

Design& Access Statement

Prepared in support of a replacement garage and replacement vehicular access at:

Cobblestones, 399 Bass Lane, Bury.



Existing site access from Bass Lane with Garage to rear



Introduction:

Our application consist of two elements, the first being to remove and reposition the current hard-standing vehicle access from Bass Lane. The second element of the application proposes to demolish the existing Garage, replacing it with a new garage with an attic storey whilst repositioning it on the site.

Site Access:

The house is situated at the top of Bass Lane at it's junction with Manchester Road and Walmersley Road.

Bass Lane and, in particular, the road junction with Manchester Road is heavily trafficked. In combination with the extremely limited visibility splays, particularly to the right on exiting, egressing the site by car can be difficult. The application seeks to improve this situation by utilising an existing access to the east of the house. This is an existing access to an adjoining field which benefits from an existing dropped kerb and from substantially better visibility splays. The existing access will be extended from the kerb to meet the current hard-standing/turning area.

Given the sites location in the greenbelt the drive will be a 'land rover' track formed in cobbles with a central grassed area and as such will maintaining a low-key presence in the landscape. The new track will follow the current site levels, which fall away from Bass Lane, further diminishing it's visibility and impact on the green belt.

The existing timber access gate and three bar timber fence to the perimeter of the field will be retained, see below.



View of proposed site access

The field itself will continue to be used as a paddock/grazing area and will not be included within the domestic curtilage of the house.

The current access point would be made-up with a stone wall topped with railings to match the existing. The wall will be built off an eccentric foundation to avoid the foundation encroaching onto the adopted highway.

Overall we are proposing to use an existing site access to provide a much safer means of accessing the site.

Garage:

The second element of the proposals is the replacement of the existing Garage together with the addition of an attic storey.

Currently the Garage is too small to provide garaging for two vehicles and needs to be enlarged in depth by 1.0m and widening by 0.7m. The Garage is to be re-sited 1.0m to the north from its current position, pushing it back and into the site, away from Bass Lane. The intention being to set the garage closer to the northern tree line and thereby minimising any impact on the greenbelt.

The proposal includes the inclusion of an attic storey above the Garage which will provide an additional Bedroom. The room will have an internal height of just 1.4m at the eaves to reduce the overall height of the elevations.

The current Garage is in a poor state of repair, with a flat roof which given the detailing is inappropriate in its setting. The side Conservatory adds to what is an unattractive group of buildings. Our proposal will introduce a pitched roof which will sit more comfortably with the existing house. The existing stone, which is a good match for the existing stone, will be reclaimed and utilised to the ground floor of the elevations with vertical timber cladding to the attic floor. This will not only compliment the main house but will also reduce the overall massing.



View of site from Bass Lane

The roof will incorporate a dormer window to the north facing pitch and a P.V array to the south facing pitch.

The conservatory to the side elevation, granted approval in 2005 under application ref: 44922, is redundant and is to be demolished as part of the proposals.

Green Belt:

The house is situated in the greenbelt and any proposed domestic extensions/alterations will be considered in line with the tests set out within the National Planning Policy Framework where the impact upon openness must be considered. Paragraph 145 (c) confirms that extensions and alterations to dwellings can be appropriate provided that they do not result in disproportionate additions over and above the size of the original building.

The existing garage together with the unsightly conservatory extension is to be demolished.



View from east of the to-be demolished conservatory

The current house and garage has a total volume of 622m³. Whilst the proposal will increase the built volume, the demolition and removal of the existing Garage and Conservatory will remove a total of 198m³ of the current built volume. The proposed Garage has a total volume of 227m³ which is a 33% increase in volume and is considered appropriate within the guidelines of SPD8.

In addition, the Garage will be positioned 1.0m further back from the current position and the primary viewing point of Bass Lane. The proposal will sit further into the site against a backdrop of mature trees making the proposal less obtrusive in the landscape.

By using horizontal timber cladding to the attic storey there is further reduction in the visual impact on the green belt.

With regard the site access, the proposal will utilise an existing access together with the associated gate and boundary fencing. The proposed design of the access track reflects the site's semi-rural location.

Conclusion:

The existing Garage and, in particular Conservatory, are unsightly features in the general street scene. Our proposal seeks to replace these with a considered and modest replacement which better reflects the existing house.



Overall it will be a modest extension and as such we do not believe it will result in a disproportionate addition over and above the size of the original building.

The repositioning of the site access will provide a improvement in egressing the site safely whilst having a negligible affect on the general visual amenity of the area and the green belt.

We would suggest that the overall proposal is an improvement on the existing Garage and site access.