



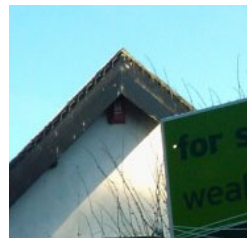
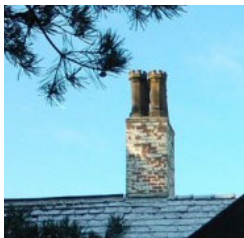
Finlason Partnership Ltd
Suite 4, Beech House
1 Cambridge Road
Hale
Cheshire
WA15 9SY

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BRANDLESHOLME OLD HALL, BRANDLESHOLME, BURY, BL8 4LS

***PLANNING, DESIGN & ACCESS STATEMENT
IN SUPPORT OF LBC / PLANNING APPLICATION
Planning Portal reference: PP-11032483***



0161 929 4422
www.finlasonpartnership.co.uk
Company No: 8982722
VAT: 185 2403 13

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1.0 KEY DATA

Name of Building:
Brandlesholme Old Hall

Location:
Brandlesholme Road, Elton, Bury, Greater Manchester

NGR:
SD7877213210

Function and type:
Domestic; former hall-house

Date:
Probably late 15th-early16th century with later additions and alterations

Listing status:
Grade II*

Nature of significance:
of regional and national architectural and historic interest.

2.0 INTRODUCTION

2.1 The following Planning, Design and Access supports the Householder Planning application and Listed Building Consent.

The works broadly comprise the removal of a modern-era 'lean-to' porch and minor alterations to an existing door opening to enable the erection of a single-storey frame-less glazed projecting bay on the rear elevation and minor alterations to an existing window opening to form of a new door opening in the side elevation to improve the living accommodation.

Other minor internal alterations include changes to the Ground floor Boot / Utility Room and First Floor Master Bathroom arrangements and alterations to the existing Attic room to provide an additional Bedroom.

2.2 This Statement supports the proposal to alter the building to create a modern family home. It details its design, access considerations, and demonstrates / justifies its suitability, both in planning policy terms and design given the nature of the Listed Building. It also considers the wider surrounding context and existing properties in the immediate local area.

2.3 This document should be read alongside the accompanying information:

- Planning application & Listed Building Consent completed forms;
- Heritage Assessment prepared by Garry Mills dated February 2012; and,
- Finlason Partnership Limited drawings (existing & proposed) as per the drawing issue register.

3.0 EXISTING SITE LOCATION & BUILDINGS

- 3.1 This section summarises, the history of the building, the extent of the site and its surrounding environment, in terms of access, uses and activities, buildings and open-space.

A comprehensive commentary on the history of Brandlesholme Old Hall is contained with the accompanying 'Heritage Assessment' Report dated February 2012 prepared by Garry Miller, Architectural Historian.

- 3.2 Brandlesholme Old Hall stands approximately three kilometres northwest of Bury centre, where the town's suburban boundary meets open countryside. It lies at approximately 130 metres AOD on a low ridge above the River Irwell to the east and the Kirklees Brook to the west, a natural defensive location for this ancient site. Brandlesholme Old Hall is part of a nucleated settlement of houses and farm buildings of which it was the historic focus.
- 3.3 Brandlesholme Hall is situated approximately 100 metres west of Brandlesholme Road (B6214) in the historic township of Elton, which is now within the Metropolitan Borough of Bury in Greater Manchester.
- 3.4 Originally one large building, Brandlesholme Old Hall is today a semi-detached property: its southern portion is now a separate dwelling named Brandlesholme Hall. Approximately 20 metres northwest is Brandlesholme Farm, itself late 19th century but containing among its outbuildings a cruck barn of perhaps 16th century date. Together these buildings form a good example of a fold, a grouping of farmhouses and outbuildings typical of upland settlement in the Lancashire Pennines.
- 3.5 Brandlesholme Old Hall is a fragment of a substantial late medieval hall-house lying within the historic township of Elton, now part of the Metropolitan Borough of Bury. Brandlesholme Old Hall has been awarded Grade II* listing, indicating an important designated heritage asset of more than special interest.
- 3.6 In compliance with current planning guidance, this assessment intends to inform and guide the planning and design processes by providing an understanding of the significance of Brandlesholme Old Hall and the likely impact of the proposal upon that significance.
- 3.7 Brandlesholme Old Hall is an L-shaped building whose early fabric principally comprises a four-bay former open hall, a short two-storey cross-wing to the north at the former upper or solar end, and a narrow two-storey centre wing projecting from the front of the hall.
- 3.8 The open hall dates probably from the late 15th - early 16th century and was built by the Greenhalgh family, gentry of middle rank who were hereditary bailiffs of the royal Forest of Tottington and resided at Brandlesholme until the male line died out in the 18th century. The hall displays a fine sequence of roof trusses, principally of kingpost type, that marking the former dais being especially decorative. Little survives however of its contemporary solar end to the north, apart from some moulded beams within the cross-wing.
- 3.9 At the lower end of the hall the spere truss separating it from screens passage and service rooms is partly visible, but everything beyond was rebuilt in 1852 in Victorian Gothic style: this part is now a separate household not covered by this assessment.

- 3.10 The late 16th century insertion of the ceiling into the hall perhaps occurred during a phase of radical alteration during which the status of the upper and lower ends of the hall was reversed, possibly due to subdivision of the building. At the time of the installation of the ceiling, the Attic room was formed.
- 3.11 A drawing of 1844 shows a large multi-chimneyed south wing whose appearance testifies it was far too grand for a service role. The former open hall and remainder of the building – essentially the Brandlesholme Old Hall that survives today – formed a separate, probably junior, household; the drawing indeed shows separate entrances to each portion.
- 3.12 After the departure of the Greenhalghs the hall became tenanted and fell into disrepair, causing the south wing to be rebuilt in 1852. The remainder (the present Brandlesholme Old Hall) was given a makeover circa 1908 to harmonise with its neighbour and its cross-wing extended by means of a kitchen and outshut.
- 3.13 Today the building is of high significance in both architectural and historical terms as a good example of a small late medieval open hall of complex development, and for its well-documented associations with the Greenhalgh family.
- 3.14 It is submitted that the proposal to refurbish the existing Attic room above the Hall, will have no negative impact upon this significance, and will be undertaken in a sympathetic and sensitive manner.
- 3.15 **EXISTING USAGE**
- 3.16 The building is currently used as a dwelling. This application seeks to obtain permission to alter and extend the building and erect a contemporary annex in contrast to the historical architecture that currently exists.
- 3.17 Surrounding uses are residential, consisting of detached houses along either side of the main road and off the road accessed by tracks.
- 3.18 **VEHICULAR & PEDESTRIAN ACCESS**
- 3.19 There are currently no public rights of way crossing the site. The site can be readily accessed by vehicle and on foot.
- 3.20 The sole vehicular access is from Brandlesholme Road and then from a lane / farm track leading to the property.
- 3.21 There is adequate space for car parking within the curtilage of the site and ample turning nearby on the access (farm) track to the property. The proposals will not adversely impact this.
- 3.22 **BUILDINGS & OPEN SPACE**
- 3.23 The existing building is set within a good sized plot with gardens to the east & west, the farm track / lane runs past the northern gable / boundary of the building. There is a group of mature trees to the western part of the garden, with further mature trees at the site boundary.
- 3.24 There are open fields surrounding the property and gardens, however Brandlesholme Old Hall is attached to another property, this would have been the extent of the whole building when originally built but over the

centuries has been sub-divided.

3.25 **SUSTAINABILITY**

3.26 The site is brownfield land for the purposes of PPS3. The intention is for the proposal to satisfy Part 'L' of the Building Regulations which relates to a building's energy efficiency, with specific regard to the frameless glazed window installation.

4.0 PROPOSED DEVELOPMENT

4.1 This planning application is for Householder Planning and Listed Building Consent for the removal of a modern-era 'lean-to' porch and minor alterations to an existing door opening to enable the erection of a single-storey frame-less glazed projecting bay on the rear elevation and minor alterations to an existing window opening to form of a new door opening in the side elevation to improve the living accommodation.

4.2 Other internal alterations include minor changes to the Ground floor Boot / Utility Room and First Floor Master Bathroom arrangements and alterations to the existing Attic room to provide an additional Bedroom.

4.3 As previously documented, the most recent application for a 2-storey rear extension and wider internal alterations were granted Listed Building Consent / Planning by Bury Council in July 2015, ref: 59881 and 58982. This application seeks to develop this support further gained through extensive informal discussions which has led to a much reduced in scale and refined design solution which is mindful of the importance of the existing building fabric.

4.4 CONSULTATION WITH BURY COUNCIL PLANNING

4.5 From the outset of our appointment in early 2015, FPL has engaged with Mrs Jennie Townsend at Bury Council Planning Dept. This has been maintained up to the submission of this application.

4.6 Throughout the development of the proposal, FPL has continued to communicate with the Council providing copies of the emerging sketches and discussed and agreed the principles of the conservation and sympathetic alterations to the building. These have been broadly supporting 'in-principle'.

4.7 The design concept of the minor rear alterations is of a contemporary nature utilising the frameless glazed bay and flat roof intended as a clear modern contrast against the traditional and medieval architectural features. The existing building has had additions in the past so there is a variation in architectural styles that has been merged together changing the architectural style from its original form and context.

4.8 Existing building footprint = 235 sqm.
Removal / demolition = 3.5 sqm (rear porch).
Proposed extension footprint = 2.3 sqm.
Total new footprint = 233.8 sqm.

4.9 DESIGN DEVELOPMENT

4.10 The design process has been developed with careful consultation with regards to the brief provided by the Client / Applicant, Mr & Mrs J Unsworth and takes into account the Heritage Assessment compiled by Garry Miller, Architectural Historian.

4.11 The client design brief broadly encompassed the redevelopment, extension and refurbishment of the existing building.

4.12 The basis of the design was to provide an intervention without detracting from the existing architecture utilising a contrasting material that would 'blend-in' with the architectural style of the dwelling but generally the contrast will maintain separation from the host building and the new bay. This is a deliberate disregard to synergy that has created

an interesting and exciting development while maintaining the architectural heritage of the dwelling.

- 4.13 The proposal is informed by taking cues from the historic fabric and is sympathetic in terms of size, scale, proportion and its relationship with the existing garden. It is submitted that the alterations will have no detrimental impact nor adversely affect the character, appearance and historic interest of this Grade II* Listed building. It is also submitted that the proposal will have no adverse impact upon the visual amenity of the area.
- 4.14 The new projecting bay seek to understand and respect the existing historic three dimensional form. This relationship is important, retaining the historic proportions of the Old Hall whilst minimising the impact of the alterations, nestling the new into the form of the old.
- 4.15 The building sits in a modest site, it has been recognised as important to retain the building in its historic form, allowing the contemporary bay to enhance and create a more comfortable modern living space, which will promote a more sustainable and energy efficient dwelling.
- 4.16 The alterations utilise the existing door and window openings in the west elevation, to enable to introduction of the projecting bay window thus resulting in a very small loss of existing material with minimal impact to the historic fabric.
- 4.17 The openings that will be utilised are of less importance than those on the east elevation and the Hall, as they were only added in 1908 and are located on the less visible (rear).
- 4.18 Careful consideration has been given to the detailed design of the proposal and the selection of material in order to significantly preserve the historic fabric of the Grade II* Listed building whilst remaining sympathetic in the contemporary appearance of the new addition.
- 4.19
- 4.20 The new projecting glass bay not only provides a legible contemporary intervention of the existing fabric, but provides an internal visual connection with the historic Hall and the landscaped garden to the rear. Matching frameless doors will provide a level threshold between the old and new and will provide a clear distinction between the two elements.
- 4.21 In the consideration of the adaptation of the attic above the Medieval hall into a bedroom, the existing modern roof light is to be removed and replaced by a slightly larger conservation roof light.
- 4.22 An additional (matching) roof light is to be provided in the adjoining structural bay to further increase natural light and natural ventilation. The new 'conservation' roof lights will have minimal impact on the historic fabric and as stated in the Historic Assessment (p59) any loss is outweighed by the benefits of bringing the roof timbers fully into view. The position of the new openings has been carefully considered to sit in the middle of the trusses without loss of any members of the trusses or purlins.
- 4.23 As highlighted in the Historic Assessment (p58-59) the attic is one of the most important areas of Brandlesholme Old Hall, and it's bringing back to use and exposure of the structure (which has been hidden for more than one hundred years) is a positive development, with the design seeking to

protect the original timber frame. The addition of a bedroom and wet room provides the home with enough accommodation to sustain and make viable the large ground floor living space.

- 4.24 The design of the attic maximises usable floor space whilst maintaining the visual presence of all of the historic timbers, i.e. trusses and purlins, which are considered to have merit both architecturally and historically. These will provide interesting features in contrast to the proposed plasterboard linings as part of the improving the thermal performance of the fabric. Alongside the exposure of the historic timbers, the attic conversion will reveal the stone chimney flue, dated from the late 17th century, with new storage in the alcoves either side of the flue. These alcoves are set back from the front face of the exposed stone flue to emphasise the historic fabric.
- 4.25 In a similar manner the new eaves partitions have been set back from the historic timbers. The currently exposed brick north wall of the attic is in poor condition and it is proposed that this will be covered with plasterboard above the tie beam. Below the tie beam the close studding will be in filled between with plaster, leaving the timber on display, to further emphasise the historic structure.
- 4.26 In order to provide the modern accommodation, the existing wooden staircase and entrance door built in 1908 (and of no historic importance) are to be altered. The first floor landing is to be raised above the existing timber floor as shown on (2-)AP025 by one step. The doorway leading to the attic is to be widened and a new wooden stair to be installed which will finish at the historic floor level. The lintel above the door will be raised to allow clear headroom beneath.
- 4.27 The new attic landing will accommodate a wet room with minimal impact on the historic fabric. The new timber stud partition is to be set behind the existing truss. Two new stairs will be provided either side of the truss to allow users to gain access to the main bedroom whilst having no adverse impact on the truss.
- 4.28 The new projecting bay is modest compared to the original footprint of the building, and it is submitted that this is compensated by the areas that are covered by the removal of the porch entrance that was added some time after the original building was constructed.
- 4.29 As the bay is linked to the building, the existing landscaping and garden is not harmed. The site has a good mature landscaped area to the western elevation which is retained and the landscaped boundary of the site remains mature is not being altered.
- 4.30 The roof material of the projecting bay will utilise lead taking references from the original building.
- 4.31 In addition to the above alterations, repairs shall be undertaken to remove the render from the external (stone) walls.
- 4.32 This will involve the careful removal of the failing areas of render to expose the stone facings which will be indent repaired and repointed in lime mortar where necessary.

5.0 SUMMARY

- 5.1 The design process has evolved through discussion with the client and extensive consultation (informal) with local authority from the outset.
- 5.2 The focus has been to invigorate this tired looking building, breathing new life into it whilst preserving and enhancing the majority of the historic fabric. This includes the sensitive renovation of poor areas of the building fabric whilst providing an modern projecting bay improving the use of the building as a family home.
- 5.3 It is integral to this proposal that the existing building is retained due to its historical importance, retaining the structure of the building will enhance the natural historic features to the internal envelope of the building, the contemporary bay with clean lines and simple form will enhance the overall appearance and historic character of the building.
- 5.4 The proposal has minimised the loss of existing fabric with the only demolition being the removal of the approximate 3.3 sqm of mid-20th century rear porch which is highlighted in the Heritage Assessment (p55) as being of no importance to the heritage of the Old Hall.
- 5.5 It is submitted that the proposal comply with policies EN2/3 Listed Buildings of the Unitary Development Plan (Saved) and Chapter 12 – Conserving and enhancing the historic environment of the NPPF.
- 5.6 The works will enhance this historic building, respect the architecture and allow the eye to be drawn to the contrast and blend, the size and proportions of the extension allow the existing building to maintain its dominance, which is considered a key design feature.
- 5.7 It is submitted that the proposal to refurbish the existing Attic room above the Hall, will have no negative impact upon this significance, and will be undertaken in a sympathetic and sensitive manner.
- 5.8 It is submitted that the other minor works to the external fabric and repairs will be undertaken in a sympathetic and sensitive manner and will have no adverse impact upon the historical significance of the building. The fabric repairs will in fact enhance the appearance of the building and will contribute in a positive manner to the surrounding area.