

DESIGN & ACCESS STATEMENT

prepared in support of a planning application for the demolition of an existing outbuilding and the construction of a single storey rear extension.

GREYSTONES, REDISHER LANE, RAMSBOTTOM



view of existing part northern elevation .

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Prepared September 2021 Revised 17.03.22

Introduction/Proposals:

This statement is a revision of a previously submitted application for a similar extension.

Our clients, Mr & Mrs N Dykins, the occupiers of Greystones, are seeking planning approval for the demolition of an existing attached outbuilding which is to be replaced with a single storey extension. The extension is part of a proposal to remodel and refurbish the ground floor of the property with the extension accommodating a family Kitchen.

The existing outbuilding currently accommodates the existing central heating boilers, external W.C. and provides general storage. This together with the adjacent chimney stack and a small timber-constructed external rear porch will also be demolished . The porch is to be replaced with similarly scaled porch and canopy to provide an external timber log store.

The site:

Greystones, which was constructed some time before 1937, is situated in it's own grounds off Redisher Lane, Holcombe Brook and 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 proposal seeks to demolish the outbuilding as the current construction doesn't meet the requirements of the current Approved Documents. The architectural style of the proposed extension seeks to replicate the architectural style of the existing house and will reuse all the external finishing materials. As such it is sympathetic to the Conservation Area and it's general location.

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

Scale of Development:

The proposed Kitchen will be single storey and largely sited on the footprint of the existing outbuilding, extending to the rear to a similar depth, 5.6m, and will be 9.7m in overall width. A lantern light is to be situated over the Kitchen island unit.

The height has been minimised by the use of a 'flat' roof with traditional parapet detail. The 'flat' roof has been introduced 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 patio area will be formed to the east facing elevation overlooking the lawned area. This will be finished in natural reclaimed stone flags.

Appearance:

Our clients would like to replicate the architectural style of the existing property which will be assisted by the retention and re-use of the external finishes in the construction of the extension.

The fenestration pattern again replicates that of the existing house, with only a bay window seat to the northern elevation being a contemporary element. This window is positioned to take advantage of the views out towards Holcombe Hill.

In trying to preserve the outlook from the adjacent first floor bedroom windows, a number of roof forms have been investigated. We have been asked to reconsider the original proposal and the application was withdrawn to allow time to reconsider the options. During this period we looked again at the options and a flat roof incorporating a lantern light has been agreed to be the optimum solution.

The overall intention is to largely replace like with like, see below.



View of part 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 large house sheltered from views from the road by Redbrook (built later but reflecting the architecture of Greystones) together with raised land and trees and shrubs in various locations. It was built early in the 20th century in the revived gothic style. It is built in pitch 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 style and there is a stone setted yard.

The proposal is to remove a small line of outbuildings at the rear and replace with a new kitchen. A small porch at the rear is also to be replaced with a new porch and open log store. The extension will be in coursed stone with stone dressings and mullioned windows facing north towards Holcombe Hill. There are to be new bi-fold doors facing west. The previously proposed covered terrace has been omitted. The proposed roof will be a flat structure surrounded by a stone parapet.

The proposed buildings are single storey to be built in local materials matching the house. They will be largely hidden from all views by the location of the site, surrounding landscape and the double garage which is to be retained. However, although mainly hidden the proposal has been designed to reflect the character of the house with the addition of modern interpretation via the bi-fold doors, covered terrace and an area of full height mullion windows to the main house. The original house itself is an interpretation of a medieval style but which had been designed for 20th century living. The proposal is in keeping with the original character of the house and has little if any impact on the surrounding land. There will be no harm to the significance of 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. The outbuilding which will be demolished as part of the works has a total volume of 37m³. The Kitchen extension has a total volume of 141m³ providing a total increase of 104m³ and an overall increase of 9.5%.

Access:

The internal alterations will provide larger more generous internal circulation and the raised terrace area will provide additional level access.

Conclusion:

Constructed largely in materials 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. We believe this has been carefully taken into account in the design of the proposal and will sit well within it's location.