

DESIGN STATEMENT

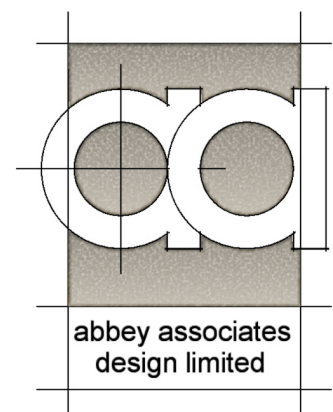


Existing view along Windrush Avenue

prepared in support of a full Planning application for the demolition of a 2-storey detached dwelling house and construction of a replacement 2-storey 5-bed detached dwelling with integral double garage & associated landscaping:

2 Windrush Avenue, Ramsbottom, Bury BL0 9TU

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INTRODUCTION

The application site consists of a substantially sized corner plot, totalling approximately 755m², fronting both Windrush Avenue and Summerseat Lane.

The site at present is an occupied detached dwelling with integral single garage accessed from Windrush Avenue. The property is owned by the Applicant, but is rented to the current occupants.

The property, along with its' neighbouring dwellings are generally individual detached dwellings of both single & two-storey form, constructed during the latter half of the 20th Century.

The area is mainly residential in character.

USE

The current property is a 4-bedroom detached dwelling set within formal landscaped gardens and a paved driveway leading onto Windrush Avenue.

There doesn't appear to be any further Planning history on the Site.

AMOUNT OF DEVELOPMENT

The Applicant wishes to increase the level of accommodation, suitable for the size of the plot, together with a larger garage & parking provision.

Initial design schemes carried out by AA Design Ltd. sought to increase the accommodation via 2-storey extensions to both the sides & rear of the existing dwelling.

Unfortunately, the current single garage is inadequate in length, being approximately 5m. This dictated that the building either needed to extend forwards or involve major structural remodelling internally. Furthermore, the Applicant desired to achieve a more spacious entrance hallway, befitting of the increased floorspace and to improve its 'kerbside' appeal onto Windrush Avenue. The potential extensions and remodelling of the existing dwelling were so disruptive that a more reasoned solution would be to demolish the property and erect a more desirable replacement dwelling.

The proposed dwelling provides approximately 280m²(3000ft²) of accommodation across two floors, sat within a Plot of 755m².

LAYOUT

The intention is to retain the existing vehicular & pedestrian access points into the Site and widening the driveway access to accommodate two vehicles in front of the double garage.

The garages will be integral, adjacent to a generous entrance hallway leading into a double-height space which encloses the vertical circulation for the dwelling.

The ground floor incorporates private reception rooms to the front of the property, with a more open-plan Kitchen/Dining/Garden room layout at the rear with access to the private gardens.

At first floor, there are 4 double bedrooms, with private ensuite facilities, together with a smaller 5th bedroom and family bathroom.

SCALE OF DEVELOPMENT

The proposal is to provide a dwelling of two-storeys in line with many of the main properties along Summerseat Lane.

APPEARANCE

As the property occupies a prominent corner plot, the intention is to create a dwelling which addresses both Windrush Avenue & Summerseat Lane.

The front elevation onto Windrush Avenue will be of a strong appearance, utilising a large glazed feature gable to define the entrance & highlight the double-height space for the staircase within. The external facing materials for all elevations will utilise locally sourced sandstone. However, these are to be used in two ways; primarily coursed 'pitch-faced' stonework throughout with contrasting smooth faced 'ashlar' to emphasise the gable elements to the primary elevations. In doing so, this visually breaks up the massing of the elevations.

Large window openings will further break up these elevations and a two-storey 'bay' window feature adorns the end elevation, providing a public frontage addressing Summerseat Lane.

The rear 'private' elevations will utilise the same general stonework with contrasting ashlar stonework at plinth level to complete the outline of the dwelling. Throughout all elevations, all door/window openings will be framed within matching stone surrounds, for continuity.

Consideration has been given to the neighbouring single-storey property at 4 Windrush Avenue. The potential 'massing' of the building has been reduced by allowing the first floor accommodation over the double garage to step back away from the site boundary and forming a hipped 'catslide' roof to the end elevation, so that the apparent massing of the dwelling is no more detrimental to the setting of the neighbouring property.

The roofing materials are proposed to be dark grey interlocking concrete tiles.

ACCESS

As stated, the vehicular/pedestrian access into the site is existing. The proposal will be to widen the driveway opening towards its boundary with no.4, to allow access to the new integral double garage, with driveway parking for an additional two vehicles. Access will also be provided to the new external bin storage facilities alongside the boundary.

CONCLUSION

The development seeks to create an improved level of living accommodation for its' future occupiers, within a high quality external envelope. As such, it is considered suitable for its location.