

ALTERATIONS AND EXTENSIONS TO FORM CONTEMPORARY FAMILY HOME

GREEN HOLLOWS, 17 ASHBORNE DRIVE, BURY, BL9 5PD

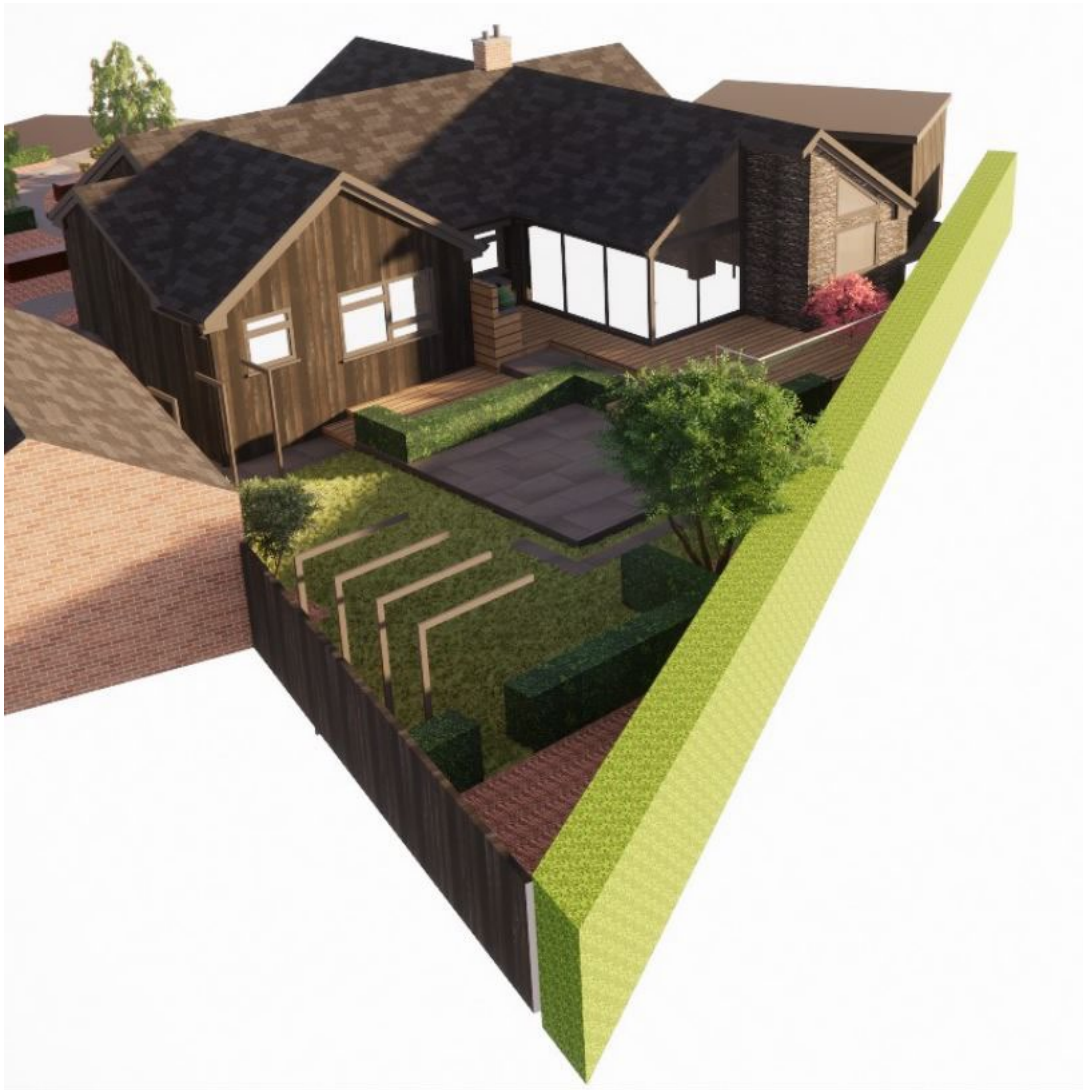


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1.0 INTRODUCTION

1.1 The statement submitted is in support of the application and to provide justification for the proposed development in terms of details relating to design, layout and access.

1.2 The proposed development has accounted for national and local planning policy guidance in considering the development proposal. (NPPF / Supplementary Document 6 January 2020)

2.0 PROPOSAL

2.1 Alterations and extension to form contemporary family home

3.0 SITE ANALYSIS

3.1 LOCATION AND SURROUNDING CONTEXT:

3.1.1 The property is located on Ashborne Drive, Bury.

3.1.2 The site at the end of a culdesac within a 1960's housing estate with domestic properties to two sides and farmland/greenbelt to the rear.

3.2 EXISTING USE

3.2.1 The property is a single storey bungalow constructed of brick with feature elements of timber cladding and stonework. It features concrete roof tiles and UPVC windows.

3.3 TOPOGRAPHY

3.3.1 The site falls approximately 2 meters from East to West.

3.4 ACCESS:

3.4.1. The site is accessed directly from Ashborne Drive.

3.5 BOUNDARIES

3.5.1 The following are the general boundary conditions of the site:

North - no boundary to front street. Driveway and garden bed

East garage to section of boundary with section of timber fence panel, but otherwise open to neighbours

South Beech hedge to rear boundary adjoining farmers field / green belt land

West Neighbours brick garage along with timber fence. Front section is open to neighbours with approx 600mm retaining wall

4.0 CHARACTER & HERITAGE

4.1 LISTING STATUS

4.1.1 There are no listed buildings within the application proposal.

4.1.2 The property has no listed buildings within 100m of the site

4.2 AREA DESIGNATION

4.2.1 The property does not fall within the nearby Brooksbottom and Rowlands Conservation Area with the majority of properties on Ashborne Drive being excluded from this.

4.2.2 The only properties on the Drive that fall within the Conservation Area are located at the opposite end to the application site.

4.3 BUILDING CHARACTER & HERITAGE

4.3.1 The property is understood to be constructed in the 1960's and has had various modifications and upgrades since this time.

4.3.2 A conservatory was constructed to the southern elevation (circa 1990's) and a side extension on the western elevation was constructed in 2006 to create an ensuite to the master bedroom

4.3.3 Materials:

- The property features brick walls, with both decorative stone and timber cladding infills. This is typical of the original building typologies along the street, however it's clear that many properties have since been upgraded by the addition of render, cladding and contemporary brickwork.
- The roof is of timber truss construction with concrete roof tiles, with the roofing in general being replaced in recent years. The roofing material is typical of the area.
- The majority of windows are UPVC suggesting that they are not original to the building. Despite this, they are due for replacement as it is evident that they are not thermally efficient in their current state.

4.3.4 Scale and Massing:

- The property lies within the landscape and, in this way, is not visually dominant on the streetscape. This is in contrast to the properties to the East which have been redeveloped from their original form and are now of a significantly larger scale and are very visually dominant on the streetscape.

4.3.5 Summary of Character & Heritage

The original streetscape would have been uniform in appearance. With the passing of time, a selection of properties on the street have been renovated in various ways to meet contemporary standards. In doing so, the streetscape is now varied in scale and appearance. The subject property is not only in need of refurbishment, but also presents a unique design opportunity for high quality modernisation.

5.0 EXISTING PHOTOS



6.0 PLANNING POLICY

6.1 NATIONAL PLANNING POLICY

6.1.1 During the design and development process and in preparing this planning application, the national policies have been considered with specific reference to the following sections of the National Planning Policy Framework July 2018.

NPFF Section 4; Paragraph 43

The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessments, Habitats Regulations assessment and flood risk assessments). To avoid delay, applicants should discuss what information is needed with the local authority and expert bodies as early as possible.

NPFF Section 12; Paragraph 124

The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

6.2 LOCAL POLICY & SUPPLEMENTARY DOCUMENTS

6.2.1 The following local policies have been considered during the development of the project:

- Bury Local Plan - Topic Paper 1 House
- Bury Council, Draft Revised Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- Sustainable refurbishment of domestic buildings using BREEAM

7.0 PLANNING APPLICATION SUBMISSION

7.1 ANALYSIS OF EXISTING BUILDING

7.1.1 With reference to section 3.0 & 4.0 the following assumptions have been made about the existing building

7.1.2 Character & Heritage

- The building has limited character that would be considered worth of retention. When looking at the immediate neighbouring houses, it could be argued that the property forms the 'visual boundary' between original housing forms (encompassing 19 Ashborne Drive & the adjoining bungalows) and the more contemporary housing stock (numbers 13 & 15 Ashborne Drive) to the left.

7.1.3 Form

- The building is of substantial construction and should be retained and enhanced where possible in a way that improves the thermal capacity and reduces its carbon footprint.

7.1.4 Layout

- Only minor adaptations are required to a large proportion of the existing layout, whilst a larger extension will be required to facilitate the Client's brief and bring the property to meet modern living standards.

7.1.5 Materials

- All cosmetic finishes within the property are at the end of the usable life and require modernisation. Elements of the building fabric require upgrades and/or retrofitting of new materials to ensure the longevity of the overall building.

7.2 DESIGN BRIEF

7.2.1 The following design brief was established with the client:

- A simple, cost-effective and contemporary design which utilises and enhances the existing building form in a way that grounds and connects the property to the topography of the immediate and wider site. The design intent is to create a modern family home that serves as a residential interpretation of the surrounding rural vernacular.
- Inclusion of a landscaping design that integrates, and pays homage to the site and surrounding context.
- Retrofirst - aim to achieve a more sustainable home using BREEAM guidance.

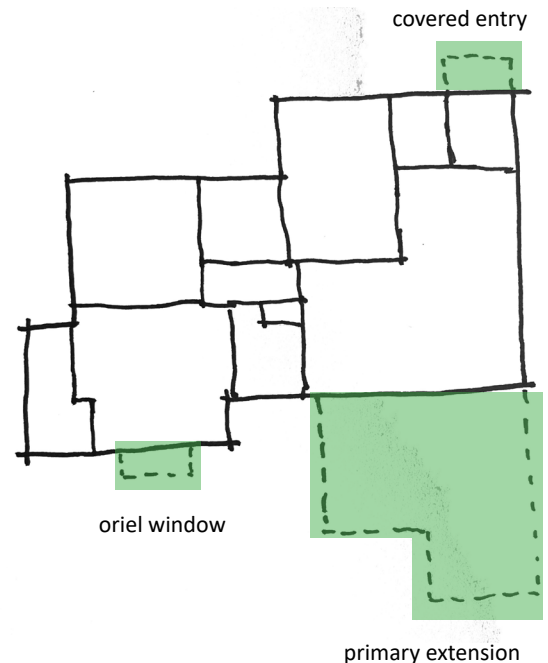
7.3 DESIGN IDEOLOGY

7.3.1 The concept for the design emerged from the very functional requirement to modernise the internal layout to a less formal, open plan lifestyle which embraced both natural light and the rural views to the rear of the property. This utilitarian approach also gave rise to the idea of referencing rural building materials (predominantly timber cladding with limited sections of stonework and metal) and incorporating them to create a contemporary and consolidated aesthetic - in our view, a great improvement on the existing bland and somewhat ad-hoc external appearance of the property.

7.4 CONCEPT & BUILDING DESIGN

7.4.1 Layout

- There are elements of the existing layout that have proven timeless since the properties construction in the 1960's. Specifically, the location of all bedrooms and primary bathrooms allows visual and acoustic privacy from the more social areas of the home. As such, these will all be retained.
- To provide greater physical and visual connection to the south-facing rear garden and views beyond, it is proposed to re-locate the kitchen from the front to the rear of the house within the new extension. The proposed extension, featuring a vaulted ceiling, will enable more open plan living to be achieved and maximise natural light into the primary living areas. The original kitchen can then be converted to additional living space and/or a bedroom. This will have no impact on the street scene.
- A small extension, by way of extending the roof, is proposed at the front. The purpose of this is to achieve a practical, covered entrance as well as provide an improved visual cue as to the properties entrance. This will have minimum impact on the streetscene.
- An oriel window is proposed as a feature to the main bedroom at the rear to maximise views and natural light. This will have no impact on the streetscape.



7.4.2 Form & Scale

- When viewed from the greenbelt to the rear of the property, the new extension will reflect the pitched roof form existing on the bedroom side, thereby creating a symmetrical and consolidated rear aesthetic. Similar extensions forms have already been done at number 9 and 14 Ashborne Drive. Due to the layout of the land at the proposed site, this will not be visible by any of the neighbours and therefore has no impact on their amenity. Combined with the new cladding, this will certainly be a bold visual departure from the existing, however is believed to be a very positive and contemporary architectural contribution to the landscape.
- The form to the front of the property will all be retained and further enhanced by the change of external material.

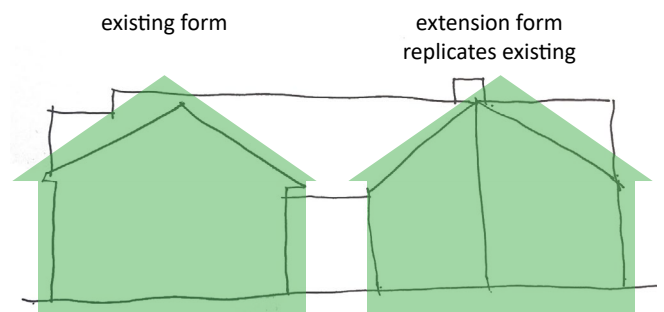


Image A -
14 Ashborne Drive with similar roof form on extension

7.4.3 Material Composition:

- The intention is to retain the bones / original brick fabric of the property, but improve both it's thermal performance and overall aesthetic by cladding over.
- To achieve this, it is proposed that the entirety of the property is clad in vertical black timber.
- The use of timber cladding takes inspiration from the nearby agricultural buildings. Their vernacular construction methods of stone and timber clearly stand the test of time. As these structures age, they become more integrated into the landscape and in doing so provide a softer visual aesthetic.
- Timber cladding was used as feature infills on the original homes on the drive - their designs undoubtedly modernist for the time. The timber cladding is still evident on the bungalows to the lower side of the street. Our proposal extends this feature into a bolder and consolidated architectural aesthetic.
- Indeed, it is argued that the proposed external cladding demonstrates a modernist approach, which follows timeless architectural principles and combines it with a seamless integration into the rural setting.



Images -
Nearby Falshaws Farm agricultural buildings

7.4.4 Nearby Architectural Exemplars



Top & Left/
Inspiration images of
external black cladding demonstrating
how a high quality architectural finish is
achieved.

Right Top/
Nearby property on Springwater Avenue,
Summerseat using black cladding

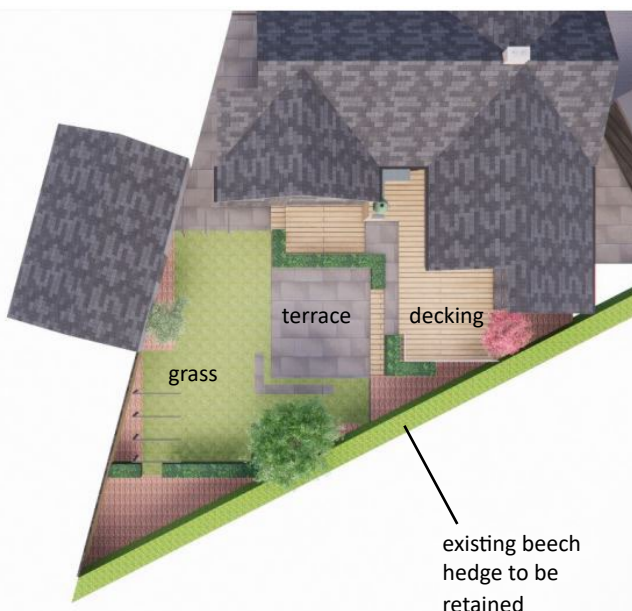
Right/
Use of black cladding feature to property
on Holcombe Rd, Greenmount



7.4 LANDSCAPING

- Alongside providing off-road parking space for 2 vehicles (side by side), the proposed landscaping to the front of the property will further ground and conceal the property in the landscape. The retaining wall and associated drainage between dividing the driveway and main house is in poor condition and requires replacing. Once this is done, the driveway surface will be replaced for coregravel. This will provide a softer aesthetic and improve the overall drainage. A new meandering path will be formed to the entry with wildflowers or native grasses dotting either side. The intention is to create a journey through the landscape to the main entry. Once established, any landscaping will reflect the properties location as being on the fringe of the meadow and adjoining farmland.
- A feature of the existing streetscape is the lack of any boundary treatments or fences. This openness will be retained with the natural landscape indicating the boundary lines, rather than built features.
- A more utilitarian landscape approach is proposed to the rear of the property. The main intention is to highlight the farmland and citiscape views beyond - this being the focus in terms of visual hierarchy. Raised decking directly off the open plan living areas helps to extend the experience into the views beyond. A series of steps leads into the garden below, with small raised terrace for entertaining. Otherwise, a simple grassed area provides practical space for children.

parking for 2 x cars
new meandering path
with areas for natural planting



7.5 ACCESS & PARKING PROVISION

- The current garage is too small to house two modern cars. Part of the driveway at the front of the property will be widened to allow for 2 cars to park beside one another - thereby decreasing the need for cars to park on the street. This has already been done to various other properties on the street to maximise offstreet parking.
- The access is otherwise unaltered.

8.0 CONCLUSION

- We believe that this proposal will upgrade this property into a modern, more sustainable family home, whilst simultaneously expanding the possibilities of residential architecture in an otherwise typical, mid-century housing estate.

