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**Conversion of adjoining garage into a
habitable studio space, other works include
the replacement of existing sun tunnel on
main dwelling with a roof light**

**25 Callender Street,
Ramsbottom,
BL0 9DX**

**Design & Access Statement
1th June 2024**





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1. INTRODUCTION

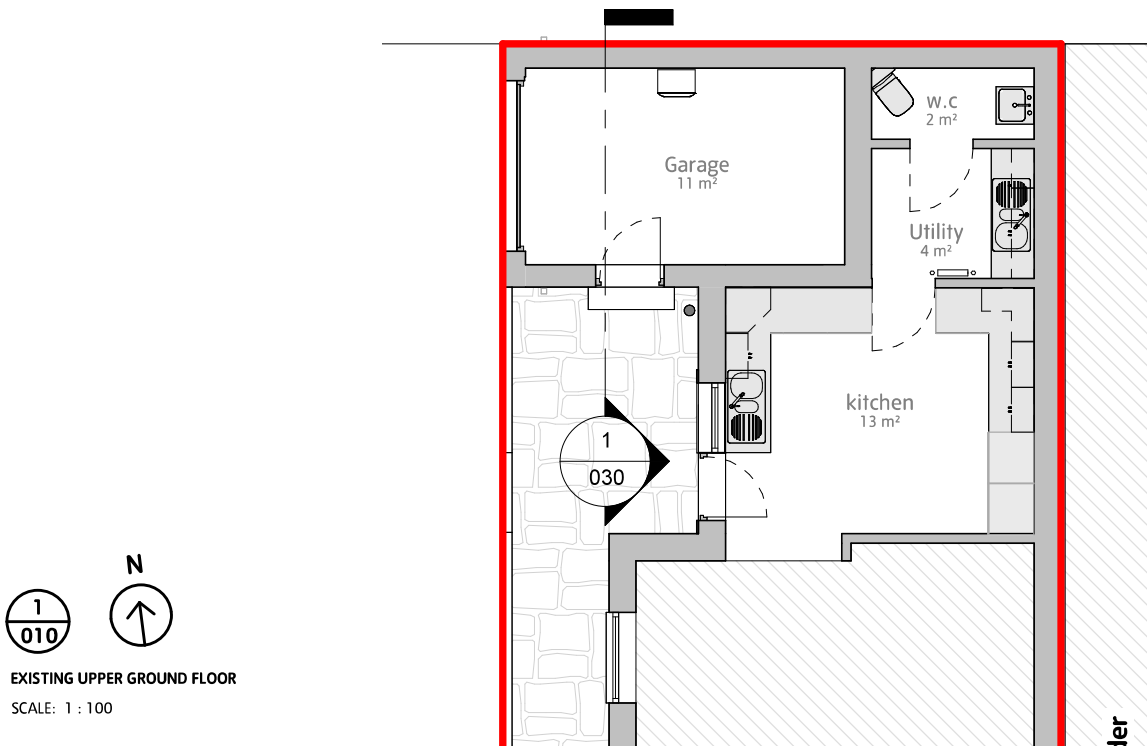
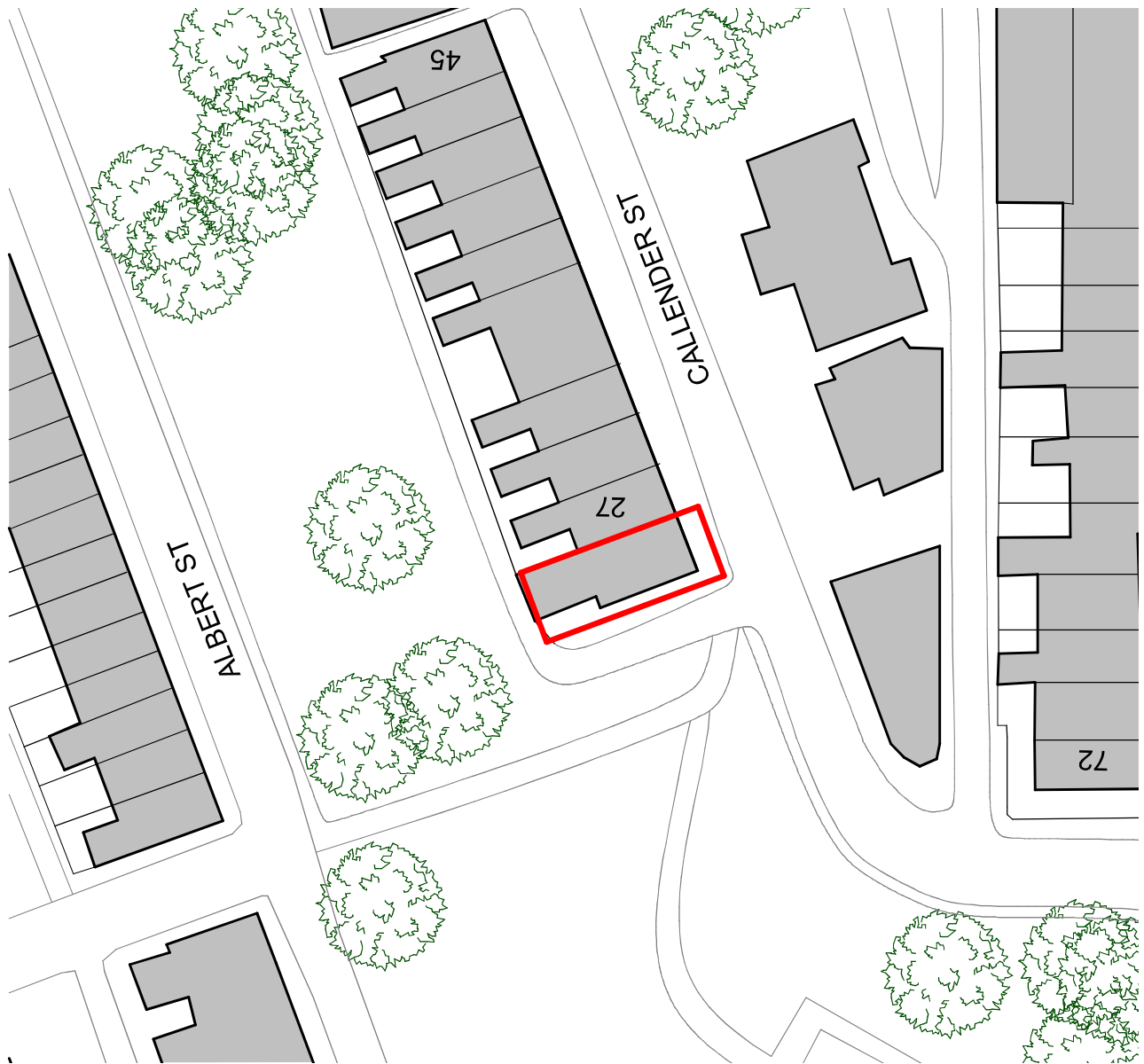
- i. This document has been prepared by Sean Payne Arch Design Ltd on behalf of our client and applicant Mr. Matt Donnelly & to accompany a planning application submission for a conversion of adjoining garage into a habitable studio space, other works include the replacement of existing sun tunnel on main dwelling at 25 Callender Street, Ramsbottom, BL0 9DX.
- ii. This statement has been written to support the application for a conversion of adjoining garage into a habitable studio space, other works include the replacement of existing sun tunnel on main dwelling at 25 Callender Street, Ramsbottom, BL0 9DX.
- iii. The proposal aims to enhance the existing garage by creating a studio space on the ground floor. Additional internal modifications include reconfiguring the downstairs toilet and laundry room. Furthermore, a new rooflight will replace the existing sun tunnel, providing more light to the second-floor hallway..
- iv. The objective of this submission is to present the reasons for this additional space.
- v. The statement is written to comply with Article 4 of Statutory Instrument 2013/1238.
- vi. This statement should be read in conjunction with the application forms and drawings.

2. DESCRIPTION OF SITE

- i. The site is located at 25 Callender Street , Ramsbottom, BL0 9DX, just west of Bolton Street.
- ii. The site currently comprises of a semi-detached, 4-bedroom dwelling.
- iii. The site is bounded by a stone wall on the southern and eastern sides. The western and northern boundaries adjoin the neighboring property at 27 Callender Street.



Streetview of 25 Callender Street , Ramsbottom, BL0 9DX.



Existing ground floor plan of the semi-detached dwelling.

3. LOCATION & SURROUNDINGS

- i. All properties on Callender Street are of residential use.
- ii. The surrounding area lies within the Ramsbottom Town Centre Conservation Area.
- iii. A precedent has been established for single-storey side extensions, alterations, and rooflights within the conservation area.

Architectural Styles

- i. There are a range of architectural styles in the surrounding area. The consistent theme throughout the adjoining properties and Callender street is 19th century traditional millstone terraces with pitched slate roofs and moulded stone cornices supporting concealed box gutters.
- ii. The buildings fronting Callender Street and the surrounding area are primarily constructed from local sandstone, a fine-to-medium grained buff-grey stone
- iii. The roofs are primarily dual pitched roofs and make up roughly a third of the total building height, many being converted as an additional usable room or roof dormer.
- iii. The demolished garge door seeks to match the style of the surrounding area with the use of timber cladding. This seeks to increase the similarity the site has with the local character and street scape.



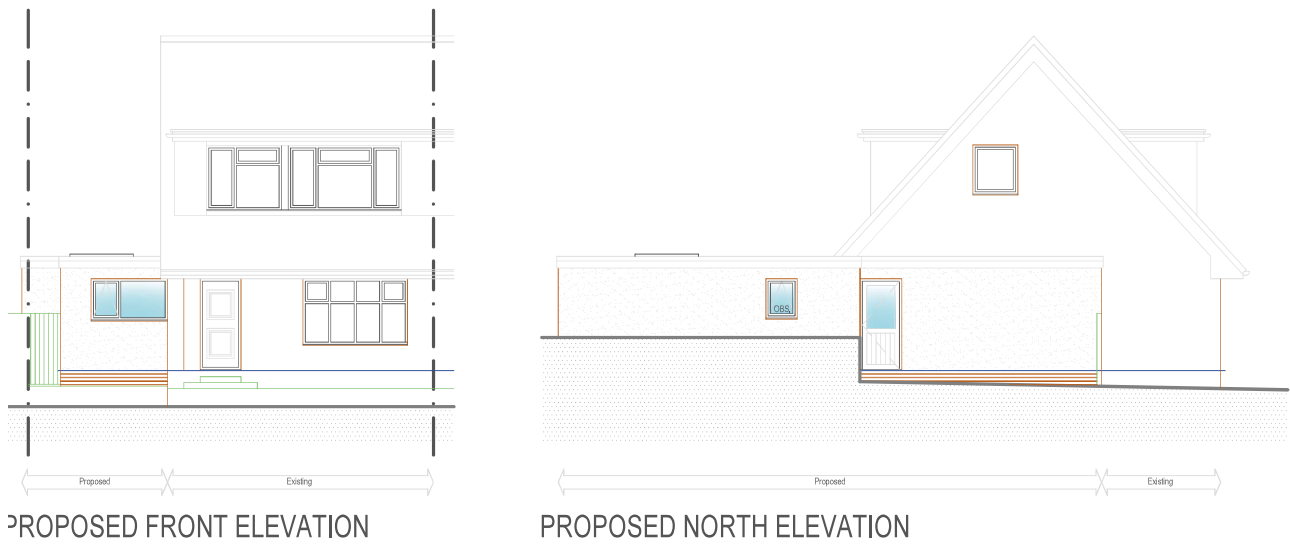


Fig 1. - Exerpt from approved planning application PP-07272169 at 75 Callender Street, which included rooflights and a rear extension.

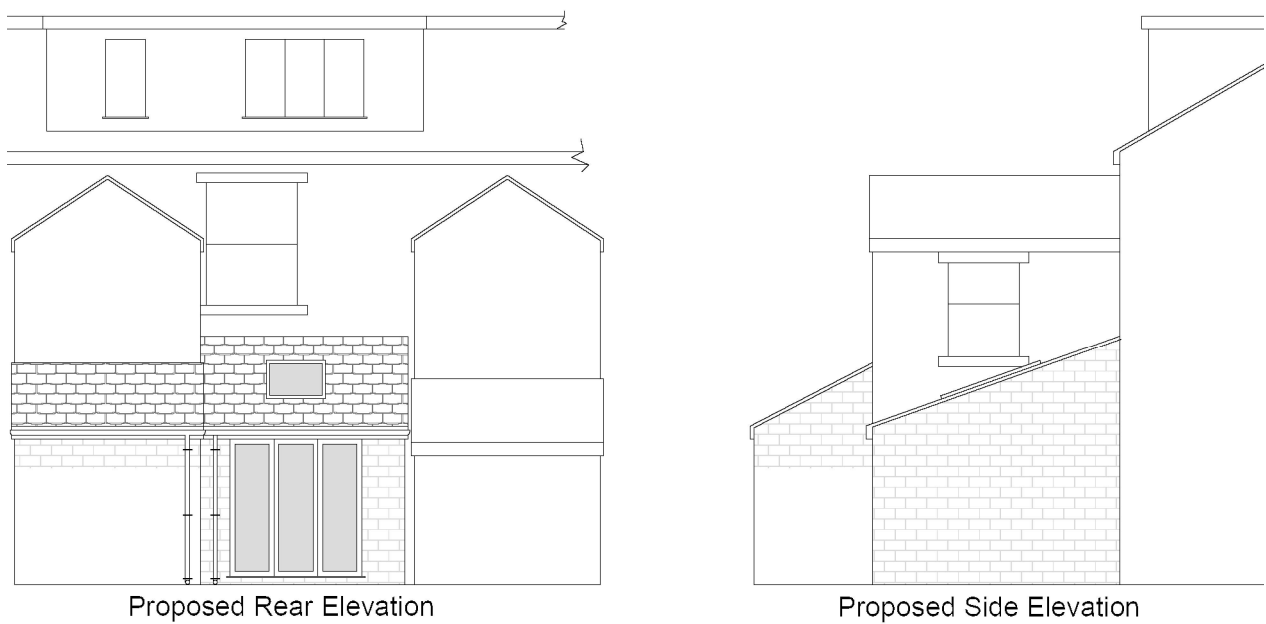


Fig 2. - Exerpt from approved planning application PP-06017429 at 67 Callender Street, which included rooflights and a rear extension.

4. PLANNING HISTORY

- i. The site does not appear to have any previous planning applications associated with it.

6. DESCRIPTION OF PROPOSAL

i. USE

i. The application seeks to maintain the use class of C3.

ii. SITE LAYOUT

i. The proposed modifications will not affect the existing footprint of the dwelling. The existing aluminium garage door will be replaced with timber cladding and a window.

ii. Space for parking has been retained to the front of the property with on street parking.

iii. The boundary treatments are to be retained.

iii. SCALE

i. The proposal seeks to:

ii. The garage conversion is inspired by the local character of Callender Street, incorporating vertical timber cladding infill, similar to some dormers that have received permission. The existing sun tunnel will be replaced with rooflights positioned at the top of the dwelling, ensuring no overlooking or proximity issues with neighbors to the east and south. These design measures have been taken to protect the amenity and privacy of both the site occupants and adjoining properties..

v. APPEARANCE AND CONSERVATION

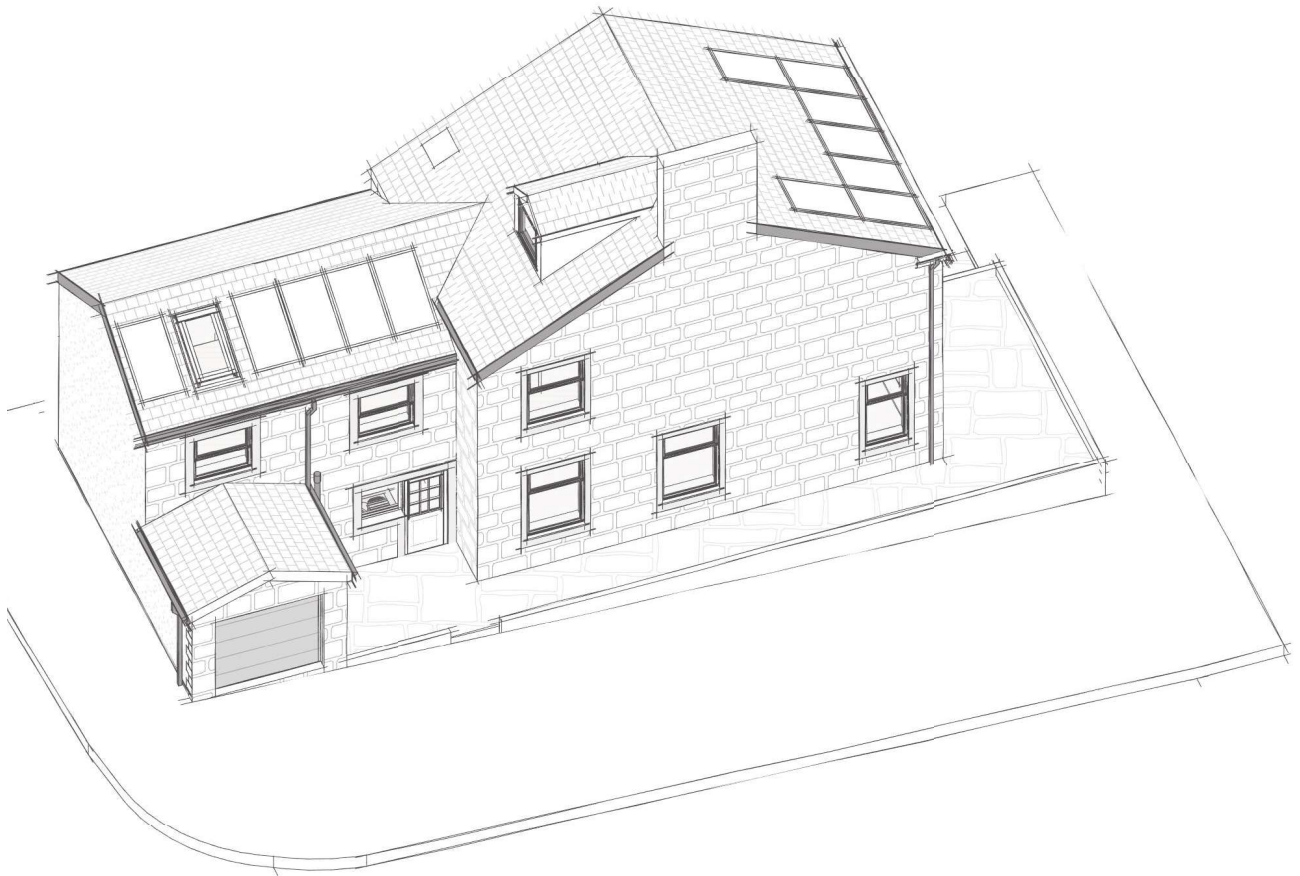
i. The site is within the Ramsbottom Town Centre conservation area, Callender Street was assumed to be one of many residential roads formed in the early Victorian period. By appearance the dwellings on this street would have been part of the developing spread of the town centre and this area would have been a relatively affluent residential area for middle class Victorian families.

ii. The dwellings form an attractive presence on the tree-lined road with traditional detailing to the windows and doors. Brick features can also be found on the elevations of these dwellings.

iii. The street scene appears to have retained much of its original character and architecture, parking is provided to the front of the properties on the street.

iv. The rear aspect of the dwellings host a number of extended structures and mainly have modest additions to compliment the design of the main dwellings.

v. The materials of the proposal have been selected from the established pallet of the dwellings at Callender Street and within the Ramsbottom Town Centre Conservation Area.



Sketch of the existing side of 25 Callender Street



Sketch of the rear of 25 Callender Street with proposed building works shown in red dashed.

vii. Given the above the proposed alterations designed will not impact unduly on the rear garden aspect of the adjacent dwellings and provide an attractive and consistent addition to the structure.

v. ENVIRONMENTAL

i. Flooding - The site is not within a flood risk zone.

ii. Noise - The Land use matches all neighbouring sites, the use of the existing driveway is to be retained, therefore it is important to state that no increase to noise will be created, nor will occupants of the proposal be impacted by existing sources of noise.

iii. Ecology - The urban location and lack of landscaping do not provide habitats for wildlife and the proposal does not alter this.

vi. ACCESS

The main vehicular access route is to be retained.

Pedestrian access is to be retained.

7. SUMMARY

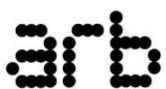
i. The proposal will fulfill the need for a studio space on the ground floor. Additionally, the internal reconfiguration of the main dwelling will enhance the usability and functionality of the living space..

ii. The proposals do not impact the local wildlife habitats or energy and water supplies or drainage infrastructure and are thus environmentally sustainable.

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