

DESIGN STATEMENT

prepared in support of a householder application for a Garden Room annex to

SHAUNINGS COTTAGE, BOLTON ROAD, HAWKSHAW.



view north from Bolton Road towards Shauning's Cottage and the site



Introduction:

Our clients have recently purchased Shaunings Cottage, one of a group of properties forming what was historically Loe Bank Farm.

They have recently received planning consent for a number of minor alterations to the cottage under application ref: 70338, and are now seeking permission for a Garden Room annex to the immediate south of the property.

Shaunings Cottage forms part of a group of building which include Loe Bank Farm House and Low Bank Bungalow. The properties form an informal shared courtyard which links, via a short driveway, to Bolton Road.

Shaunings Cottage itself was built as two cottages around 1820. Subsequently the two cottages were combined into a single detached dwelling.

The property is situated in a mature landscape setting, elevated above Bolton Road to the north.

Over its long history the house has been altered and extended on a number of occasions. Most recently in 2018, during which a number of lean-to structures and garages were demolished and the volume incorporated into the overall refurbishment and extensions to the house.

In addition the application is supported by a Heritage Impact Assessment prepared by Mr M Nightingale.

Proposals:

The proposed Garden Room will replace a large garden shed which is currently accommodated on the site, which sits behind a close boarded fence separating the site from the access lane.

We have previously submitted proposals for the Garden Annex which we understand were considered to be too large in scale.

Our current, revised proposal will provide a Games/Play Room for the family's children together with a small shower room. The shower room will provide a degree of flexibility to the use of the space being created however it will remain as an annex to the main house.

Part of the original proposal included a storage area for gardening equipment, replacing the existing shed but this has been omitted to reduce the scale.

The orientation of the footprint has also been reconsidered with the space now being on a east-west axis. Whilst the roofscape has also been amended with the introduction of a flat roofed area to two elevations. This reduces the overall height and massing of the roof.

In addition, the siting of the annex has been reviewed and the rear (north) elevation now replaces the low stone wall bounding the hardstanding area. In combination with the reorientation of the floor plan, the structure is 2.0m further away from Bolton Road than the previous proposals.

The site slopes steeply from the house towards Bolton Road. The main garden room will sit at reduced level from the hard-standing area. The immediate area around the benefits from a number of mature trees and bushes which, together with the close boarded timber fence, form a natural screen from Bolton Road. The repositioning of the structure also retains significantly more of the existing landscaping, further obscuring the site from general public view.

Planning/Greenbelt:

Shaunings Cottage is situated in the greenbelt and together with the neighbouring properties is on the draft non-designated heritage asset list. Our supporting Heritage Statement however questions whether the houses are of sufficient historic merit to be afforded this status.

The architectural style and scale of the proposal has though taken the properties into account. The proposal is simple in form with a roofscape designed to minimise it's overall height with elevations clad in a dark timber finish.

We are proposing the garden Room will be constructed in highly insulated SIPs panels and as such are a semi-permanent structure which would be easily removed if required.

The site is currently bounded from the access lane with a tall, close boarded timber fence which will be retained, further obscuring the structure from general view.



the site looking up up the slope to the north.

As such the site is not generally visible from the any public view point other than from the Holcombe Moor Training Camp access road, please see below. As such the proposal, which will replace an existing Garden Shed, will have a minimal impact on the immediate site or the overall greenbelt.

Landscaping:

The proposals will require an area of shrubbery to be partly removed, however this will be mitigated by the planting of native trees and hedgerow plants as specified on the scheme drawings, improving and enhancing the biodiversity of the site.

The remaining landscaping will be retained. A supporting tree survey has been prepared by Mulberry TMC and this is appended to this application.

Appearance:

It is intended that the building will strongly resemble a typical garden building, finished in vertical larch cladding.

The two large window openings are intended to take advantage of the views out to the west and south of the garden. The main opening is recessed behind the elevation line to minimise and potential glare and also provide a covered area by the main access door.

The roof will be finished in a dark brown finished corrugated fibre cement board reflecting the agricultural nature of the setting.

Overall the design is such that it will minimise any impact on the adjoining buildings and the immediate landscape.

Access:

Neither the existing vehicular or pedestrian access will be affected by the proposals.



Shaunings Cottage (to the right) from the west, with the site to the right hand gable.

Conclusion:

The simple nature of the proposal takes into account the sites location in the greenbelt and the adjoining properties designation as a non-designated heritage asset.

It's scale, simplicity and agricultural aesthetic also reflects, and will be wholly in-keeping with, the agricultural heritage of the site.

The largely hidden position of the Garden Room will not overlook any adjacent properties and will not have any physical detrimental affect on them.

As such, we would suggest the proposals will sit well within it's immediate and it's more general environment.