



## SUPPORT PRESENTATION - PRINCIPAL ELEVATION STUDY

Forrest Cottage | NOVEMBER 2023

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# PREFACE

This document has been prepared by STUDIO SDA on behalf of our client Mrs Sandra Davenport who, together with her family, has owned the site and all the existing buildings, known as ‘Forrest Cottage’, the surrounding site and adjoining field for the past 27 years.

The document presents evidence of architectural characterists and features to support the orientation of the property for the purposes of a permitted development application as requested by the local planning authority. The information provides support of the final design proposals for the rear single extension to the existing family home under permitted development regulations.

The proposal seeks to create a moderately sized rear single storey extension designed to be a contemporary and traditional blend of architectural styles and materials to continue the reinvention of the three workers cottages that were converted into the one residence. The architectural design has been prepared demonstrating high quality design with sustainability at the forefront.

It should be read in conjunction with documents prepared by the selected design team, appointed by the client, which comprise:

ARCHITECT



PLANNING CONSULTANT







**SILVER TREES**  
CHESHIRE LISTED BUILDING EXTENSION  
APPROVED 2020

WE BELIEVE IN THE  
MANTRA

“SLOW IS CALM,  
CALM IS SMOOTH,  
AND SMOOTH  
IS FAST”

## STUDIO SDA | ARCHITECTURE

Principal Architectural Designer Simon Lewis-Pierpoint established STUDIO SDA Architecture in 2007. Based in Chorley, Lancashire, STUDIO SDA Architecture has gained a reputation for realising creative, imaginative and contextual architecture. During its history the practice has enjoyed recognition for its achievements in architecture through published projects and many significant awards and nominations.

Over fifteen years on, with Simon at the helm, the practice philosophy places great emphasis on working as a team, in a studio environment. This approach ensures ideas are shared and collectively reviewed during the development of the design, throughout each stage of a project's evolution. It is the practice's belief that group work produces the most comprehensively successful design solutions, something that is evidenced by consistent client satisfaction and the award winning record. The unique response to each site and client brief drives the wide and varied output of the studio, with projects ranging from master planning to furniture design, residential to commercial and mixed use schemes, through to one-off dwellings and sensitive refurbishment, including work with listed structures and Scheduled Ancient Monuments. There is no in-house style as such, although there is a consistency of approach and analysis which repeatedly generates a high quality design response.

The practice has established a specialism in residential schemes recognised by numerous Architecture Awards granted over the years, including in 2016 the Northern Design Awards Best Architectural Concept for a home that was awarded the UK's first ever approval on virgin green belt land, this project rewrote planning law being approved solely on the architectural design being so highly recognised by the High Court.

### AWARDS

LABC BEST RESIDENTIAL EXTENSION AND ALTERATION 2015  
NORTHERN DESIGN AWARDS | BEST ARCHITECTURAL DESIGN CONCEPT 2016  
NORTHERN DESIGN AWARDS | BEST ARCHITECTURE PRACTICE 2016  
NORTHERN DESIGN AWARDS | BEST ARCHITECTURAL DESIGN CONCEPT 2017  
NORTHERN DESIGN AWARDS | BEST ARCHITECTURE PRACTICE 2017  
NORTHERN DESIGN AWARDS | BEST ARCHITECTURE PRACTICE 2018  
NORTHERN DESIGN AWARDS | BEST KITCHEN SPACE 2020  
NORTHERN DESIGN AWARDS | BEST BATHROOM SPACE 2020  
NORTHERN DESIGN AWARDS | BEST AMAZING SPACE 2020  
NORTHERN DESIGN AWARDS | BEST ARCHITECTURE PRACTICE 2020

Build 2020 Design and Build Awards Winner  
BEST ARCHITECTURE STUDIO - LANCASHIRE 2020

LUX MAGAZINE  
MOST INNOVATIVE RESIDENTIAL ARCHITECTURE PRACTICE LANCASHIRE 2021

STUDIO SDA continues to be commissioned for high profile schemes of varying scales across the UK and internationally, including St Tropez Manoir Development, a prime one-off residential development in the South of France in addition to several large one-off private dwellings situated in Area's of Outstanding Natural Beauty and World Heritage Sites

We are committed to delivering high quality schemes true to their original concept and relevant to our time and unique to their site and to their client.



**VENUS HOUSE**  
HEALTHIEST HOME IN BRITAIN  
HEREFORDSHIRE | GREEN BELT | APPROVED 2021



**JUPITAR HOUSE**  
MIDLANDS NEW BUILD HOME  
GREEN BELT | APPROVED 2019



**CORN MILL HOUSE**  
YORKSHIRE BEST NEW HOME  
GREEN BELT | APPROVED 2022



**THE OLD HALL**  
CHESHIRE LISTED BUILDING  
GREEN BELT | APPROVED 2021





Existing front driveway access to the North.

Original front lighting.

Original front door to workers cottage two lintel still visible as part of the conversion from three workers cottages to one main property now residing as Forrest Cottage.

## COTTAGE TWO

## COTTAGE ONE

Original front door to workers cottage one

Original back door to workers cottage two with rear back garden facing south.





PADDOCK

STABLES

ORNAMENTAL  
FRONT GARDEN

FRONT DRIVE

GARAGES

FORREST COTTAGE

REAR LARGE GARDEN  
SOUTH FACING

FOREST

RIVER IRWELL

FOREST

A central porch in the middle of an elevation is that of the rear access to number two workers cottage and should not be confused with the main access to Forrest Cottage.

The property in question was originally 3 workers cottages dating back to 1850, which were converted from farm buildings in circa 1912. The current owner has resided at the property in question since 1997 and has always during their ownership and use, used the front driveway and front door as the principal access and egress from the property and site.

The front driveway has access off the main highway, no access elsewhere on the site, this is the only vehicle access that serves Forrest Cottage.

The confirmed front garden the floor plan orientation with the front porch entrance and that most properties throughout architectural time would have been designed with south facing rear gardens supporting the river vista especially properties that principal elevations face directly to main railway lines and/or highways.



HISTORIC FRONT DRIVEWAY ACCESS

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HISTORIC EVOLUTION

The survey data below provided by the surveying team to the architects clearly shows the evolution of the property named Forrest Cottage which has the earliest recordings from 1850 until 2023. The site of Forrest Cottage has been reinvented and the property fluctuated in size due to the conversion. The original properties of Forrest Cottage are likely to have been built as three small workers cottages to support the local areas influx of wealth within the historic farming and industrial redevelopment of the area especially Burrs Country Park which was nestled in the serene Irwell Valley. Forrest Cottage conversion from three individual workers cottages to one main property is likely to have been deliberate, potentially due to the reduced need of human labour and the influx of increased wealth during the industrial revolution at the point the cotton spinning mills became the main source of wealth and opportunity. The introduction of machines to the cotton mills dramatically reduced the need for casual workers. From 1949 until today with industry opportunities in the area diminishing the historic use of workers cottages is no longer required, which is similar to other properties in the wider surrounding area that have been converted to form single homes. This historic shift in technology, resulted in many workers cottages being sold to wealthy single families who wished to convert these modest cottages into more prestigious family dwellings. We feel the site would benefit now with its next chapter of reinvention by adding the single storey rear extension that will allow the opportunity to further enhancements to be enjoyed between the unique landscape and the views towards the River Irwell and the surrounding forest to which Forrest Cottage takes its name.



# STATUTORY DECLARATION

A statutory declaration is a formal written statement of fact made in a prescribed manner affirming that something is true to the best of knowledge of the declarant. It is governed by the Statutory Declarations Act 1835. A statutory declaration will need to be witnessed in front of a prescribed person, such as a solicitor, a notary of the public, a justice of the peace, or a commissioner for oaths.

Our client and homeowner Mrs Sandra Davenport has provided a statutory declaration to support this resubmitted application for a rear single storey extension in accrdance with The Town and Country Planning (General Permitted Development) (England) Order 2015.

To summarise the application submitted conforms to all the applied sizes required for the application to be deemed acceptable under the provisions of 'permitted development rigths' of the home owner.

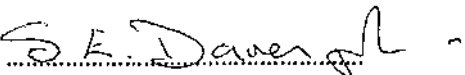
We hope the aforementioned is self-explanatory and we would seek the council approve the resubmission without delay.

## STATUTORY DECLARATION OF SANDA ELIZABETH DAVENPORT

I Sandra Elizabeth Davenport born on the 22<sup>nd</sup> February 1951 of Forrest Cottages, Wood Road Lane, Summerseat, Bury, BL9 5PZ do solemnly and sincerely declare that: -

1. I purchased the property Forrest Cottages, Wood Road Lane, Summerseat, Bury, BL9 5PZ in 1997, and I have lived here uninterrupted for twenty seven years.
2. The front porch of the property has always faced the main highway, and the railway beyond. It is accessed via the entrance gate and driveway to the front of the property. The garage and stable are located at the front of the property.
3. The rear of the property faces away from the main highway. It has a south facing vista over the river which runs the length of the garden. Here I have a private cottage garden with patio, lawn, flower beds and BBQ area. It leads into the forest garden running down to the river.
4. There is no vehicular access to the rear garden from the highway, and obviously not from the river boundary.
5. I inherited the rear garden laid out, as it is now when I bought the property in 1997, and it is remained unchanged and enjoyed for the entire time I have lived here.
6. I make this solemn declaration conscientiously believing the same to be true by virtue of the Statutory Declaration Act 1835.

Signature of Declarant:

  
SANDRA ELIZABTH DAVENPORT

Declared by the said Sandra Elizabeth Davenport at Bury, in the County of Lancashire on

2<sup>nd</sup> day of November 2023 before Mark Taylor.

  
MARK TAYLOR SOLICITOR.

Woodcocks Haworth and Nuttall Solicitors  
12 Manchester Road  
Bury  
Lancashire BL9 0DX

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