

**Design and Access Statement
Heritage Statement_V2**

Riversdale
39 Bury New Road
Ramsbottom
BL0 0AR

Prepared by GTA north on behalf of the client
Chris & Hazel Froggatt

**GUY
TAYLOR**
ASSOCIATES

**architecture
landscape
heritage
innovation**

Address:

Riversdale, 39 Bury New Road, Ramsbottom, BLO 0AR

Introduction:

This Design and Access Statement has been prepared by Guy Taylor Associates in support of a planning application for Riversdale.

Location:

The property is located on Bury New Road between Peel Brow and the M66.

The front of the property currently faces south west with pedestrian and vehicular access immediately off Bury New Road

Description of the proposed works:

Improvements and enhancements comprising of the following elements:

- Architectural design to convert the existing garage into a detached home office.
- Garden storage area at the rear with a separate entrance.
- New pitched roof.

Planning History:

No previous planning applications for this property.

Site Location Plan:



Use:

The garage is currently used as storage space.

Riversdale

Photographs of existing garage:

Front of the garage:



Sides of the garage:



Rear of the garage:



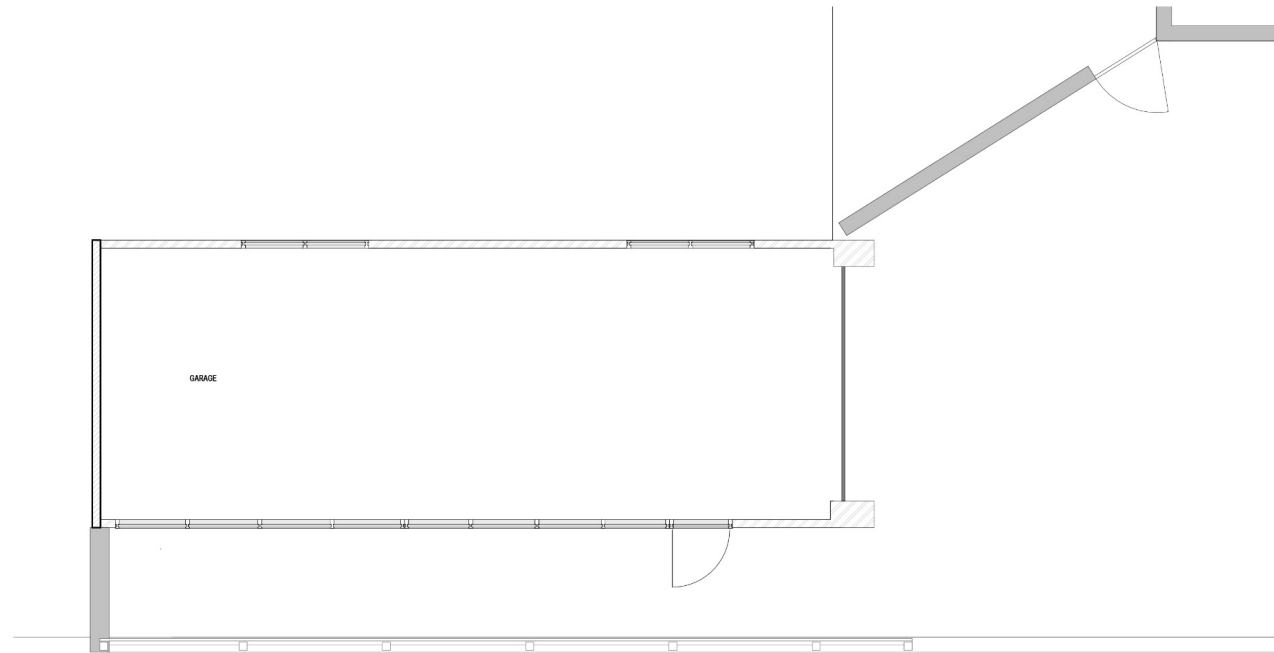
Layout:

The existing layout is one large open space originally built as a garage but is used for storage.

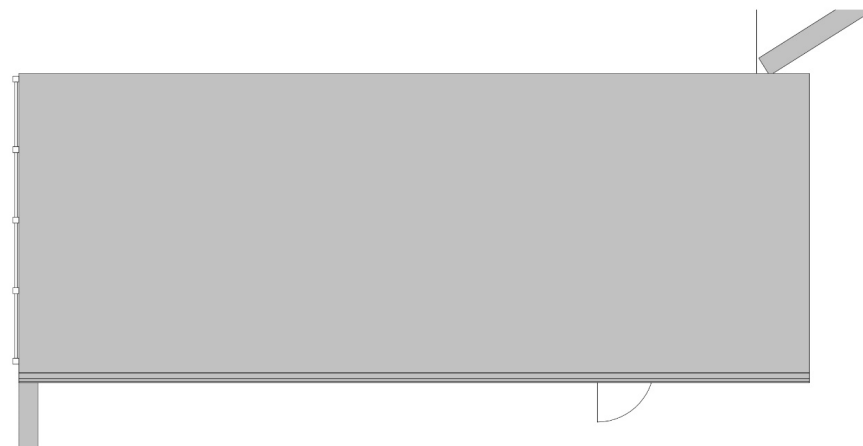
Access:

Currently access to the garage is gained from the residential driveway.

Existing Floor Plan:



Existing Roof Plan:



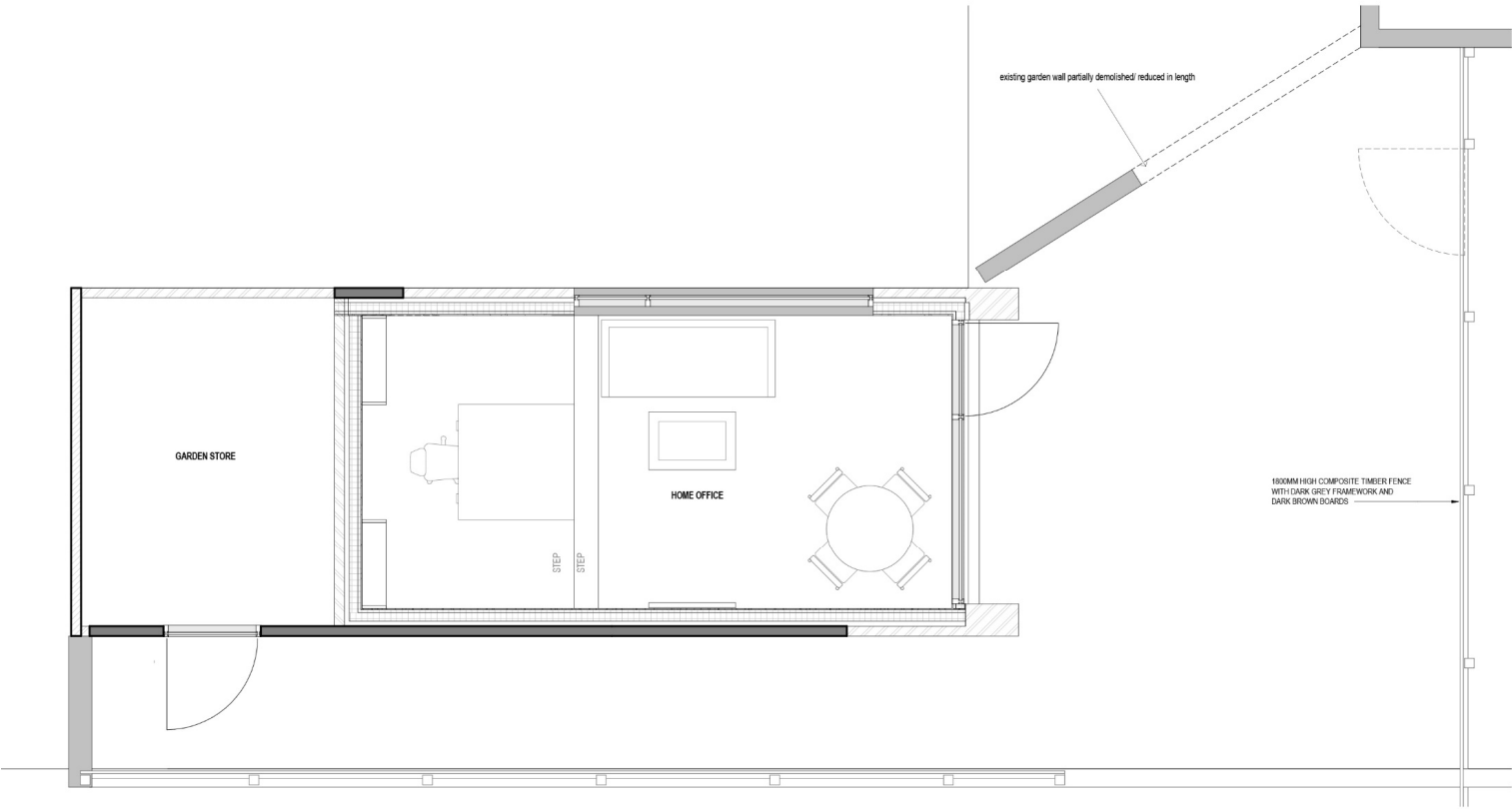
Proposed Layout:

The internal remodel of the garage will accommodate a new home office at the front entrance. The back of the building will be a storage room for garden supplies and tools, access will be via a separate side entrance.

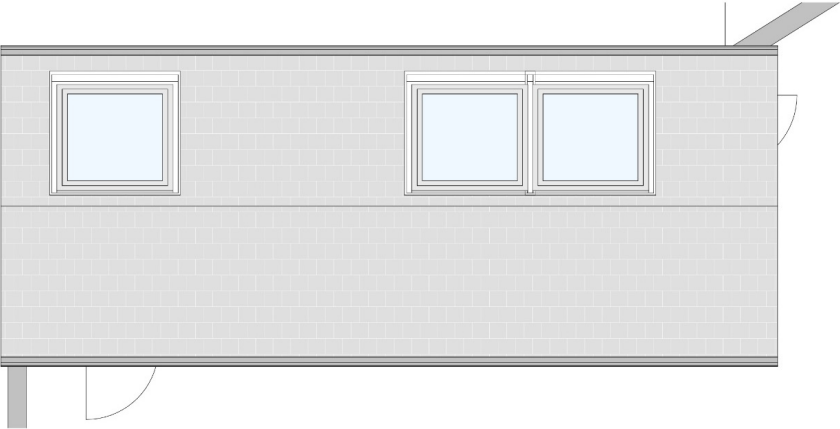
Access:

Site access will remain the same. We propose a new fence from the house to the fence on the left boundary to create more privacy meaning the garage is no longer visible from the road and is within the rear garden.

Proposed Floor Plan:

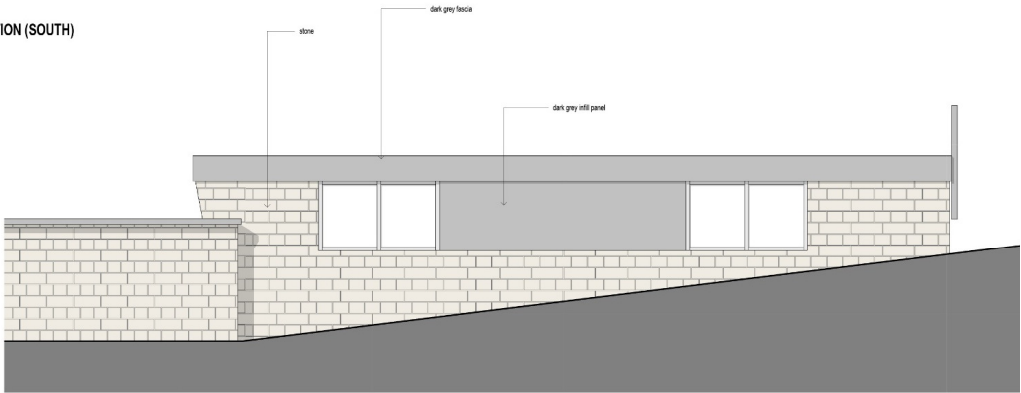


Proposed Roof Plan:

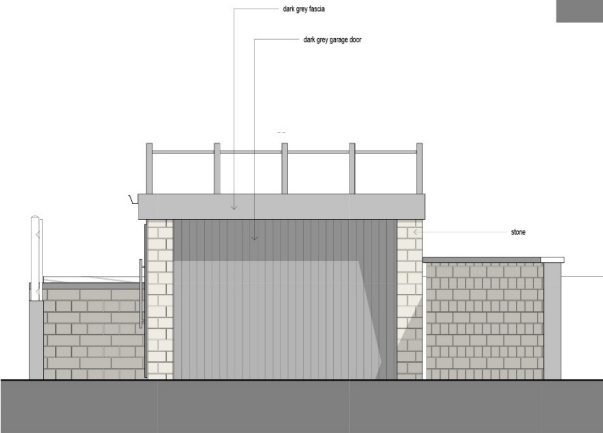


Existing Elevations:

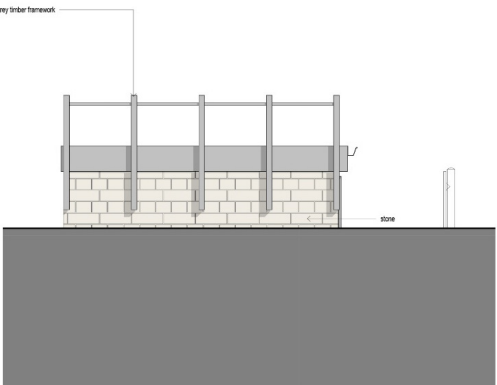
01 EXISTING GARDEN ELEVATION (SOUTH)
1:30



0 0.6 1.2 1.8
SCALE 1:30



02 EXISTING FRONT ELEVATION (WEST)
1:30

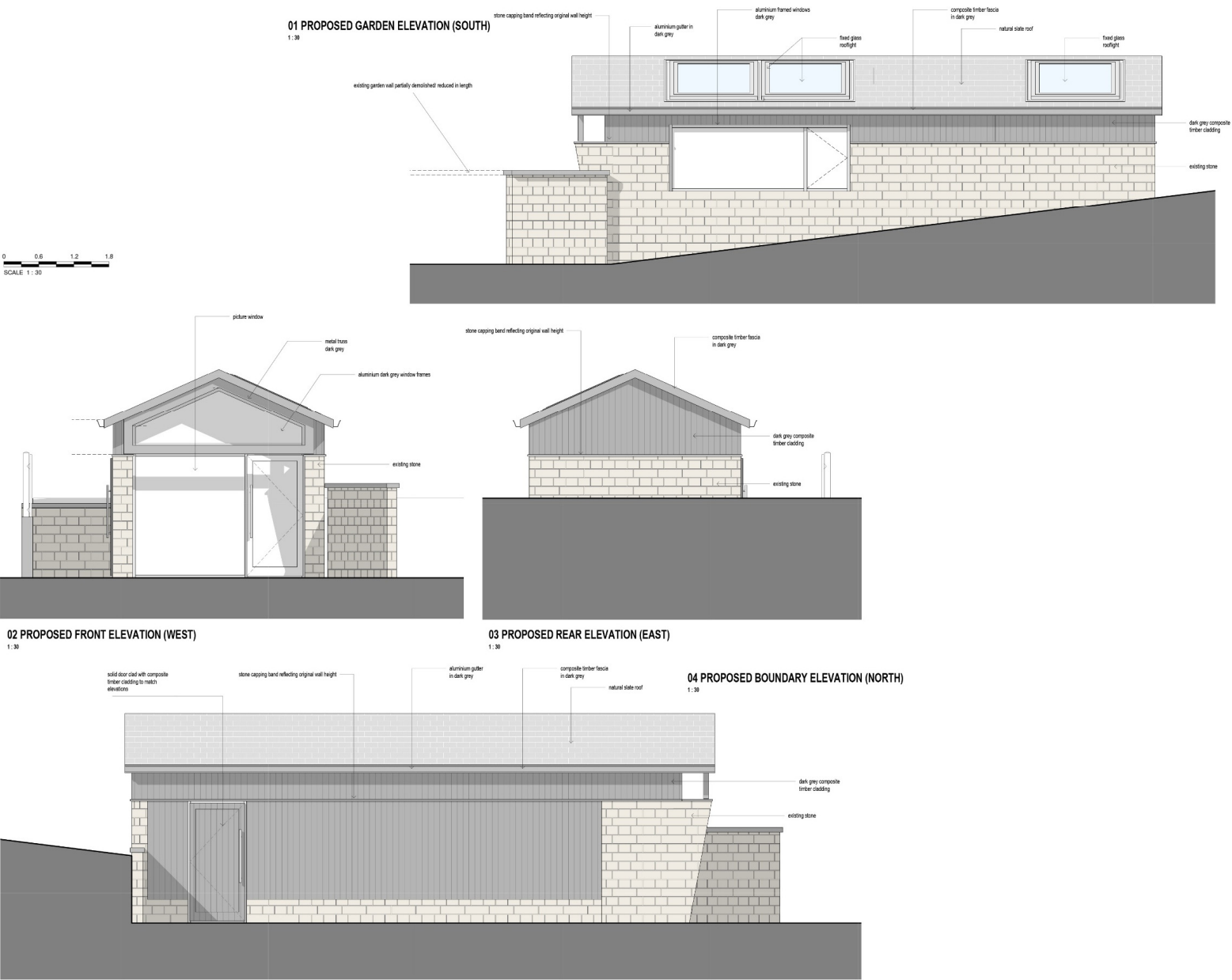


03 EXISTING REAR ELEVATION (EAST)
1:30



04 EXISTING BOUNDARY ELEVATION (NORTH)
1:30

Proposed Elevations:



Proposed Elevations:

The proposed elevations consist of a new pitched roof in natural slate tiles, with fixed glass rooflights and composite timber fascia in dark grey. The front entrance to have a new picture window and door. The side entrance will be a solid door clad with composite timber cladding and matching cladding on the wall.

Heritage Statement:

Introduction:

Riversdale is currently a typical 5 bedroom dwelling. The property is situated within the Bury New Road, Ramsbottom Conservation Area which is highlighted by the red border on the plan. The existing house is also a non-designated heritage asset.

Conservation area:

Bury New Road, Ramsbottom conservation area is located approximately half a mile north of Nuttall Park in Ramsbottom. The conservation area was designated in September 2004.

Conclusion:

The proposal retains the existing garage structure and there are no extensions to the footprint on the building. The building will largely be screened from Bury New Road and primarily viewed from inside residents back garden.

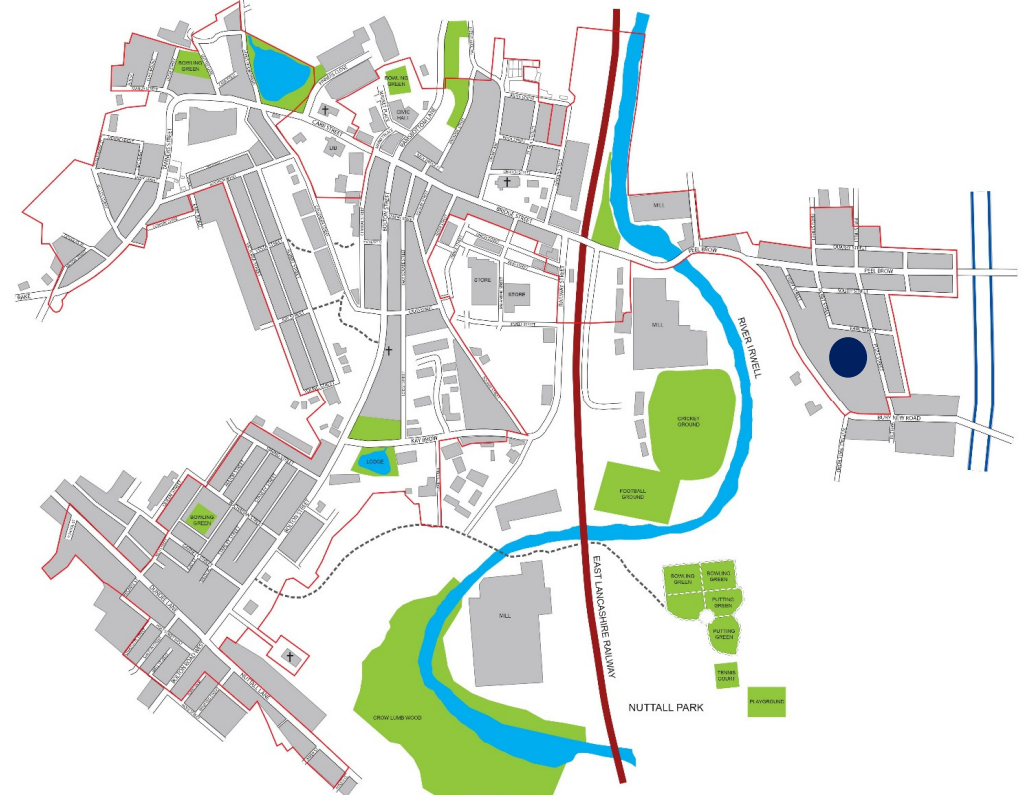
The proposal includes external alterations, with a new pitched roof and all facias, windows, doors gutters to be updated. Internal alterations to create an office room and a smaller garden storage room.

The changes to elevations will make positive effect to the appearance of the garage and contribute to the local area by creating a more attractive and efficient office space which improves the longevity of the structure. The general appearance of the garage is enhanced by quality design and materials and the pitched roof becomes inkeeping with that of the dwelling.

It is felt that this proposal does not have a negative impact on the Conservation Area or non-designated heritage asset.



● Indicates site location within the conservation area





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