

Peter Hitchen Architects

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Marathon House
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Lancashire
BB7 9SE
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DESIGN STATEMENT TO SUPPORT THE SINGLE STOREY EXTENSION AT NORCOT, MOORBOTTOM ROAD, HOLCOMBE, LANCASHIRE



Location

Norcot and its barn stand within their own grounds in a small fold or cluster of dwellings, south-west of Holcombe village and about 1.5km south-west of Ramsbottom town centre. The house backs onto the south-east side of Moorbottom Road (a roughly surfaced vehicular track). The main access is from the south-east, via a private drive off Branch Road. The house is within the Holcombe Conservation Area. The heritage statement provides detailed information regarding the house and associated buildings within the overall plot.

Design Proposal

The proposal is a resubmission following the previously approved submission under the application reference 67490 - Approved 26 October 2021

The proposal remains as a single storey extension to the north eastern face of the house on the raised patio area to improve the family accommodation. The amended design shows an increase in footprint to provide an open plan space which will include a new kitchen/dining and sitting area.

The extension respects the historic vernacular of the existing property by virtue of the inclusion of an aluminium glazed link which acts a separation element between the extension and the gable of the house. This ensures that there is no 'hard' incongruous connection to the house. The link also provides the space for a stair flight to the existing ground floor level of the house.

The drawings and visuals demonstrate the design and how it by virtue of the glazed link it remains subservient to the mass of the host dwelling.

The materiality of the proposal includes a stone (grey slate) roof finish, stone facings complemented by large areas of contemporary glazing with aluminium framed sliding doors. The extension will be visible to the south as it faces the main drive but it will have no impact to the north as it is concealed by the existing stone retaining wall to Moorbottom Road.

Client Statement

To support the application the applicant has offered the following statement :-

We purchased our dream home in Holcombe this year and couldn't be more in love with the stunning position and heritage of this amazing historical house. Our family business and flagship store has operated in Radcliffe for over 30 years now and we are all proud Bury residents who need and want to stay in the Bury area to run our garden centre business.

We see Norcot as our forever family home in the area near our business but as it stands it is lacking the large family room that we need to enjoy our time at home with our two young girls who are both under 3 years old. The kitchen is very small compared to the size of the house and the living areas are at the opposite end of the house which means we can't all be together in those short times when we aren't at the office.

We wouldn't wish to change the internals of the house as the walls are extremely thick and we love the house as it is, we therefore would love to extend on the side of the house to give us the family room that would transform our lives at Norcot.

After careful consideration we thought that the side of the house is total secluded from the bottom of the drive to Branch road and it would be invisible from Moorbottom road due to the large and old stone wall.

Heritage

Please refer to the heritage statement which accompanies this application which has been produced by Stephen Haigh MA Buildings Archaeologist.



VIEWS OF THE EXTENSION AREA SOUTH AND EAST