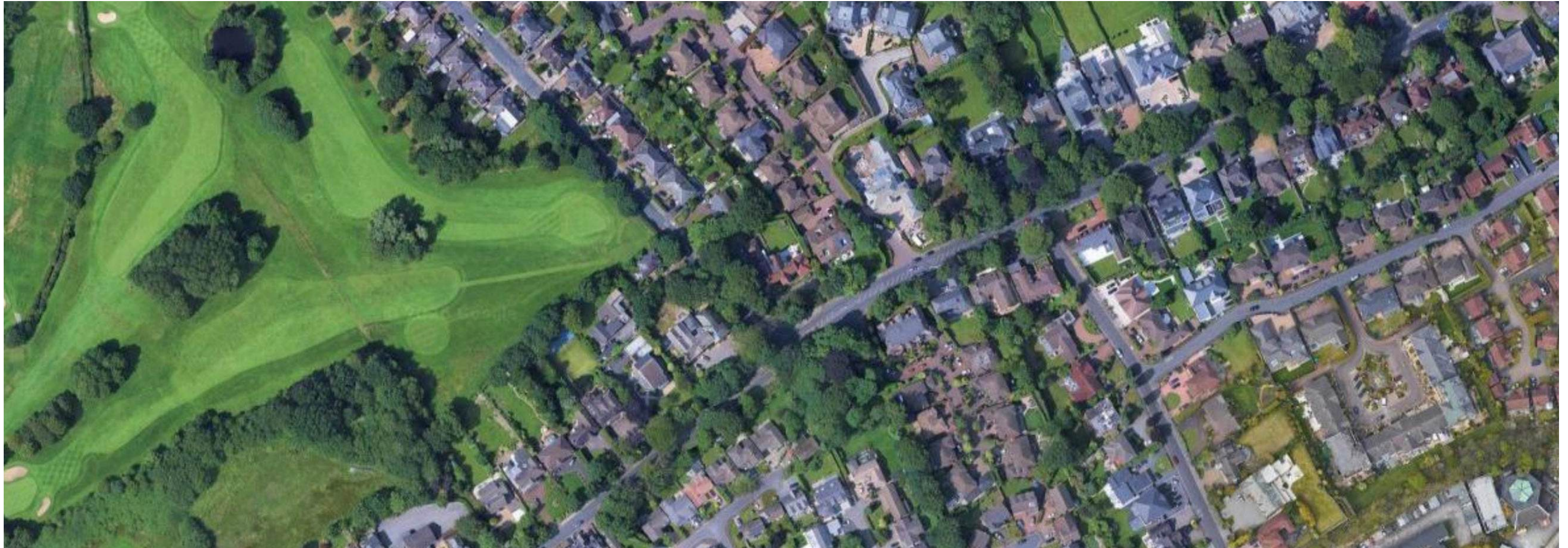


s t a n d k n o l l



design statement

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1 INTRODUCTION

1.1 APPLICATION

This design statement has been prepared to support a planning application for the alterations and extensions to :-

Stand Knoll, 38 Ringley Road, Whitefield, M45 7LE.

1.2 OVERVIEW

The proposed development includes a rear storey and a half extension (first floor within the roof space) which replaces an existing garage/utility wing.

This design statement aims to provide an overview of the site and proposed development following national planning practice guidance.

It aims to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, massing and materiality.

The design statement will also outline and assess compliance against local and national planning policy and is intended to assist the Council in forming their opinion over the principle of the proposals.

1.3 DESIGN BRIEF

Stanton Andrews Architects were asked to review the existing property and to consider options for its development - focusing particularly on the existing garage/utility wing to improve the shortcomings of the existing accommodation, plus lack of connection to the setting and wider views available.

The work should also aim to address issues created by poor maintenance over a period of time and is intended to address previous inappropriate alterations/extensions that detract from the character of the original property.

As part of the proposals, our clients placed an emphasis on their physical well being and wished to incorporate a fitness suite to provide convenient at-home facilities for health and therapeutic purposes.

The latest scheme follows on from a previous proposal to alter/extend which had been approved (referred to in the planning history - section 3.4) but prior to any development the client was seeking a fresh perspective.



aerial view with site highlighted in red alongside photos of the current house

2 SITE DETAILS

2.1 LOCATION

The site is located in the town of Whitefield - towards the south western extents of the settlement boundary and within the residential area of Stand. The site occupies a corner plot at the intersection of Ringley Road (the A667) and Stand Lane - in close proximity to Stand Golf Club.

2.2 SITE DESCRIPTION

The house sits within a generous 0.6 acre plot with mature and established gardens.

Stand Lane lies to the south western boundary whilst Ringley Road defines the south eastern extents. Adjoining the other boundaries are residential properties - namely 'The Courts' to the north east which is a combination of 4no. flats and 313 Stand Lane to the north west which is a detached, two storey, dwelling (of smaller scale to the application property).

The site can be accessed from both Ringley Road and Stand Lane. A tarmac driveway wraps around the property to the south and west connecting the access/egress points.

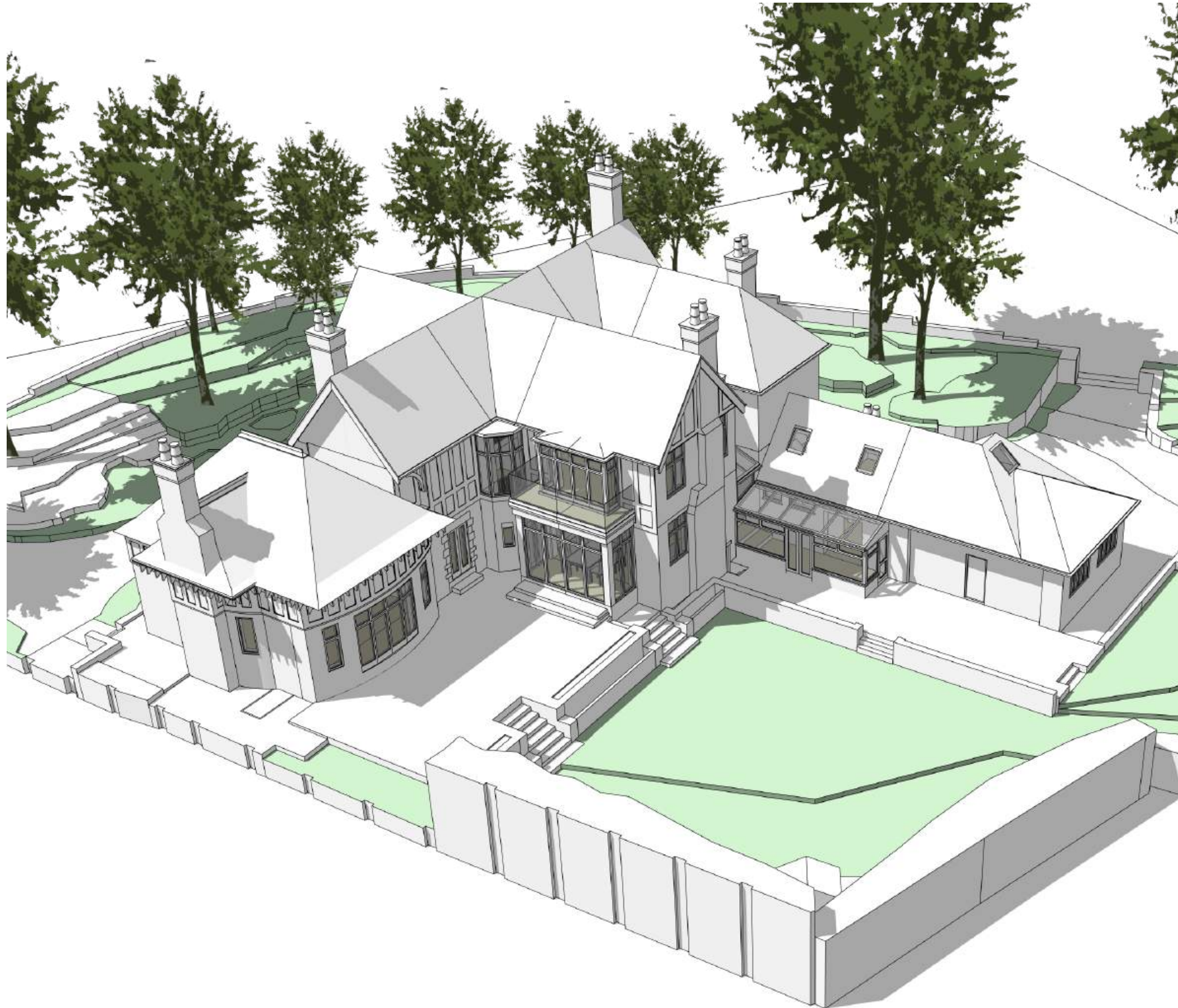
The property is set back from the roads and well screened. The site boundaries are clearly defined by a combination of retaining walls (brick and stone), substantial hedging and/or timber panel fences. All offering a good degree of privacy with no apparent overlooking issues.

The main garden area is to the north of the house and is given over to a generous lawn, planted borders and paved patio areas. The landscaping to the south and west rises up against a retaining wall with mature trees which form the boundary to Ringley Road and Stand Lane. In general, the site is gently sloping from south to north and all levels are confirmed on the topographic survey accompanying this application.

2.3 TREE PRESERVATION ORDER (TPOs)

The grouping of trees fronting Ringley Road/Stand Lane are covered by a blanket TPO (TPO number 71). The TPO description states :-
'Various lime, beech, sycamore, birch and rowan'.

The scale of work being considered is not expected to impact on any existing trees.



model overview of the existing house/site - from the north



appraisal/analysis diagram of the existing site and house

2.4 EXISTING HOUSE

It is understood that Stand Knoll was constructed in the early c20th. It is a 3-storey, 5-bedroom, house with the second floor set within the roof space. The 'mock tudor' style property features prominent gabled elevations and tall brick chimney stacks which enhance its traditional character. The house is faced in a combination of red brickwork to the lower elevations and white painted render with timber detailing to the upper elevations. Steeply pitched roofs are finished with rosemary clay tiles. The house appears to have been extended over the years adding a feature lounge to the east and an integral garage/utility wing to the north. The garage/utility wing is poorly detailed with a mismatched composition of abutting roofs and limited headroom in places.

- Ground floor :-
- The entrance door, facing south, accesses a central hall.
 - The main accommodation rooms (sitting room, snug, etc...) are located off the hall albeit the snug acts as a thoroughfare to the later added lounge.
 - The kitchen/diner and ancillary rooms are positioned to the rear of the property. The configuration would appear to have been altered/modernised over the years.
 - A garage/utility wing is accessed off the kitchen/diner - stepping down in level.

- First floor :-
- 4no bedrooms (two with en-suites) - the principal bedroom has an additional dressing area.
 - family bathroom
 - general storage areas to upper floor of garage/utility wing

- Second floor :-
- 1no bedroom with en-suite
 - office/study and additional loft storage

2.5 EXISTING AREAS

A breakdown of the gross internal areas for the property are as follows :-

ground floor	325m ²
first floor	192m ²
second floor	78m ² (based on past submission details)
overall total	595m ²

3 PLANNING

3.1 PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon local authorities that when making any determination of an application, regard is to be had to the adopted Development Plan unless material considerations indicate otherwise.

In this instance, the saved policies of the Bury Unitary Development Plan [UDP - 1997], and the more recently adopted Places for Everyone Joint Plan [PfE - March 2024] sets out the local development framework within the area. It is understood the council is currently working on a new Local Plan to replace the UDP but until this is adopted the UDP will continue to be referenced. A draft version of the new Local Plan passed through consultation in Spring 2025.

Key policy documents that comprise material considerations include the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) which is published and updated on the government website.

Local supplementary planning documents include SPD6 'Residential Alterations and Extensions'.

3.2 RELEVANT LOCAL POLICIES

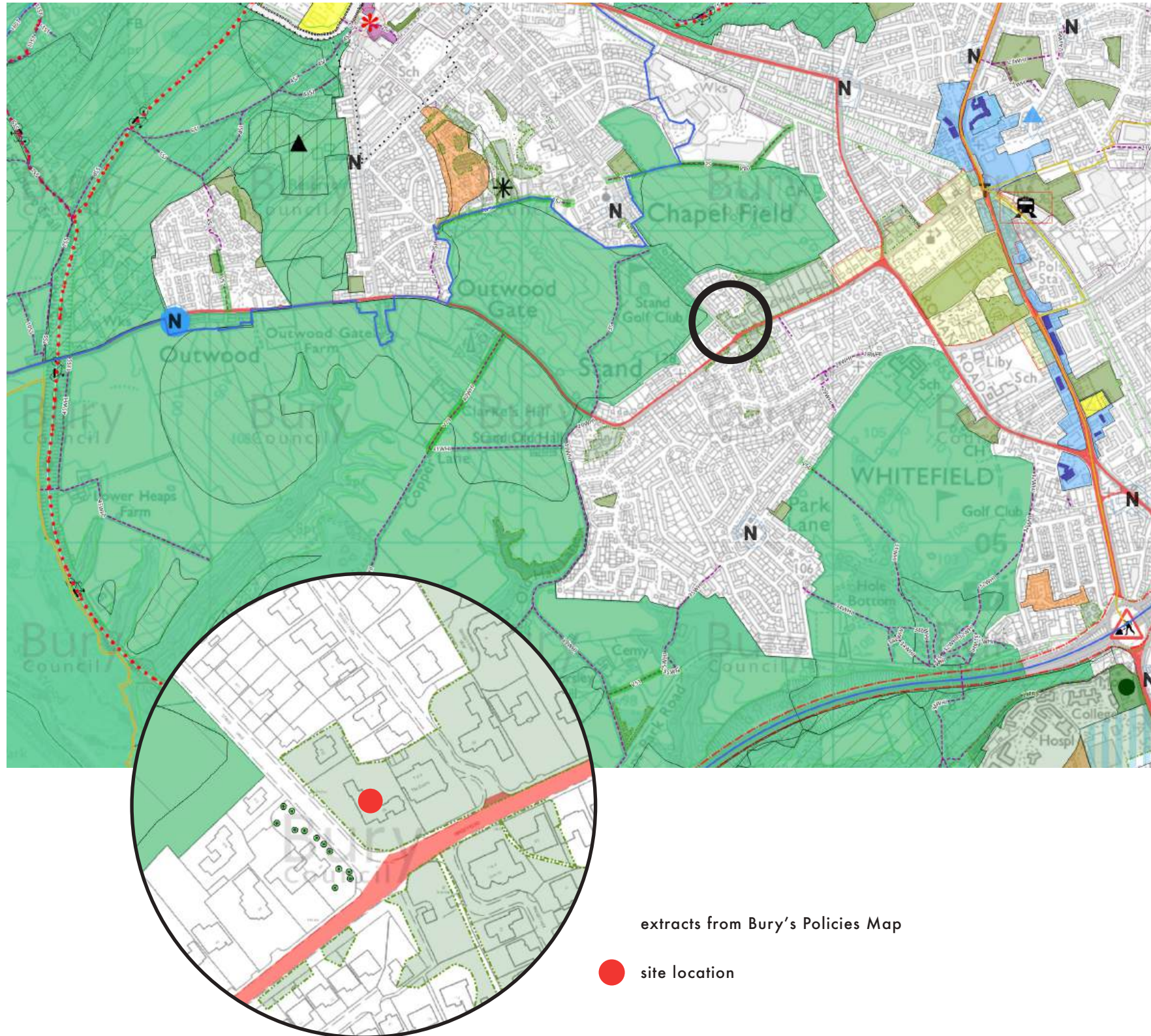
Extracts from the associated Policies Map confirms that the site is within the urban area of Whitefield. The site is not covered by any specific statutory local policies but there are a number of general policies that are relevant to this application. All relevant policies are understood to include the following :-

Policy H2 [UDP]	Housing Environment and Design
Policy H2/3 [UDP]	Extensions and Alterations
Policy EN1 [UDP]	Built Environment

It is not the intention to repeat the policies in detail but rather outline the general principles that they seek to uphold and how they relate to the proposal.

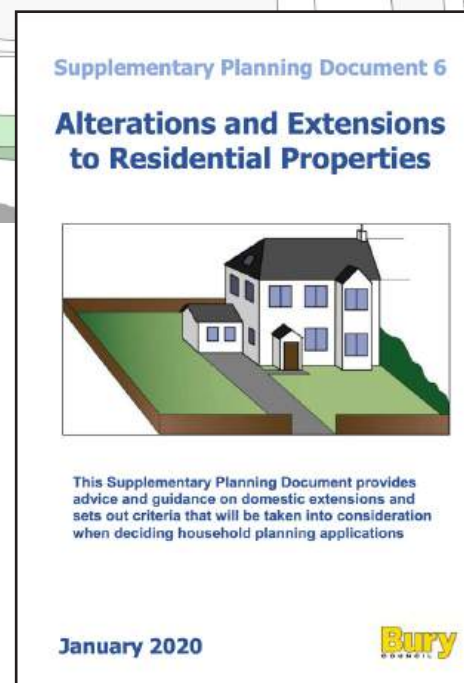
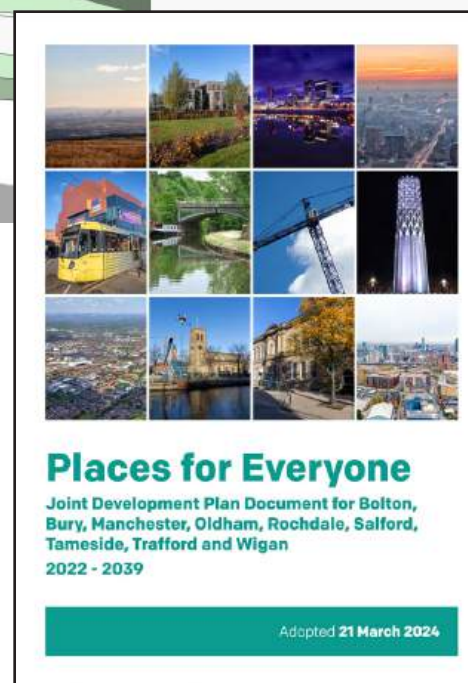
H2 (housing environment and design)

- Encourages good design and seeks to ensure that any new development will make a positive contribution to the character and amenity of the surrounding area. New residential development will also be required to respond to their location and the scale of their context to ensure they are well integrated.





existing model - south east elevation



H2/3 (extensions and alterations)

- Seeks to ensure that all proposals to extend/alter residential properties are of a high standard. Factors which will be considered include the form, size, design and external appearance of extensions to ensure they are sympathetic in nature with the character of the original building and/or surrounding area.

EN1 (built environment)

- Seeks to protect, preserve and enhance the character, appearance and amenity of the borough's built environment. Any development should be mindful of the effect on visual amenity and ensure it is appropriate in terms of its siting, materials and design.

3.3 SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)

Bury Council have SPDs for reference and the main guide of relevance to this application is SPD6 'Residential Alterations and Extensions'.

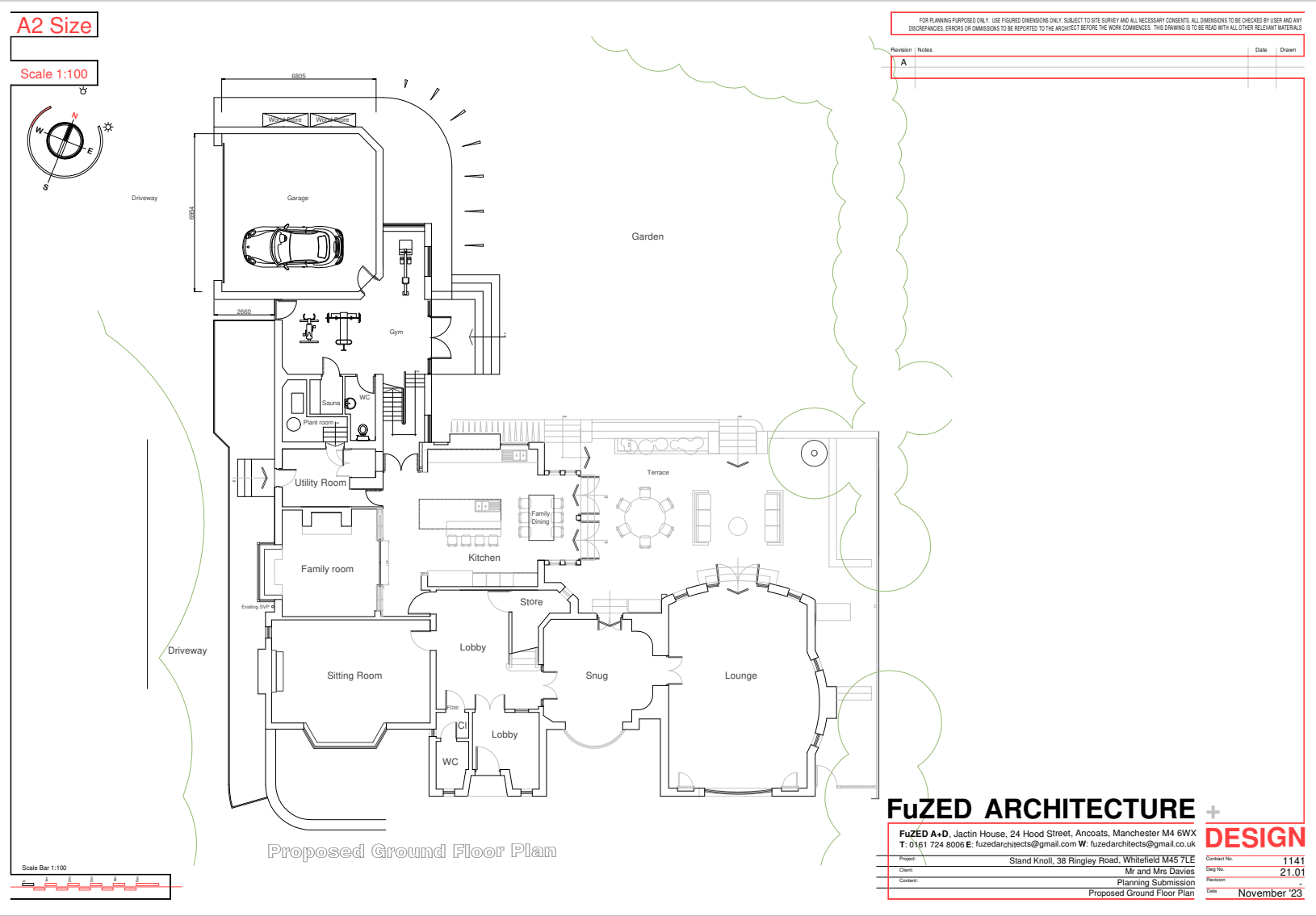
Within SPD6 reference is made to general criteria for all types of residential alterations and extensions.

The overall objective of the guide is to ensure all new development is of a high standard of design and complementary to its surroundings.

Proposals should respond positively to localised conditions - including the character and appearance of the built vernacular.

Proposals should also respect and enhance their surroundings by ensuring their scale is relative to the plot - not overshadowing, overlooking or impacting outdoor amenity enjoyed by the property or neighbours.

The guide aims to provide clarity and consistency although the council acknowledges that there may be certain circumstances where flexibility in applying some standards are required. So ultimately all proposals will be considered on their individual merits.



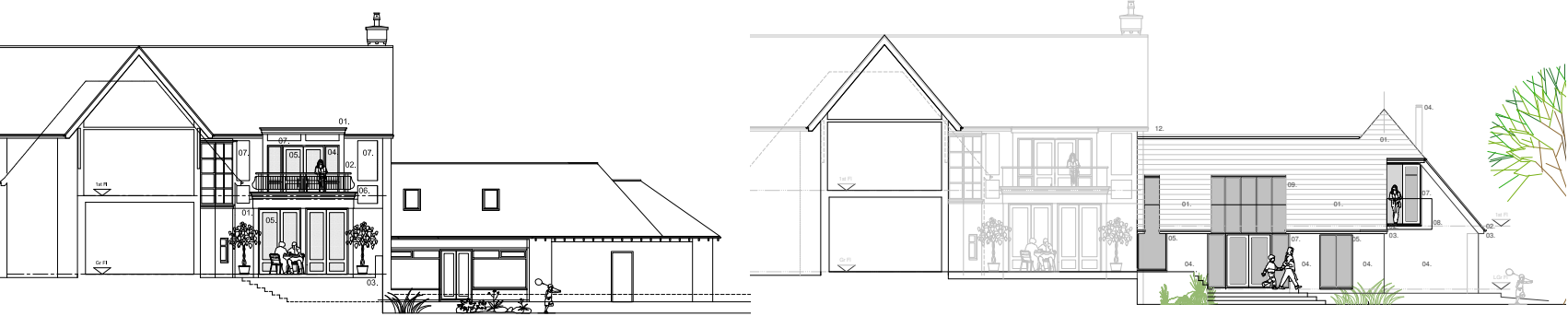
3.4 PLANNING HISTORY

Reviewing Bury Council's online records suggests there have been a handful of previous applications at the site. These include the following :-

- Ref. 63737 Demolition of existing bay window to rear and replace with new timber frame bay window with first floor balcony.
Approved 08.03.2019
- Ref. 70323 Demolition of two storey rear/side extension and replace with two storey rear/side extension to include garage and juliette balcony.
Approved 03.04.2024
- Ref. 71455 Non material amendment following granting of planning permission 70323 to widen north elevation to align with the approved floor plans and including additional rooflight on side elevation.
Approved 13.01.2025

All the above applications are relatively recent in the property's history although on site evidence would suggest the property has been altered/extended on separate occasions in the past (i.e. preceding these applications). This would be in relation to the eastern lounge and the garage/utility wing to the north. Such records may be archived.

None of the work related to the two most recent applications (70323 and 71455) has been implemented and the current application seeks to reconsider these proposals.



documents/details from previous applications - ref.63737 bottom left and ref.70323 top/bottom right



model overview of the current proposal above - from the north



earlier development options

4 DEVELOPMENT PROPOSALS

4.1 DESIGN PROCESS

The current design proposal is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on and refining a preferred scheme.

A number of early feasibility options were computer modelled within the context of the site. The use of detailed 3D modelling not only assists in visualising the schemes but also provides a detailed understanding of the massing of the proposals. The process allowed the existing building and setting to be fully 'understood' ensuring that any proposals were well considered and integrated.

The resultant proposal for the remodelling of the dwelling has been designed to achieve the desired accommodation in response to the brief. It is believed the scheme provides contemporary, usable, living accommodation with a strong connection and respect for its setting.

4.2 DESIGN CONCEPT

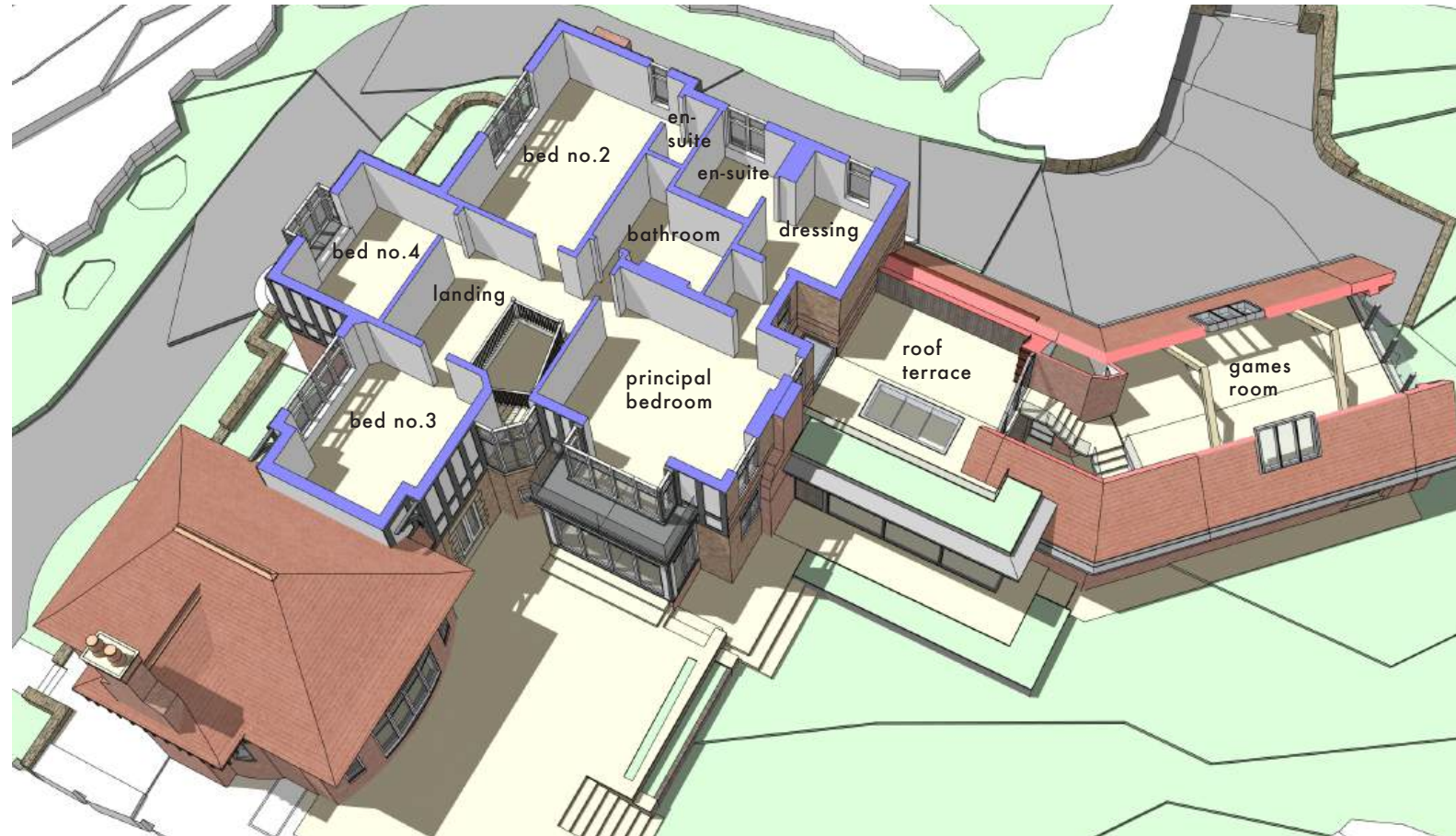
One of the fundamental aspects of the design brief was to re-consider the existing garage wing and challenge past proposals. The design was to address shortcomings of the existing accommodation and improve connections to the garden and wider setting.

The proposed garage/fitness wing was conceived to sit on a similar footprint to the existing albeit part orientated to the west - to appreciate views towards the local golf course. The proposal was also to retain a similar subservient scale to the existing/ past proposals, to ensure the original property retains primary status.

At all stages, the proposals aimed to be respectful of the character of the original property and setting. The current design responds with a steeply pitched gabled roof and a shared material palette.

Whilst sharing visual references to the original property, it was believed the extension should be of its time and more modern features such as floor to ceiling glazing were introduced to the private garden elevation - to improve natural light and 'open up' to the garden.

stand knoll



first floor



ground floor

4.3 LAYOUT

The existing garage/utility wing is replaced whereas the remainder of the existing property is unaffected by the proposals.

The extension provides a fitness room, sauna, changing area and double garage at ground floor - all accessed via the kitchen/diner (as existing). The fitness room 'opens up' to the private garden.

Above the garage is a games room which takes advantage of the vaulted roof space.

To limit impacts at the abutment with the existing house, the roof profile is cut back which in turn provides a roof terrace - sufficiently located away from and/or concealed to all neighbouring boundaries. A 'walk-on' rooflight is included to the terrace (further improving natural light within the fitness room).

4.4 APPEARANCE

The proposed garage/leisure wing directly responds and respects the vernacular of the existing building.

Walls will be finished in brickwork (to match the existing) with natural stone detailing. The pitched roofs will be finished in rosemary clay tiles.

Larger openings are generally restricted to the north west elevation (the elevation concealed from the roads and/or public vantage points). The only exception being the upper gable end to the west of the games room which will be glazed to take in the view available towards the golf course.

4.5 PROPOSED AREAS

A breakdown of the proposed dwelling's gross internal areas is provided below :-

ground floor	366.5 m ²
first floor	226 m ²
second floor	78 m ²
overall total	670.5 m ² (12.7% increase)

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ground level views of the proposal from the west (top) and north (bottom)

4.6 SCALE/MASSING

The proposed extension aims to be respectful of the existing house and its character. It will be subservient in form to ensure the original property can still be appreciated and understood. Repeating general principles from the existing vernacular (like the steeply pitched roof) also ensures the proposal will be well integrated.

The proposed accommodation over the garage is kept within the vaulted roof space to ensure the eaves and ridge heights are managed and appropriate.

4.7 ACCESS/PARKING

The proposals do not alter the existing access arrangements to Ringley Road and Stand Lane whilst the existing driveway is also generally unaffected.

Generous turning space provision is maintained within the site to ensure vehicles can enter and leave the site in a forward gear.

The current garaging and parking provision on site is deemed to be appropriate for the size of the property. The existing double garage is to be replaced with a similar sized double garage as part of the proposals. No further changes to parking arrangements are anticipated.

The proposal does not increase the number of bedrooms at the property so it is considered retaining a like-for-like parking provision will be sufficient.

4.8 TREES

The existing trees on site are unaffected by the proposals - being set on a similar footprint to existing extents and a reasonable distance away from any trees at the boundaries.

5 SUMMARY

5.1 CONCLUSIONS

The relevant local policies support the general principle of undertaking alterations to and extending an existing dwelling within its own curtilage. The key consideration is therefore the impact the proposals would have on the surrounding area or the property itself which can be broken down to impacts of the general design decisions.

The design principles set out in section 4 of this design statement demonstrate how the development proposals have been carefully considered to ensure they are sympathetic to their surrounding context by virtue of its scale/massing and use of materials to both reflect the local built environment and preserve the character of the area.

The extension is a contemporary interpretation of the vernacular style to assimilate itself with the host building whilst not being a direct copy. The extension is then set at a subordinate scale to retain a hierarchy.

The proposals are contained comfortably within the existing curtilage and would appear to have no impact on neighbouring dwellings, the local environment or other features that contribute to the setting. With this in mind, it is believed that the proposals do not result in disproportionate additions over and above the size of the original building or have an adverse impact on the area.

Taking all the above into account it can be concluded that the proposals accord with the relevant planning policies. They represent a sustainable form of development that upgrade a family home and make it more suitable for modern family living while enhancing the setting with a high standard of design.



model overview of the proposal/site - from the south (trees omitted from boundary for clarity)