

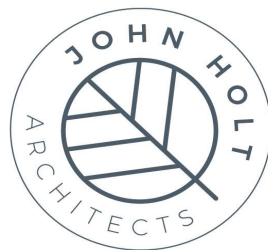
DESIGN STATEMENT

prepared in support of a householder application to amend two window openings to the rear elevation.

SHAUNINGS COTTAGE, BOLTON ROAD, HAWKSHAW.



view of rear elevation



Introduction:

Our clients have recently purchased Shaunings Cottage, one of a group of properties forming what was historically Loe Bank Farm. They would like to consider extending the house with two separate but closely related extensions.

Shaunings Cottage forms part of a group of building associated with the former Loe Bank Farm which include Loe Bank Farm House and Low Bank Bungalow. The properties form an informal shared courtyard which links via a short driveway to Bolton Road.

Shaunings Cottage itself was built as two cottages around 1820. Subsequently the two houses were combined into a single detached dwelling.

The property is situated in a mature landscape setting, elevated above Bolton Road which is to the south.

Over it's long history the house has been altered and extended on a number of occasions. Most recently in 2018, during which a number of lean-to structures and garages were demolished and the volume incorporated into the overall refurbishment and extensions to the house.

Proposals:

The proposal seeks to increase the existing window openings to the rear elevation serving the Main Bedroom to the first floor and the Living Room below it.



View of site area.

The intention being to make the best use of the views over the adjoining fields to the west of the property.

The immediate area around the proposed site benefits from a number of mature trees and bushes which form a natural screen from Bolton Road and general public view.

Planning:

Shaunings Cottage is situated in the greenbelt and we believe is on the draft non-designated heritage asset list.

As such the architectural style of the proposal has been considered and reflected in the proposals. The openings will be simple and will integrate seamlessly with the existing.

The rear of the house is not generally visible from the any public view point other than from the Holcombe Moor Training Camp access road, please see below. As such the proposals will have a minimal impact.

Landscaping:

The proposals will not affect the existing landscaping which will be retained.



Shaunings Cottage (to the right) from the west.

Appearance:

The rear, west facing, elevations of the overall group of properties at Low Bank Farm demonstrate a number of fenestration types. This proposal is a contemporary but simple approach made feasible with modern glazing techniques.

The window frames will be powder coated to match the current sage green colour used for the existing window frames. These will be a minimal frame section which will maximise the views from the house; they will be effectively frame-less when viewed from the individual rooms.

If viewed from the west, the scale and simplicity of opening will resemble a barn door opening.

Access:

Neither the existing vehicular or pedestrian access will be affected by the proposals.

Conclusion:

The extremely simple frame sections take into account the sites location in the greenbelt and the properties designation as a non-designated heritage asset.

The scale and simplicity will have the resemblance of a barn door opening and will be wholly in-keeping with an agricultural aesthetic.

The position of the proposed windows will not overlook any adjacent properties and will not have any detrimental affect on them.

As such, we would suggest the proposals will sit well within the houses immediate and it's more general location.