

"Design & Access Statement and Conservation

Area Statement". (Revised 8th Nov - 24)

- Proposed alterations / extensions to a mid row store cottage including rebuild of rear wall and a 1st floor window front elevation.

@ 18 Church St Ainsworth B62 5RT.

Introduction:-

- This statement has been produced in support of a "Householder Planning Application for works/extension to a dwelling, in a designated area" and should be read in conjunction with detailed plans and drawings 1-7 accompanying this application.

Relevant Planning Policies:-

- National Planning Policy Framework (NPPF) Feb 19'
- SP6 Alterations and Extensions to Residential Properties
- W/13 Extensions and Alterations.

Site History:-

A mid row store cottage, built circa 1830's, in one of three rows of "club-houses" on the South side of Church St, built as back-to-backs for occupancy by families of quarrymen workers from Delph quarry on the North side of Church St, and used ever since its original construction as a domestic dwelling.

"Non-Designated Heritage Asset." (2.)

- As advised properties - 14 to 74 Churchst Ainsworth, is also a "Non-Designated Heritage Asset - (Locally - listed) and as update 30th July 2024, a Non-designated heritage Asset (NDHA) that is locally listed is a building, monument, site, place, area or landscape that has local interest and is identified by the Local Planning Authority.
- NDHAs, are significant to the local heritage and contribute to the local distinctiveness, settlement formation, traditional character or history and include locally listed buildings inc 14 to 74 Churchst,
- These non designated heritage assets are buildings having been identified as having a degree of significance meriting additional consideration in planning processes / decisions because of their heritage interest.

Site Context:-

- The property is Number 18 on Church St (B6196) which runs through the village of Ainsworth and connects the towns of Bury - the East, to Bolton - the West.
- It is set within one of 3 rows of 'club-houses' built circa 1830's on the southern side of Church St and occupied by quarry workers from the nearby 'Delph quarry'.

Use of Property.

- Domestic, mid row, terraced. Stone cottage used as a dwelling over since its original construction. circa 1830's.
- As attached photo - principal front elevation onto Church St is north facing with a principal front entrance door, a ground floor window to the lounge and 1st floor bedroom window directly above the lounge window.
- As attached photo, rear elevation incorporates a 'back' door with steps down to street level, a ground floor kitchen window with 1st floor bedroom above and a smaller bathroom window incorporated post construction of the cottage when a window between facilities was included.
- Property has '2x beds and bath' on 1st floor with a lounge area to the front with kitchen at the rear and a basement area accessed by stone steps down from the kitchen area.

Appearance (As attached photos).

- Front & Rear External walls built of coursed, quarried natural stone approx '300 thick (more - cavity) sand/cement ribbon-mortar joints and regular coursed local sandstone fine to medium grained buff / grey sandstone built in regular courses using roughly dressed blocks with 'fine' tooling of 'Ashlar' tool surrounds, lintels and window sills / millions all painted black.

- Traditional Natural grey stone to door roof-scape.
- Wooden door and window frames painted white.

(Refer to Attached Photos)



EXISTING FRONT ELEVATION
(OFF - CHURCH ST.)



EXISTING REAR ELEVATION
(OFF COMMON BACK ST)

Proposed Use:-

- To maintain a private, domestic dwelling to increase to a 3xbed by rearranging the 1st floor with 2xbeds on the front, with additional 1st floor bedroom window onto the chest, above existing principal entrance.
- Extend out at rear with a single storey, ground floor, kitchen extension less than 3m with a more 'pitched' roof slope/vaulted ceiling etc to create kitchen/lounge-diner @ rear and a separate lounge/first room.
- Stairs to access 1st floor to ascend from rear area and store steps down to basement below new staircase. (As Fig)

Materials:-

Proposals designed using some matching materials including re-use of sandstone walls @ rear, matching frame pattern stable door to extension, stone sills/linels painted black and a matching slate/tile - 'grey' roof to 50ft shallow pitch and to match existing etc.

Demolition:-

Upon commencement of works on site to refurbish the property which was in such need of home improvements to upgrade and modernise - (previous occupants had lived there for many many years and very little work had been carried out over the decades), it was found that the rear wall/elevation was in an "irreparable" state both internally and externally. It was found to be "banging" outwards from the ground floor upwards to the 1st floor which meant that the existing 1st floor joists where 'barely' built in and had very little 15-10mm or 10mm end bearing and resulted in the removal of the 1st floor. And so the decision was made to demolish and remove the back wall to build the extension and rebuild the rear wall from 1st floor to roof-eaves levels.

- The proposed rear extension would adequately qualify as 'Class A Permitted Development' and it is worth pointing out the existed several similar, single storey, ground floor extension to 1st 14.16. 201 & 22 immediately adjacent to the application site. (Refer to Rear elevation photo)

LAYOUT:-

- The alterations proposed will NOT have an adverse impact on the overall layout with ground floor living areas to the front and rear separated by the stairs up to 1st floor/wall.
- Access to both front and rear i.e Church St / Back St.
- stairs ascend to 1st floor to give access to 3x reasonably sized beds, 2 on front to Church St, Northern elevation with the third and a larger bathroom on the rear southern elevation.

SATE:-

- The alterations proposed are of a scale that will NOT have an adverse impact on the overall massing of the property considering previous extensions built to the rear of the adjacent dwellings (14.16. 201 & 22).
- the proposed extension has a floor area < 10m² which equates to 14% increase in the gross existing 70m² floor area on the ground and 1st floor areas of the property.

Materials:-

the proposed extension and rebuilt rear wall will utilise the existing materials of the original building in terms of the Sandstone walls and a suitable stone grey / tile roof cladding to suit shallow-pitched roof profile.

Highways:-

the proposed works will have No impact on the existing highways on either the front and / or rear nor detrimental to access to the dwelling.

Landscaping & Bin storage

(6)

- Hard landscaping to both the immediate areas in and around the front entrance of Church St and the communal back st to the rear of the extension being proposed to the rear of the elevation.

- As Drawing No 1. Block Plan and location plan (edged red) the property has an area of land to the rear - southern side, separated by a communal back st to the rear of these club-houses running east to west etc which is used for off-road parking and storage of the several refuse receptacles & wheelie bins off road to houses in the Bury authority.

Summary

- Property purchased by applicant with sincere intention to modernise, refurbish and carry out house improvements in order to sell on / rent out to the domestic market.
- Upon initial commencement of works on site (14/10/24) it soon became apparent that rear wall to the property was in a poor condition / leaning outwards and the 2nd/1st floor poorly supported. Also the decision was made to demolish / remove the wall (w/c 21/10/24) and to rebuild in a secure manner - insulate etc and also to add a proposed single storey extension.
- In all honesty, it was only then, that it was realised that due to being in a "conservation" Area that Planning Permission would be needed, due to the proposed demolition works etc.
- Having checked the planning system in Bury - we can find no records from either Planning / Building Control of the existing extension to the adjacent dwellings at 14, 16, 20 & 22 Church St!!