

DESIGN STATEMENT



woodside

holcombe

january 2025

1.0 INTRODUCTION



Aerial view of existing house and garden



Existing North East corner of Woodside on approach from access drive

1.1 REPORT OVERVIEW

This report has been prepared by Stanton Andrews Architects on behalf of the applicant, Mr David Webster, to support a householder planning application to extend and remodel a dwelling.

Stanton Andrews Architects was established in Clitheroe in 2006 and has a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budgets of its clients.

The practice has considerable local experience and projects have consistently demonstrated a focused and considered appraisal of the existing arrangement, site, and context; resulting in imaginative and elegant designs tailored to the specifics of each location. This, combined with a sensibility for historical context and vernacular identities, has created socially and environmentally responsive architecture that enhances and sustains successful places.

This document specifically deals with the architectural design development of the proposal and should be read in conjunction with all associated drawings and supporting documentation.

This report seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access (into and within), massing, orientation and materiality.

It also demonstrates consideration for the architectural detail that will be taken forward in order to create a high quality development.

1.2 PROJECT ADDRESS

Woodside,
Dundee Lane,
Ramsbottom,
Bury,
BL0 9HF

1.3 BRIEF

Existing Building:

Review and re-plan the existing building to address the shortcomings of the current physical and operational arrangement.

Existing Site:

Utilise the existing site to provide an individual dwelling that celebrates the location, its access to the countryside and is reflective of the local architectural vernacular.

Vision:

Create a high quality design befitting the site, the house should be sympathetic to the setting and the existing dwelling but also achieve modern living standards.

Sustainability:

A focus on sustainable methods will ensure the dwelling has low energy consumption and a reduced carbon footprint.

Characteristics:

Holcombe Village Conservation Area, Green Belt

Views:

The proposal celebrates its location maximising views of the immediate context and surrounding Natural Landscape.

Considerations:

A design that is fully considered in terms of its planning, the environment and ecology.

Woodside

2.0 SITE and BUILDING APPRAISAL



View from the highway on arrival



View from Dundee Lane

2.1 THE SITE

The site falls steeply from North to South.

The gardens are steeply terraced. They have evidently been neglected over a considerable period of time making some areas 'challenging' to access.

Within the garden are a number of mature trees - following sections comment further on this matter.

The cobbled access drive leads from Dundee Lane and passes to the North of the house.

Vehicle manoeuvring space within the site is restricted.



Trees understood to be covered by a TPO

2.2 THE HOUSE

Historically the property was called Wood Side, on recent maps it has been titled as Holcombe Rectory, it is now referred to as Woodside.

The buildings lie within Holcombe Village Conservation Area (a designated heritage asset) where an article 4 direction applies withdrawing permitted development rights for some exterior alterations. The building is not listed, but both could be considered worthy of non-designated heritage asset status.

A heritage statement accompanies the application.

Woodside House sits in the heart of the site and the original 'Georgian' farmhouse has been remodelled and extended in the arts and crafts style. The original and current entrance doors face South and do not address the approach to the house.

The two storey coach house is to the West of the main house. Topography means it can be accessed with level access at both ground and first floor levels.

2.3 TREE PRESERVATION ORDERS

Bury Council records confirm that the trees along the Northern boundary with the Old Rectory are covered by a tree preservation order (TPO).

Woodside



South East corner



South West wing built as part of the main house



Coach house



Ramp to upper ground floor level access

2.3 EXISTING BUILDINGS CALCULATIONS

A breakdown of the area of the existing accommodation within the property is provided below: -

FOOTPRINT

house	198.5 m2
annexe	58 m2
store	11.5 m2
total	268 m2

GROSS INTERNAL AREAS

house	
basement	38.5 m2
ground	164 m2
first	165 m2
attic	48 m2
total	415.5 m2

annexe and store	
ground	47.5 m2
first	41 m2
second	30 m2
total	118.5 m2

overall total	534 m2
---------------	--------

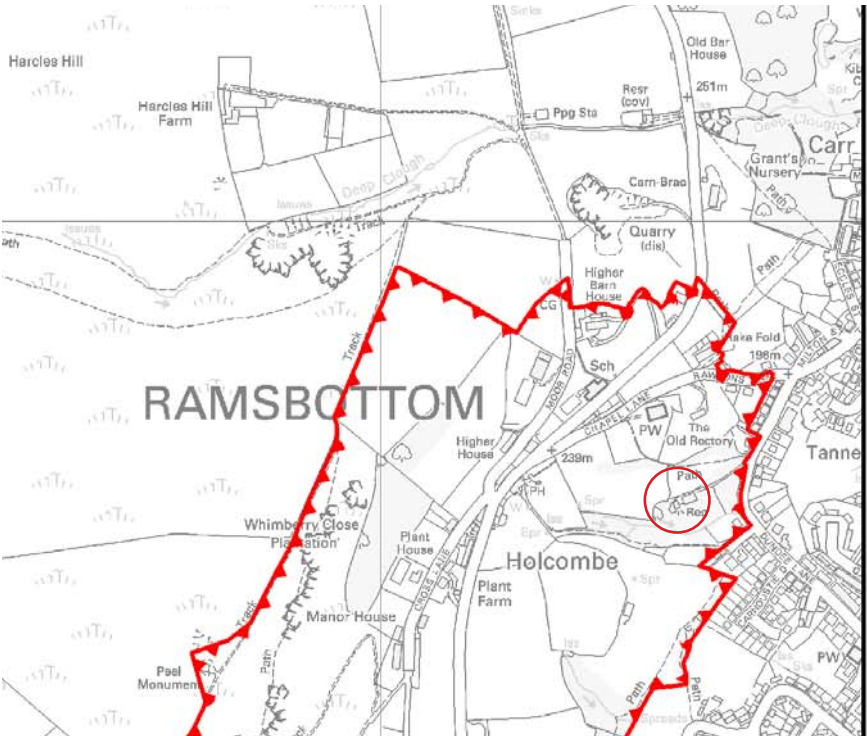
3.0 WIDER SITE CONTEXT



Woodside

3.1 AERIAL VIEW

- site location
- sun path
- main road
- public footpath
- private access drive
- position photograph taken from (see section 3.3)



Site, circled, within Holcombe Conservation Area boundary

Woodside



Listed Shoulder of Mutton pub



Listed Higher House



Listed Manor House



Listed Emmanuel Church

3.2 LOCAL CONTEXT

Holcombe village lies on the shoulder of Harcles Hill, on higher ground due West of Ramsbottom , six miles North of Bury and twelve miles North of Manchester, lying West of the A66, A56 and River Irwell valley.

Holcombe is a rural area, comprising a series of scattered settlements on steeply rising ground with a small nucleus around the historic road junction where the church and the Shoulder of Mutton Pub are located.

While the structure and distribution of the earlier farms have been retained, most such buildings have been adapted for domestic usage. The economic focus of the area is therefore largely residential, although the natural beauty and its position on the edge of moorland within reach of a major conurbation attracts recreational visitors as well.

In 1882 the branch railway line from Bury to Holcombe Brook was opened, in the following years, chemical, bleach and cotton mills were constructed. At this time a number of substantial residences was also increasing with the significant extensions of Plant House, Higher House, Norcot, Aitken House/Holcombe Hall, Manor House and Wood Side.

Wood Side was used as the Rectory for a time, as the original Rectory was considered by the incumbent to be too damp.

Woodside



1. Woodside from the South and start of PROW 62RAM



2. Woodside from the South from PROW 62RAM



3. Woodside from the West from PROW 62RAM



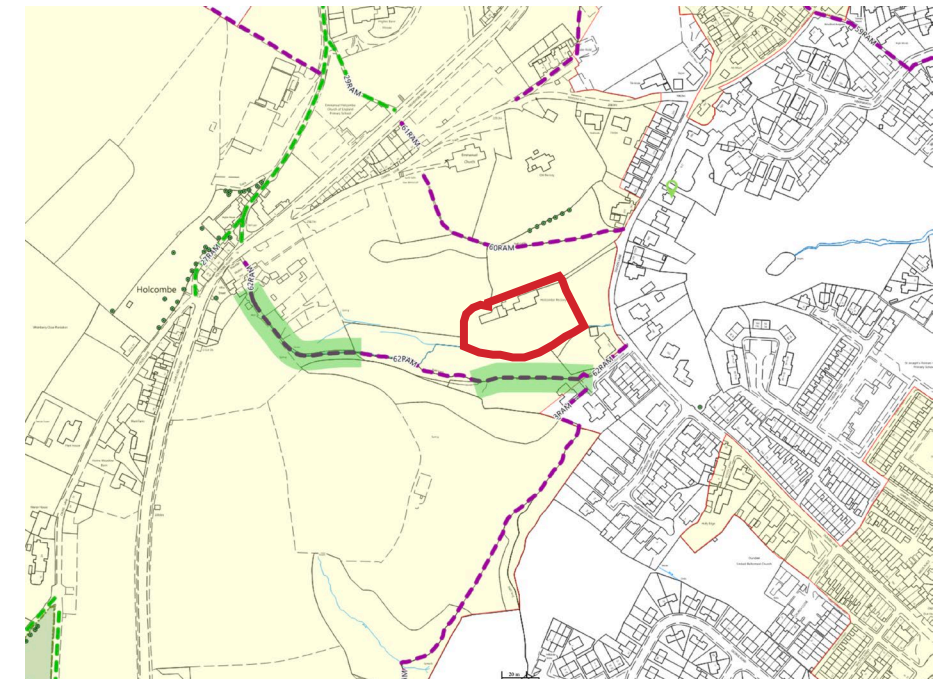
4. Woodside from the North from PROW 60RAM

3.3 PUBLIC RIGHT OF WAY

Bury Council records confirm that there are two public rights of way (PROW) surrounding the Woodside estate. PROW 60RAM passes the site to the North and PROW 62RAM passes to the South. Neither of the public rights of way pass through the site itself.

We have reviewed the impact of the extension when viewed from the PROW. This exercise was undertaken in the winter where the expectation is that the property is in its most exposed condition due to a lack of foliage on the surrounding trees. Despite this, the house is still barely visible in and amongst the woodland setting. The proposed single storey link would not be visible - hidden by the natural vegetation or the surrounding contours.

When viewed from the public highway (Dundee Lane) the property is also positioned some 85m away - benefitting from a long, private, access drive which helps to conceal the property in its setting further.



Public rights of way map

4.0 DESIGN PROPOSAL



CGI of rear garden elevation

4.1 APPROACH

The scheme has been developed through a number of concept and detailed design proposals.

The design approach has been focused on combining the house with the neighbouring two storey outbuilding. Historic mapping has shown that the space between the two building was infilled, but we have no evidence that they were linked internally.

The link is single storey and does not extend any further forward than the historic infill. Internally the space has been remodelled to create fewer larger rooms, better aligned with current expectations.

Where openings have been included to the existing buildings, these tend to repeat historic details. Whereas the link is detailed in a contemporary manner with large panels of glazing, lead/metal cladding and a sedum roof.

4.2 MASSING & SCALE

FOOTPRINT

The footprint of the house, annexe and store has increased from 268 sqm to 321.5 sqm (approx) less than 20% increase.

GROSS INTERNAL AREAS

The gross internal areas at ground floor level has increased from 415.5 sqm to 464 sqm (approx) less than 11% increase. The areas of the other floors are unchanged.

SCALE

The single storey extension is less than 4m tall and would not be visible on arrival from Dundee Lane or from any of the surrounding public rights of way.

Woodside



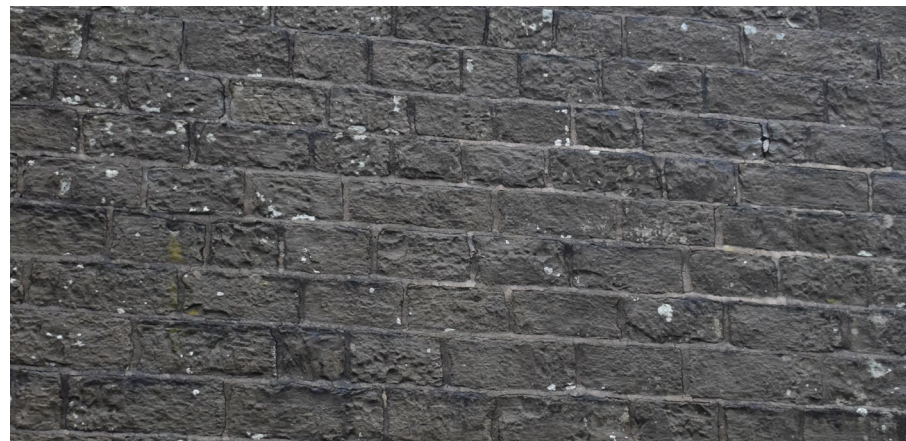
CGI of rear entrance



Natural slate



Metal cladding



Coursed local stone

4.3 MATERIALS & DETAILS

The existing house and outbuildings is built from local stone with a slate roof. Given the desire to introduce large panels of glazing to the South facing garden elevation and to minimise the bulk of the extension by limiting it to a flat roof link it was felt that an alternative material should be introduced.

At the moment the suggestion is that the cladding should be metal/lead. Whilst metal cladding may seem contemporary the use of lead in building goes back centuries. It was used extensively in Roman aqueducts between 500 BC and 300 AD. The Normans were also known to have used lead in their buildings, in the form of both pipes, guttering and roof coverings.

Churches throughout history have used lead for their roofs, and lead has served these ancient buildings extremely well.

Where a wall is extended on its current line, a shadow gap detail has been introduced. This allows the new wall to be built plumb and true rather than follow the line of the much older building (which has almost certainly settled). The glazing has a frameless wrap around detail which is a contemporary detail.