

Design, Access and Heritage Statement

December 2021

6 Crown Mews, Bolton Rd

Hawkshaw, Bury BL8 4JW



Rear Extension

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INTRODUCTION

This statement accompanies a submission to Bury Metropolitan Borough Council for Full planning permission for 6 Crown Mews, Hawkshaw. It should be read in conjunction with the following drawings:-

AD2108.01A Location Plan
AD2108.02A Existing Plans
AD2108.03C Proposed Plans
AD2108.04 Existing Elevations
AD2108.05B Proposed Elevations
AD2108.07A Site Plans

The application site lies within the hamlet of Hawkshaw in the North Manor Ward of Bury MBC. It is within designated Green Belt and faces the A676 Bolton Road to the south. There are open views of Holcombe Hill and the surrounding countryside to the rear.

THE PROPERTY

Originally a cotton mill built circa 1830, Crown Mews was converted circa 1993 to create three individual four-storey dwellings. It is locally listed.

The conversion included a single-storey rear extension for garaging which resulted in the main living spaces for all properties being located on the first floor. An industrial style balcony served by shared access steps runs the length of the mill and provides an external space linked directly to the first floor. It overlooks

individual private gardens, but these are separated from the dwellings by the wide communal access route.

No 6 is the largest of the 3 properties, and encompasses a full height lean-to wing which runs N/S. Whilst providing additional internal space, unfortunately this element of the mill severely shades the north facing balcony space from receiving sunlight. This problem is particularly acute for No 6.

THE PROPOSAL

The applicant seeks to make better use of this external balcony by enclosing it with a lightweight glass construction with new direct access into the family kitchen. In addition, they seek to turn the elevated position into a positive, extending the existing balcony to provide a linked external space that is not in the shadow of the building and allows the family to take advantage of the external spaces and magnificent views without having to always decamp into the separated garden.

No 6 Crown Mews is one of 3 properties created when Crown Mill was converted to residential dwellings circa 1993



SCHEME COMMENTARY

BACKGROUND

As outlined, the main mill sits on an East-West axis, with the kitchens facing the rear (north) elevation. To the east the full height wing is an imposing addition end to the property and acts as the end of the balcony. The 3 properties created from the converted mill have similar layouts, with the rear facing kitchens at first floor level facing onto the balcony over garaging and service space below. This presents a relatively unique situation in planning terms where the traditional ground floor link from house to associated land has effectively been recreated at first floor level.

Due to its north-facing orientation, that the balcony is rarely welcoming, shrouded from the morning sun by the eastern return of the mill and only receiving evening sun for a very short spell at the height of summer. As a result, the space is generally cold, windy and unwelcoming, and as such is used purely as a thoroughfare, for storage and as a backyard. The lack of a direct link from the family kitchen simply perpetuates this issue.

PLANNING HISTORY

Online planning history on Bury MBC Portal reveals the property has been subject to the original conversion permission and a later update to remove the original mill chimney.

92/27731 (APRIL 1993) -

Conversion of Mill to 3 dwellings (to include addition of rear infill extension at ground floor to provide garaging). The design resulted in the primary living spaces being located at first floor level in all properties.

93/29270 (JANUARY 1994)

Removal of condition 3 to allow demolition of Mill Chimney.

PRE APPLICATION NOVEMBER 2021

Our recent pre-application to Bury MBC provide the following advice:-

- Given the unique nature of the site a conservatory as shown should be acceptable at first floor location
- The end elevation should be stone clad, returning at the front



At the rear of the property the return of the building prevents sunlight from reaching the terrace, rendering it unsuitable for use by the family

PROPOSALS

Objectives

The proposed scheme has been developed to make best use of the balcony space by:-

1. Adding a lightweight glass room to the balcony and forming an opening directly into the kitchen (as has been completed on the adjacent property) to create a new internal space which integrates fully with the kitchen and living room. (It is envisaged the works will accompany an upgrade to the kitchen and living room, fully integrating the new glazed and external spaces with daily living.).
2. Extending the balcony by circa 1.5m to create a directly linked external space that is not in the shadow of the lean-to east wing; enabling the pleasant 'in/out' living the family crave.

It has been developed in response to the effective ground floor nature of the living spaces and adjoining balcony—seeking to maximise the volume of the conservatory whilst having minimal impact on the neighbouring properties

JUSTIFICATION

Design

- The original rear facing balcony is overwhelmed by the east wing. This, along with the separated garden, has significantly impacted the amenity of the occupiers, making internal and external living totally separate.
- The existing kitchen no longer functions well for the family— with an uncomfortable layout that would be markedly improved with the addition of a new external space.
- The proposed glass room is straightforward and visually lightweight; is in keeping with the industrial nature of the site and will allow a clear legibility of the original locally listed building.
- The proposed balcony extension is proportional to the site, will match exactly to the existing and not feel out of place against the somewhat monolithic nature of the mill structure.
- No alterations are sought that will impact the primary front elevation, ensuring minimal impact on the Green Belt.



The proposed scheme looks to add a glass room over the existing garaging space to link to the existing kitchen and living room, with an extended balcony to run the full width of the property

Amenity

- The amenity of the occupants will be greatly improved through the provision of the new extended balcony and improved kitchen space.
- The external balcony space of the immediate neighbour (No 4) is currently similarly impacted by the massing of the east wing. As such the proposed lightweight glass works would have minimal impact on the light levels at their balcony.
- The privacy of No 4's balcony would be improved as there would no longer be a direct open boundary between the two properties.
- Overlooking from the extended balcony will be in line with existing,

DESIGN AND ACCESS

Use

The property will remain as a residential dwelling.

Amount

The proposed works will add an additional 4.2% volume over the original building—bringing the total extension to an 8.6% increase in volume over the original, well within the 30% limit within the greenbelt.

Appearance

The proposed scheme is respectful of the industrial heritage of the site, combining lightweight modern glazing with traditional boundary treatments to match the existing.

Access

Access to the property is unchanged.

	SQ METRES	LENGTH	VOLUME
Main Mill	103.67	5.28	547.58
lean to	49.56	9.35	463.14
ORIGINAL TOTAL			1010.73
Garage	9.41	4.69	44.14
HISTORIC EXTENSION INCREASE			4.4%
extension	9.21	4.69	43.22
HISTORIC AND NEW EXTENSION INCREASE			8.6%

Layout

The works will provide improved amenity for the family—with a more practical kitchen layout and external space which make the most of the spectacular views across the countryside. Externally the additional balcony will sit at first floor level to match existing; supported at the new corner with a narrow column. A ample clearance for a standard or larger car will be retained, with the new column sitting behind existing planting and having no impact on the vehicular access area.

Landscaping

Existing landscaping will be retained, with a narrow strip of planting added at the base of the new column. . Parking will be unaffected

Scale

The lightweight structures are subservient to the existing and will allow a clear legibility of the mass of the original mill.

HERITAGE STATEMENT

The property is included within the draft local list (LL257: Bridge Cottage and Crown Mews). It is not within a conservation area.

To the front the works will have no impact on the property, with the imposing sense of this historic mill building fully retained.

to the rear, the lightweight nature of the glass unit will ensure a clear legibility of the lines and form of the original building.

The extended balcony will match the existing, retaining reference to the property's industrial heritage.

Combined, the proposed works will not detrimentally effect the host or attached dwellings. The changes will have minimal impact on the significance of the property and its character, and that of the wider area, will be protected.

CONCLUSION

The scheme illustrated in the drawings provided with this application have responded to the unique nature of the site. They give a significantly improved layout for the occupants, whilst having a neutral/minimal impact on the amenity of the neighbours.

The significance of the locally listed property will be preserved with the lightweight and industrial nature of the proposals. There will be no harm to the green-belt as the works represent a minimal increase in volume, have no impact on the primary street scene and are respectful of the form and massing of the original building.