

Mill Yard Cottage

Mount Pleasant

Nangreaves

BL9 6SP

DESIGN AND ACCESS STATEMENT – P2 – 22.2.22

In relation to Planning Application: PP-11156858

Plan reference: 2022004/MES/MYC/001 P2

The below statement has been updated post comments received from the Bury County Council Planning Development Team, via email date 11.4.22.

Mill Yard Cottage is not a listed property, however, it is a non-designated heritage asset and does lie within the Mount Pleasant Conservation area and the small redevelopment of the above property has been developed in total sympathy with the local conservation restrictions.

In cognoscente of the Mount Pleasant, Nangreaves Conservation Area Appraisal and Action Plan, 2004, within which Mill Yard Cottage features in many examples, the below changes have been developed to enhance the property, whilst maintaining all of the original features and character of the building.

Background

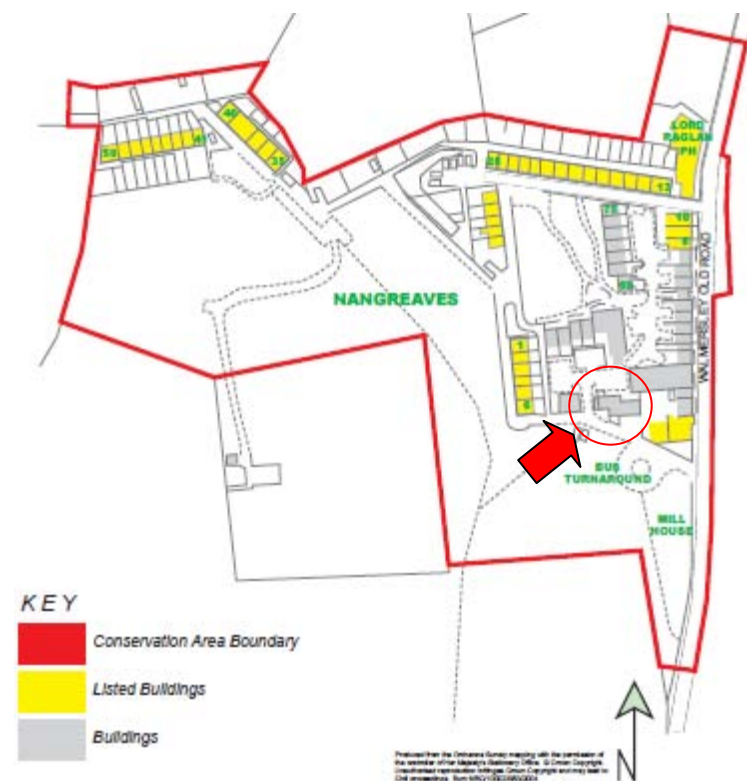
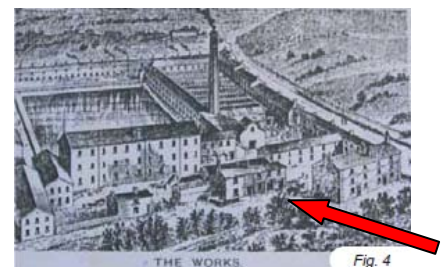


Fig 1 – Mount Pleasant, Nangreaves, Bury



Mill Yard Cottage enjoys a prominent position in the village and was originally the old coaching stables associated with the Mill Owners house (now demolished).

The property was purchased, although at the time it was two properties, the cottage and the coach house and converted to the property it is now by Bruce Farnworth. Father of the applicant Brian, who has lived in the property and lovingly maintained it for over 30 years.

However, to accommodate additional living accommodation, the applicant would like to convert existing internal garage into a new lounge area and also provide a porch/utility space on the back entrance to the kitchen.

Proposed Works

It is proposed that the front elevation be amended to remove the current timber garage doors and the vacant space reconstructed using matching random coursed, punch faced stone and hardwood timber glazing, thus matching the other original stable doorways and thus balancing the front elevation.

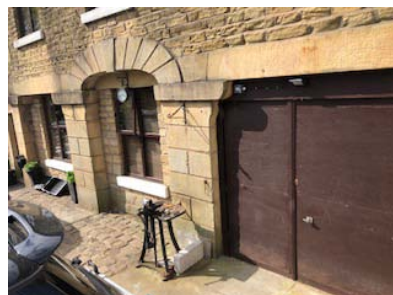
In accordance with section 8.1 of the Conservation guidance, no major openings are to be modified as the original stone stable doorway will remain intact. A hardwood, stained timber double glazed window will be installed to match those of the other openings.



Existing Front Elevation



Proposed Front Elevation



Existing Front Elevation



The photos show the existing front elevation and relationship to adjacent buildings (Mill Yard House) and windows, doorways etc.

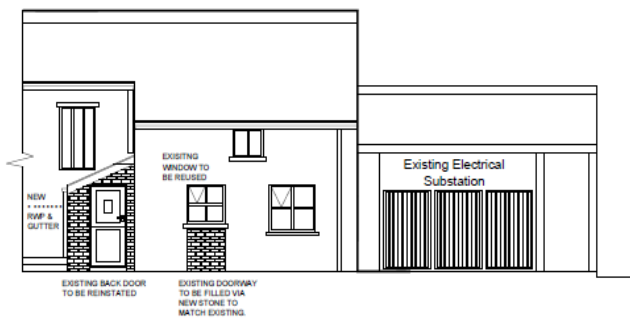
The second part of the application is to build a new porch/utility room to the rear of the property.

This again is to be completed sympathetically by re-utilising all of the windows and doorways, where possible. New stonework will be locally sourced, random coursed sandstone, punch faced as the original.

New natural slate will be used for the roof to match that of adjoining buildings including the Electrical substation attached to the end of the property. However, local stone could be utilised if this was a planning preference.



Existing Rear Elevation



Proposed Rear Elevation



The rear of the property is technically a walled yard with little or no planted areas.

Access to the rear yard is via the ESS access or steps adjacent to the bin store.

The rear elevation is already overlooked by adjacent properties to the side and rear courtyard, however, as part of the proposed extension, the owners would undertake some light landscape works, fencing and planting to better define the garden space. All of which will be conducted under the guidance of the Conservation order.



Development GFA

The overall habitable GFA for Mill yard Cottage is 230.4m² approximately. The proposed development is 4.8m², thus representing a 2% increase in GFA.