by a fabric first approach (high levels of insulation, prevention of thermal bridging). PV solar panels are proposed on the South facing roof of the existing house and an air source heat pump, rainwater collection, battery storage and electrical vehicle charging point will also be included.

4.6 BIODIVERSITY

The site is adjacent to dense woodland on steep terrain with a large garden to the west.

The existing mature trees will be retained with some pruning around the cottage and Northern patio as recommended in the AIA.

Two hedges have been removed as part of the proposal to connect the cottage and garden at the first floor level.

The garden will be sympathetically landscaped to respond to the re-built cottage with new planting along the banking adjacent to the driveway.

There are opportunities to create additional planting in the garden and include bird and bat boxes across the site.

4.7 VISIBILITY

The site is heavily screened by existing mature hedgerows and trees, and the proposal does not have any visual impact in comparison to the existing building other than improving the materials and landscaping.

4.8 PRE-APPLICATION

A pre-application was submitted in October 2021 and we received a response in December 2021. We have reviewed the response and based on the Planning Officer's comments we have made the following amendments:

- The single storey extension has been reduced in width by 0.3m either side to ensure the existing quoins are visible.

4.9 MATERIALS

The proposed scheme has been designed utilising a material palette which compliments both the rural site and the surrounding greenbelt.

The new extensions have been designed to allow the original building to remain legible, as a contemporary response to a rural setting.

The existing dwelling will have minimal changes to the elevations, and the cottage will be re-built sympathetically.

The material palette consists of natural stonework, black timber cladding, stone roof tiles, slate roof tiles, conservation rooflights, and a mix of contemporary and traditional glazing. The existing stonework will be cleaned, and the proposed stonework will match the existing with feature quoins and stone window surrounds.

The external appearance will be of a traditional house with attached out-building paired with a mix of traditional and contemporary glazed openings to create a contemporary but rural property suitable for modern living.

Windows on the main house will retain the same rhythm and proportions, with the glazed link being the main contemporary feature. The existing windows on the cottage will be reflected in the proposal, whilst incorporating features and details which relate to the both the original cottage, and the main house.

The black steel railing has been proposed as it complements the black cladding, continues the vertical rhythm of the 2 properties, has a rustic, rural,



raw aesthetic which complements the window colour, glazed link, cladding colour and natural stonework. The adjacent images show examples of black railings which have been successfully implemented on similar rural schemes.

These are some precedents which represent the proposed material palette, the relationship between old and new elements, and features which have been included within our proposal.



4.10 VISUAL APPEARANCE



5.0 VISUALISATIONS

5.1 PROPOSED FRONT ELEVATION



6.0 PLANNING POLICY

6.1 PLANNING POLICY - NATIONAL PLANNING POLICY FRAMEWORK

NPPF Paragraph 145

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- the provision of appropriate facilities for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages;
- limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites);
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

6.2 PLANNING POLICY - BURY UNITARY DEVELOPMENT PLAN

Policy OL1/2

Green Belt

The construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes:

- a) agriculture and forestry (except where permitted development rights have been withdrawn);
- b) essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of Green Belt and which do not conflict with the purposes of including land in it;
- c) limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces;
- d) limited infilling in existing villages as set out under Policy OL1/3.

The proposed volume of the extension would be less than one third of the volume of the original building.

A volume calculation of both the original building and proposed building volumes has been calculated to demonstrate the volumes do not exceed one third.

Therefore the proposed development would not result in a disproportionate addition to the dwelling house and would be in accordance with Policy OL1/2.

Policy OL5/2

Development in River Valleys

Within the River Valleys, new buildings or the change of use of existing buildings or the change of use of land will not be permitted. The only exceptions considered acceptable will be those where the development would not lead to the division of the open parts of the valleys into sections and it falls within the terms below:

- a) where the area is designated as Green Belt the established Green Belt policies will apply;
- or
- b) where the area does not form part of the Green Belt, at least one of the following circumstances is met:
 - i) that the development represents limited infilling to an established valley settlement or industrial area;
 - ii) that it is an extension to, or renewal of an existing industry, where the economic and employment factors are of overriding importance;
 - iii) that the development is required in association with an outdoor recreation or appropriate tourist facility;
 - iv) that the development is limited and will form part of, and be essential to, the maintenance of the provision and improvement of public services and utilities;
 - v) any other development that would be appropriate in a Green Belt.

6.2 PLANNING POLICY - BURY UNITARY DEVELOPMENT PLAN

Policy OL7/2

West Pennine Moors

Throughout the area of the West Pennine Moors, as defined on the Proposals Map, the Council will control development and manage recreational activity and public access, so as to reduce any possible detrimental effects these may have on the important character of the area. In considering proposals for development particular regard will be had to the effect on the following:

- a) agriculture and forestry;
- b) water catchment;
- c) settlements;
- d) landscape character;
- e) ecological and geological features;
- f) archaeological and historic features.

A bat and bird survey have been completed as part of the application which confirms there will be no damage to habitat or species.

Trees will not be affected by the development.

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 proposed development to the house, removes the 1980's additions that detract from the original elevations and re-building the cottage in the same proportions and footprint retains the historic site relationship to the main house.

The elevations of the cottage will be re-built in a sympathetic manner, with the 'old and new' elements remaining legible throughout.

The existing windows on the cottage will be reflected in the proposal, whilst incorporating features and details which relate to the both the original cottage, and the main house.

The proposed development would be in accordance with Policy OL7/2.

6.2 PLANNING POLICY - BURY UNITARY DEVELOPMENT PLAN

Policy EN1/1

Visual Amenity

Development will not be permitted where proposals would have a detrimental effect on:

- a) public views of prominent or important buildings, especially those in areas of architectural or historic interest;
- b) the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

The site is heavily screened by existing mature hedgerows and trees, and the proposal does not have any visual impact from the access road, Public Right of Ways, or the local public amenities.

Therefore the proposed development would be in accordance with Policy EN1/1.

Policy EN9/1

Special Landscape Areas

In those areas identified on the Proposals Map as Special Landscape Areas, any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.

The new extensions have been designed to allow the original building to remain legible, as a contemporary high-quality design response to a rural setting.

The elevations have been designed to ensure the main house and cottage still have their individual identities and can be read as 2 separate elements linked with a transparent structure. The elevations of the cottage will be re-built in a sympathetic manner, with the ‘old and new’ elements remaining legible throughout.

Therefore the proposed development would be in accordance with Policy EN9/1.

Policy H2/3

Extension and Alterations

Applications for house extensions and alterations will be considered with regard to the following factors:

- a) the size, shape, design and external appearance of the proposal;
- b) the character of the property in question and the surrounding area;
- c) the amenity of adjacent properties;
- d) visibility for pedestrians, cyclists and drivers of motor vehicles.

Both extensions are subservient to the existing house and cottage. The shape and design of the glass link reflects the proportions of the existing cottage.

New elements will be clad in black timber, and the new glazed link introduces a contemporary addition to the traditional character of the building.

The proposed development will have no affect on the amenity of the adjacent properties.

The site is not visible from any public roads so will not impact of views for pedestrians, cyclists and drivers.

The proposed development would be in accordance with Policy H2/3.

7.0 CONCLUSION

7.1 CONCLUSION

We have worked together with the applicants to create a solution which meets the applicant’s family requirements whilst being mindful of the surrounding greenbelt and character of the existing properties.

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 completed scheme would refurbish the existing building to create an exceptional example of a rural property, designed for contemporary living, and by utilising the disused cottage for the enjoyment of the family, the applicants will create an outstanding family home.

We welcome your comments and input on the scheme. Please contact the agent if you would like to discuss the proposal in further detail or arrange a meeting.



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