

SDA



FORREST COTTAGE

EXTENSION AND REDEVELOPMENT OF EXISTING COTTAGE

Design & Access Statement: August 2023

Forrest Cottage, Wood Road Lane, Bury, BL9 5PZ

Proposed side extension and interior alterations to form additional bedroom, utility facilities

and large open plan living space.

This design access statement is to be read in conjunction with all plans, elevations and sections prepared by Studio SDA Architecture and the wider consultants information.

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1.0 INTRODUCTION

1.1 Purpose

The following document is a Design & Access statement in respect of the accompanying application and is to provide a description of the proposed development and demonstrate how the proposal will achieve a high quality design and assesses the merits of the scheme in the context of the relevant national and local planning policies.

This statement is submitted in accordance with the **Town and Country Planning Act 1990**.

The approach adopted to produce this design and access statement is in accordance with circular 01/2006 as well as the guidance produced by **CABE** entitled “**Design and Access Statements-How to write, read and use them**” which was also published in 2006 as well as The National Planning Practice Guidance, which states that a DAS must

Explain the design principles and concepts that have been applied to the proposed development; and
Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

The design and access statement has been prepared by **Studio SDA Architecture** to accompany a full planning application for the proposed side extension with internal alterations.

This document is also to be read in conjunction with the following:

- Knightsbridge Planning Ltd - Planning Support Statement.
- Ascerta – Mitigation Strategy.

1.2 Proposed Development

The proposed application is for the extension and redevelopment of the existing cottage into a larger family dwelling.

The objective is to provide a blend of traditional and contemporary design that provides a solution to enhancing and utilising an existing family cottage into a large family dwelling, able to accommodate the needs of this family. Based upon our reviews of previously approved schemes for the redevelopment into a new family dwelling it was evident that a side extension would be the right approach in this circumstance. With our clients already owning this property it is clear it has been well maintained and cared for over the years however we feel with the added needs of the family we could enhance the cottage to its full potential and add a high quality architectural design to its original fabric.

Our proposal seeks to celebrate the local distinctiveness of the original cottage by utilising the preserve and conserve approach by restoring the exterior fabric sensitively using traditional methods securing the long term survival of the property. Our approach and ethos is to following the approach that Historic England by continuing the story of the building, avoiding pastiche interventions that detract and can often blur the originality, history and character. We feel our proposal allows for the blend of both the exquisitely retained history of the original cottage with that of high quality contemporary additions that have been informed and deliberately introduced to allow both traditional and contemporary architectural forms to continue the story of reinvention and adaptation; that reveal, enhance but still retain their significance as one new building in the landscape.

As the cottage is mostly hidden from view from public vantage points being set lower than the main access road it was important to us to understand the unique positioning of the property and how it flows in correlation to the layout of the cottage itself.

We have worked within the framework of the cottages structure when developing the internal alterations, which has allowed the design to retain the original façades and historical character. This approach has allowed the architectural features of the original cottage to be delicately reinvigorated, whilst allowing the contemporary architectural enhancements provided in the landscape design. The contemporary extension has been designed to be regressive against the local yellow sand stone and enhance the rural, historic vernacular.

In line with the clients project brief the proposed shall seek to incorporate:

- Open plan living, dining and kitchen (hub of the home).
- Ground Floor WC, utility/ storage.
- Master Bedroom and ensuite / Dressing facilities.
- 2 Additional bedrooms, ensuite facilities.
- Family Bathroom.
- Level access to the open plan living, dining, kitchen and snug.

1.3 Application Considerations

1. Existing Ecology.
2. Existing Built Form and Built/Approved Volumes.
3. Green Belt
4. Flood Zone Further south of the site

Following thorough site analysis and a comprehensive feasibility assessment SDA have identified the following control measures that shall be explored further within our DAS document:

- Site allocation of Green Belt.
- Understand ecology requirements within the redevelopment.
- Retain existing built form, new form to be to approved volumes.
- Minimal interventions to original façade

2.0 SITE CONTEXT

2.1 Site Location



2.0 SITE CONTEXT

2.2 Site Description & Use

The site is located at Forrest Cottage, Wood Road Lane, Bury, BL9 5PZ.

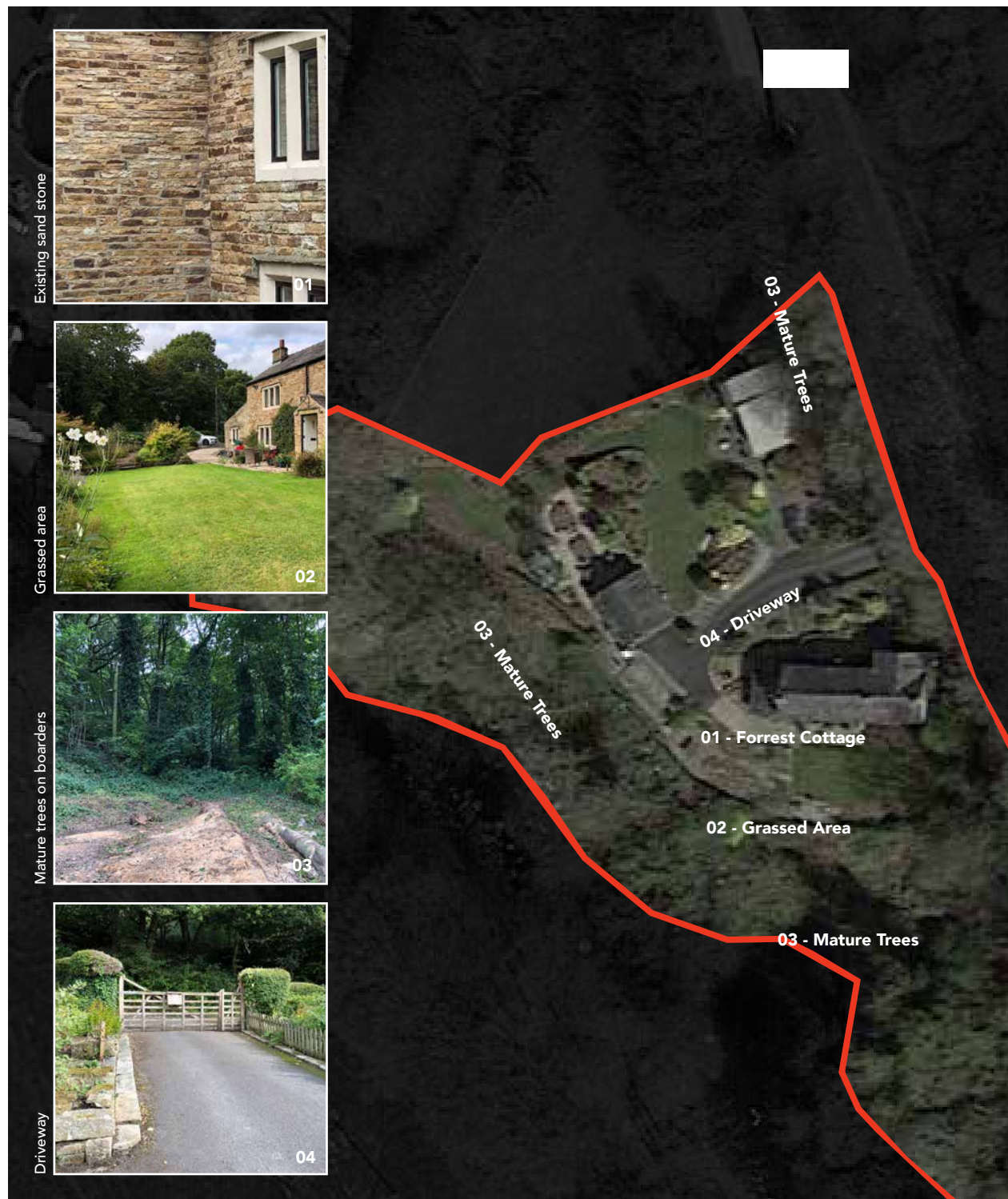
Ordnance Coordinates - Easting: 379438 - Northing: 414438

Grid Reference: SD 79438 14438

The site forms a rough triangle shaped plot of land, some 0.25 ha in area. It comprises an existing sand stone built cottage with an adjacent single storey stone built garage and a timber outbuilding. Vehicular and pedestrian access from the West and has medium in size grass areas situated around the property, directly to the rear of the cottage and various areas to the North around the garage and outbuilding. The river Irwell runs adjacent to the eastern and southern boundaries of the site with an abundance of dense foliage between.

The existing structure is that of three worker cottages which over time has become one family dwelling, which we can assess happened from anytime after 1939. The cottage resides within woodland of an area of greenbelt land. The driveway is accessed directly from Wood Road Lane and flows through the centre of the site from the west boundary to the East. There is a stretch of undeveloped area to the South of the property, an open space that has been managed but is predominantly overgrown. The area is surrounded by mature trees and bushes with the closest access to the river at the property. The matured trees present around the sides and rear periphery of the site create a very private setting.

The current cottage is a well maintained family home providing a three bedroom accommodation which could benefit from a refurbishment and addition to its existing structure. When viewed from the Wood Road Lane, the cottage is mostly hidden behind hedgerow and foliage, with minimal view of the West and North elevation being visible with the slate roof being the main visible material. The principal façade of the cottage is located to the North of the property but could be argued that the South entrance is preferable. The eastern side of the property is the furthest from the site boundary with no immediate neighbours, the closest being across the River. The property can only be seen partially from the West and is unseen from any other public vantage points screened by the site mature boundaries.



2.0 SITE CONTEXT

2.3 Site Photographic Assessment

Aerial Image 1 - Forrest Cottage



East Side Elevation



- Materiality
- Yellow Sand Stone
 - Slate Roof
 - Artificial Stone Wall
 - Stone Mullioned Windows

Frontal North Elevation



- Materiality
- Yellow Sand Stone
 - Slate Roof
 - Artificial Stone Wall
 - Stone Mullioned Windows

West Side Elevation



- Materiality
- Yellow Sand Stone
 - Slate Roof

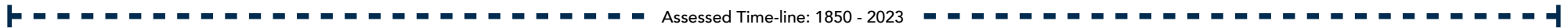
Rear South Elevation



- Materiality
- Yellow Sand Stone
 - Slate Roof
 - Artificial Stone Wall

2.0 SITE CONTEXT

2.4 Historic Appraisal



1850 Map



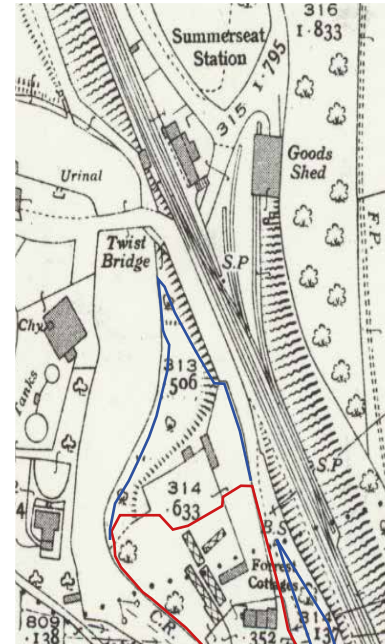
- The Cottage is presented at the Forest, at a considerably large site.
- Cottage appears large in size with two possible gable ends.
- Access from Wood Road Lane.

1912 Map



- The size of the site has changed minimally now being label as 'Forest Cottages'.
- The site now appears to be divided with a area to the North East being developed on being labelled 'B.S'.
- Access from Wood Road Lane.

1939 Map



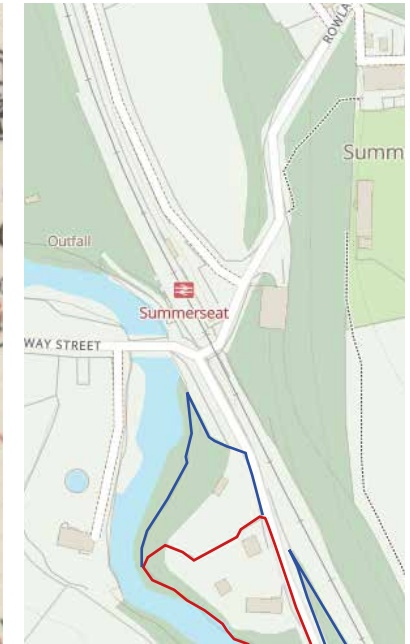
- The cottages are now shown as three separate dwellings.
- The Boundary has had minimal change however surrounding structures have increased in the B.S area and the very northern part of the site.

1949 Map



- The Cottages appear to be shown as one dwelling again.
- Two new considerably large structures are now present in the North East 'B.S' area of the property.
- The boundary appears to have had minimal change.

2023 Map



- The site boundary seems to have changed over this period of time with the majority of the site being the South where the Forrest Cottage is situated.
- The cottage hasn't changed but now has two northern out buildings which we know to be the garage and the stable.
- Cottage appears large in size with two possible gable ends.

Historic Evolution:

It would show that from 1850 until 2023 the site of Forrest Cottages has fluctuated in size with the sites boundary changing over time. Redevelopment was potentially based on the need for labour and the influx of increased wealth. From 1949 until today with industry in this area changing and the repositioning of financial opportunities the original use of the site is no longer required, similar to that of various surrounding wider context. There fore the cottages became one family dwelling over time and the area in which B.S was developed on was all demolished.

We feel the site would benefit from its next redevelopment into a high quality home which will allow the cottage and site to be enhanced and utilised to its full potential.

2.0 SITE CONTEXT

2.5 Existing Site Plan

Legend



Main House



Previously extended portion



Garage



External Store



2.0 SITE CONTEXT

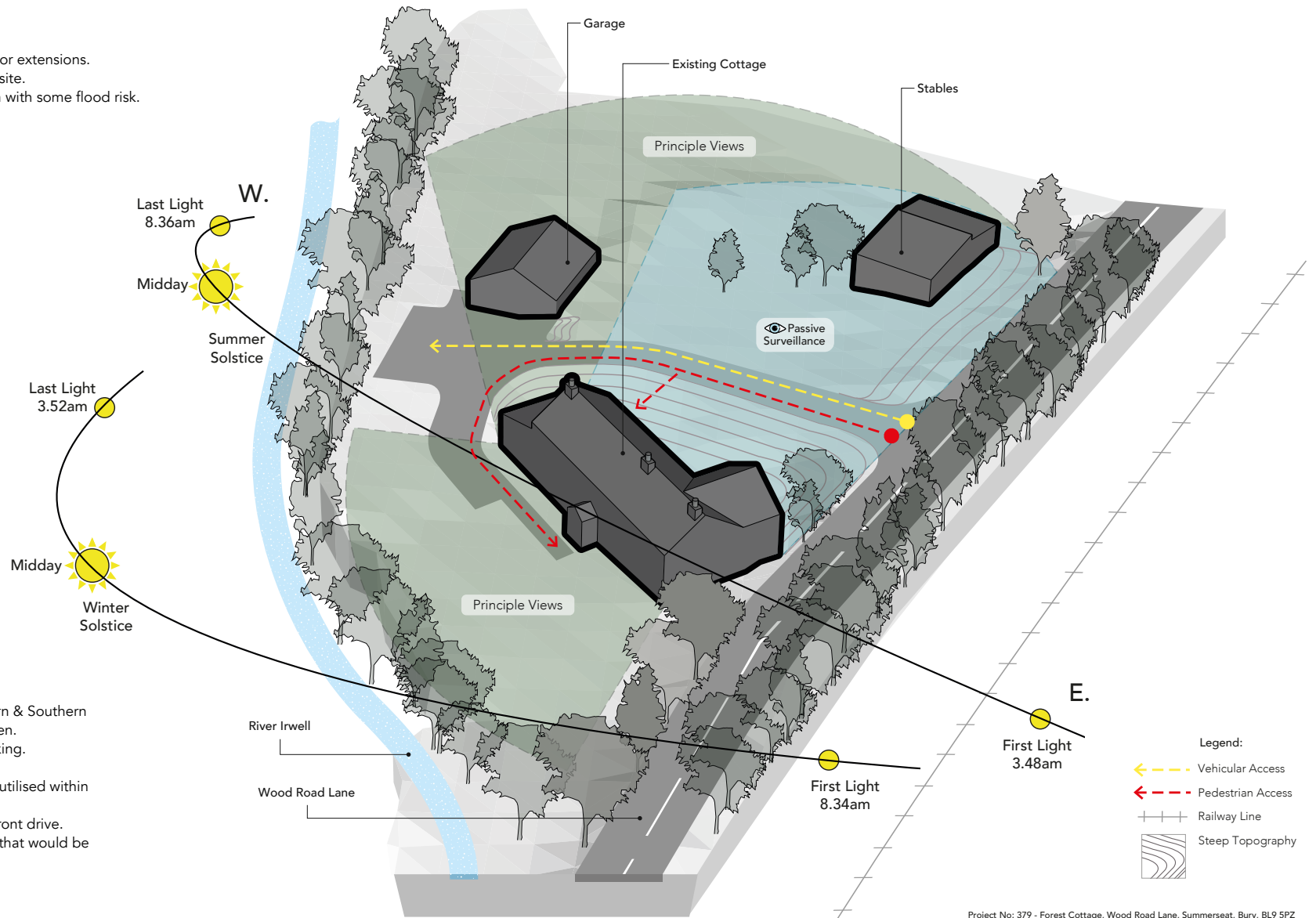
2.6 Site Constraints & Opportunities

Site Constraints

- Green Belt and strict allowance for extensions.
- Existing Build Forms present on site.
- Open Water Course to the south with some flood risk.
- Steep topography.
- Existing Planting.

Site Opportunities

- Attractive views towards Northern & Southern Boundary over landscaped garden.
- Large driveway and area for parking.
- Set back from main road.
- Existing / Structures that can be utilised within new volumes
- Existing passive surveillance to front drive.
- Ample room to South and West that would be on existing sun path.



2.0 SITE CONTEXT

2.7 Existing Volumes

Volumetric Study of built forms:

	Existing House: 568m³ (57.5m ³ included for kitchen extension)
	Garage: 116m³
	Stables: 138m³

Total Current: : **822m³.**

The site has a history of increase and decrease in built forms that as demonstrated in the '2.4 Historic Appraisal', which shows over a period the number of additional out buildings increased although from research no record has been applied formerly.

The cottage was once x3 works cottages, converted into one between 1939 & 1949 combined with a later kitchen extension to the Western Elevation, although again no record was found of this.

In line with Bury's SPD for extensions within Green Belt dwellings, which defines a permissible allowance of no greater than a third of the original built form, therefore the later kitchen extension shall need to be omitted from any calculations. This has been calculated as $510.5 \times 0.333 = 169.9965$ or an allowance of 170m³



2.0 SITE CONTEXT

2.8 Arboricultural Survey

Arboricultural Data Sheet:			Date of Survey: 15/11/22					Surveyor: C. Salisbury					
Tree No.	Species	DBH (mm)	Height (m)	Age	Crown Spread (m)				Crown clearance	Condition rating	Comments and preliminary management recommendations	Estimated remaining contribution	Tree quality category rating
					N	E	S	W					
T1	Birch	330 Est	13.20	FM	6.5	4.0	0.0	4.0	4.50	B	An individual specimen with a natural lean situated in dense vegetation	20-40	B2
T2	Sycamore	850	18.60	FM	5.0	4.0	5.5	5.0	6.50	B	Twin-stemmed specimen with a weak included union at its base situated adjacent to a highway	20-40	A2
T3	Sycamore	410	13.20	M	3.5	4.0	3.0	3.5	6.00	B/C	An ivy-clad individual specimen with reasonable situated adjacent to a highway	60-80	A2
G1	2 x Sycamore 3 x Oak 1 x Elm	630 < Est	14.20	EM/ M	-	-	-	-	5.00	B/C	A linear mixed species belt situated off-site on a river bank	80+	A2
G2	1 x Rowan 1 x Holly	230 <	8.40	EM/ M	-	-	-	-	1.00	B	An ornamental mixed specimen group	40-60	C2
G3	Sycamore, Birch, Elm, Oak	380 Avg	19.20	EM/ M	-	-	-	-	3.00	B/C	An ivy-clad mixed species belt that sits on the perimeter of the site – Fell 1 x Elm that is in decline	80+	A3

Conclusions

Following Mulberry Tree Services site visit, the site is host to a great number of Category A Trees, with some B towards the South Eastern Corner which would be less problematic to remove if required.

Due to the majority of trees, advice from Ascerta and grade of trees it would be favourable to site any future extensions / outbuildings centrally to avoid applying for trees of a good grade and quality being removed.



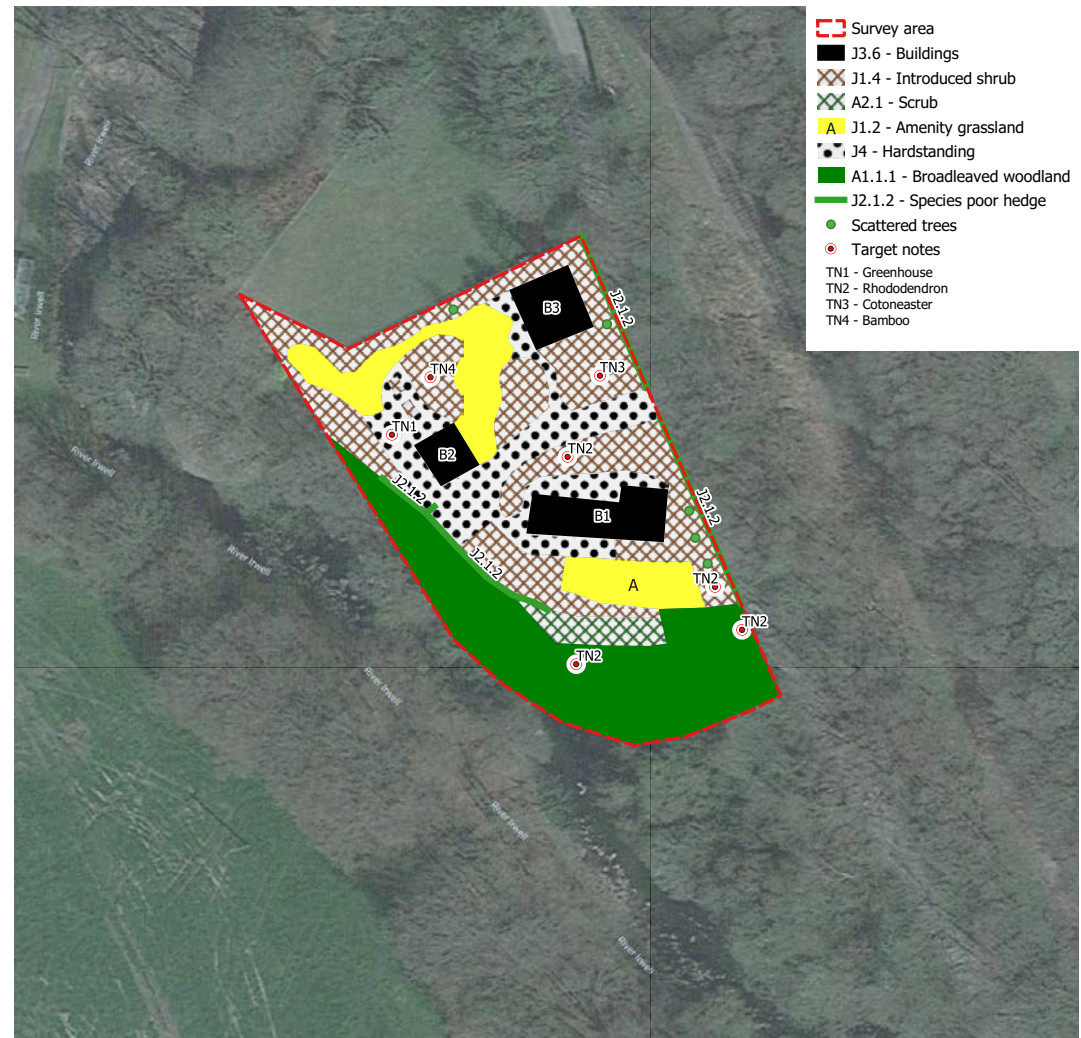
2.0 SITE CONTEXT

2.9 Site Ecological Appraisal

Following receipt of Ascerta's 'Preliminary Ecological Appraisal and Daytime Building Inspection' report the site due to it's location within green belt, proximity to open water and natural setting was visited November 2022.

If works are to impact buildings B1 and B2, a minimum of two nocturnal bat surveys between May and September (with at least one to occur between May and August) to determine if bats are using the buildings as a roost and further information recommendations;

- If works are to impact building B3 a minimum of one nocturnal bat survey between May and August to determine if bats are using the buildings as a roost and further information recommendations;
- Preliminary bat roost assessment of trees that will be lost to the proposals to determine the suitability of any features that may be present to support a bat roost and to inform further recommendations if required;
- Sensitive lighting to be used to meet Bat Conservation Trust lighting guidance so not to cause detrimental effect to light sensitive species;
- If works are to occur within 5m of the river Inwell, an updated survey for water vole and otter to further inform recommendations if required;
- Implementation of a hedgehog and badger RAMS to avoid any harm to these species during the proposed works;
- Implementation of an amphibian RAMS to avoid any harm to this species during the proposed works;
- Production of an invasive species method statement to avoid the spread of rhododendron (TN2) and cotoneaster (TN3) into the wider landscape during the proposed works;
- Precautionary check for badger prior to works commencing to assess if badger are using the habitats within the site for shelter;
- Precautionary check for invasive prior to works commencing;
- Enhancing the site for species through appropriate landscape planting that includes native, species rich hedgerows, trees and areas of wildflowers plus provision of integrated bat and bird features within newly constructed buildings;
- Production of the Defra Metric Biodiversity Net Gain Calculations to minimise impacts on biodiversity and provide net gains in biodiversity;
- Production of a Management Plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site; and
- Vegetation clearance or pruning should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. Or a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing.



3.0 PROPOSAL

3.1 Proposed Layout & Access

Wood Road Lane is a small country road, densely wooded and leads from surrounding villages of Chesham & Brandlesholme, through to Summerseat. The existing access into the site is along this road with a turning head between a perimeter stone wall, the intention is to leave this well established entrance.

The existing site hosts interconnecting private roads between the Cottage, Garage and Stables towards the north which are to be maintained.

The existing single storey lean to that hosts the existing kitchen, is crudely attached to the existing cottage and the intention is to demolish, allowing ample space for a new glass link and two storey extension that shall bookend the linear form, whilst comfortably being accommodated with the steep changes in topography secured by the existing retaining walls.

The existing existing cobbled access point towards the south is to be retained enabling vehicular access and turning within the site.

Towards the south of the site the River Irwell runs and shapes the boundary line, by siting the extension to the side where the kitchen was previously, ensures the new element is outside of the flood risk zone.



3.0 PROPOSAL

3.2 Proposed Amount & Scale

The proposed has been delicately designed to transition from the older, and more tradition cottage to a more contemporary addition. To bridge this we have explored the utilisation of a glazed link set 1850mm from the existing West elevation.

This is to house the newly constructed stairs and floating landing bridge and create a visual link between the front of the property and the attractive views to the rear. The structural glazing that is to be utilised is to be stepped back from the main building line, with a new gable end fronted, two storey extension set 300mm back from the front building line.

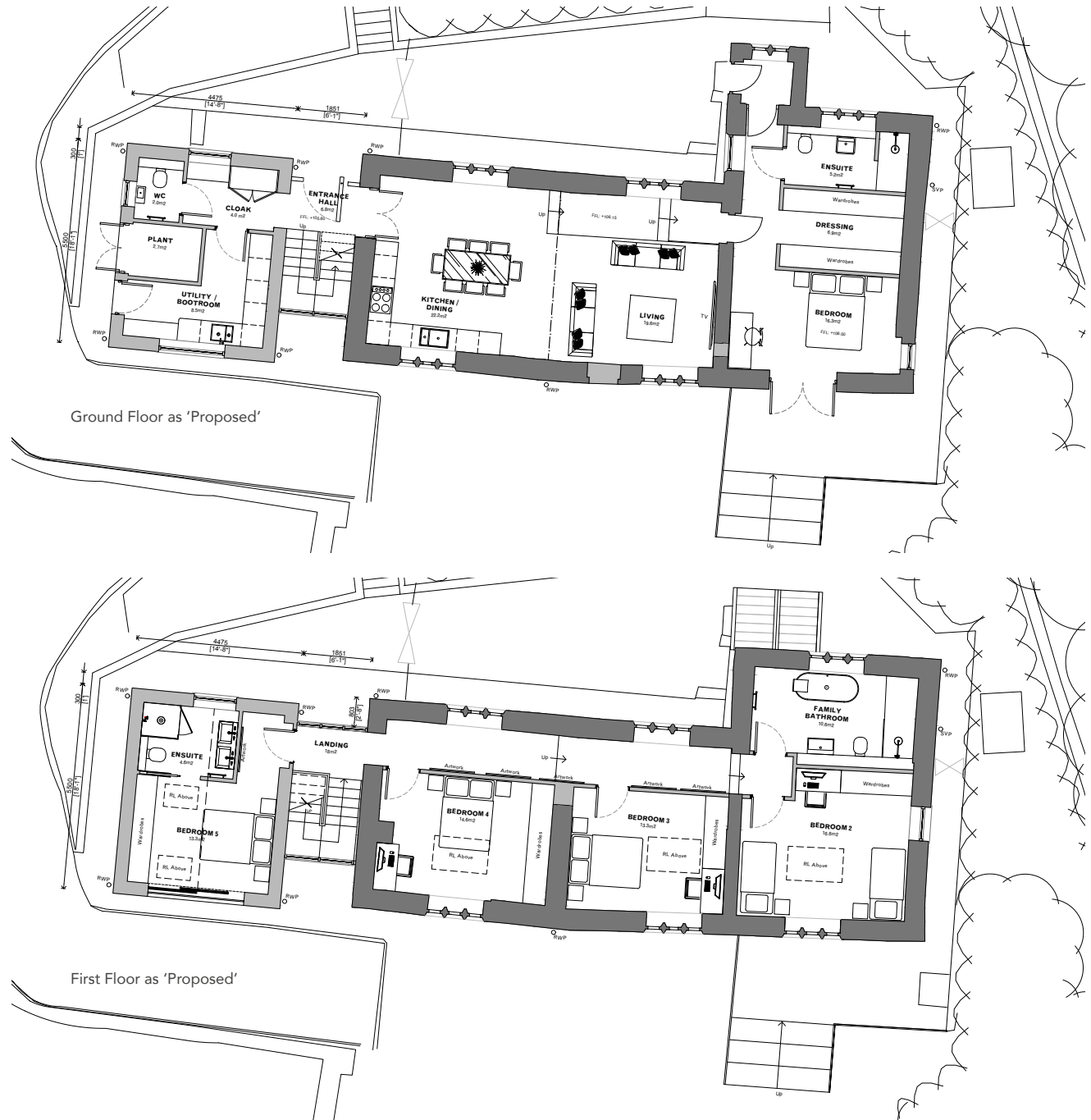
The intention is to represent clearly the contemporary addition, while ensuring it remains subservient to the existing cottage.

The solid element that is to house the Cloak, Utility and Plan as well as the new Bedroom at first floor level is to be 4475 x 5500mm for a total GEA of 24.6m².

The existing cottage hosts a number of internal level changes, and steps, this is continued along the cottage ridge line which reduces 100mm + across the East to West Elevation. The intention as the extension is to the westerly elevation, is to have the ridge line set 300mm below the lowest point, again identifying the new element as subservient to the existing dwelling.

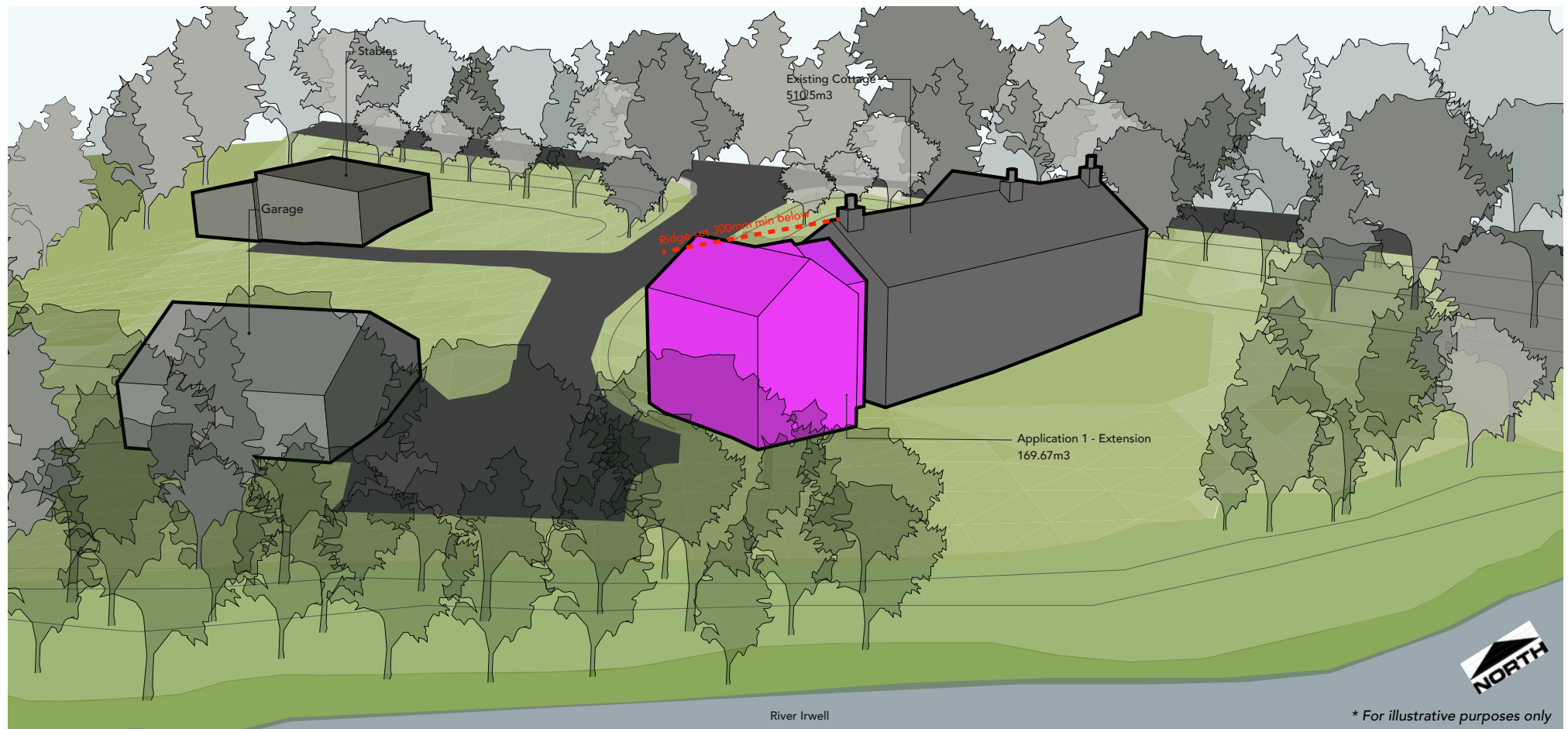
The proposed also looks to reorganise the existing internal space, with the existing floor plan being disjointed, dark and the flow between spaces being accessed from one room to another. By opening up the internal space we shall provide a new core to the dwelling for the kitchen living and dining, as well as provide a ground floor bedroom, with terrace to assist with the steep level changes on that are present.

The proposed also provides three new windows to the existing cottage, and x3 triple paned conservation rooflights to the rear.



3.0 PROPOSAL

3.2 Proposed Amount & Scale



Volumetric Summary

Reviewing the Bury Council Adopted Unitary Development Plan (UDP) Policy OL1 - Green Belt, Policy "4.25 Residential extensions should be proportionate to the size of the original dwelling, excluding any previous extensions carried out under permitted development rights or with planning permission. In general terms, the Council may allow an extension to be up to a third of the volume of the original dwelling. However, each proposal will be considered on its own merits and even an increase up to a third may not be appropriate in certain situations (e.g. if the site is a particularly sensitive area or if there are other amenity issues)".

As identified in section '2.7 Existing Volumes' the maximum volume permissible to the original cottage is 170m3. With the max ridge height of 6.135m from ground level and the link the maximum volume was calculated to be **169.67m3**, below the maximum permissible.

The design has also employed Paragraph 149 (c) of the NPPF "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building."

From this analysis we believe the scale, proportions volumes and massing are maximised but in line with local and National planning policies, and has sympathetically considered the site and existing context.

Once this was established we pursued an analysis in the materiality which are detailed in section '3.3 Proposed Use & Appearance'.

3.0 PROPOSAL

3.3 Proposed Use & Appearance

The existing is a single occupant dwelling, that has a disjointed, dark and incongruous flow between the spaces. The intention is to retain its use and reorganise providing an entrance hall, open plan living area and house a Cloak room, WC, Utility and Plant Room within the ground floor extension. A new bedroom, ensuite and dressing area is to be placed where the existing snug is located.

The first floor shall host a newly constructed bedroom and ensuite linking through to the existing landing. This shall accommodate three generations of family on visitations without compromising the existing dwelling and exceeding a permissible amount of volume.

The appearance of the extension is to be a contemporary take on a traditional vernacular, matching the tones of the existing stone in a semi-dry arrangement. The fenestration is to have simple reconstituted smooth cast stone surrounds tying into the existing architectural features. Roofing is to be natural slate to match the existing cottage roof, with the new windows to the extension being constructed of aluminum framing and double glazed. The material selection along with visual break of the glass link is to clearly delineate the nature of the extension as being a new addition.



North Elevation as 'Proposed'



South Elevation as 'Proposed'

Material Legend

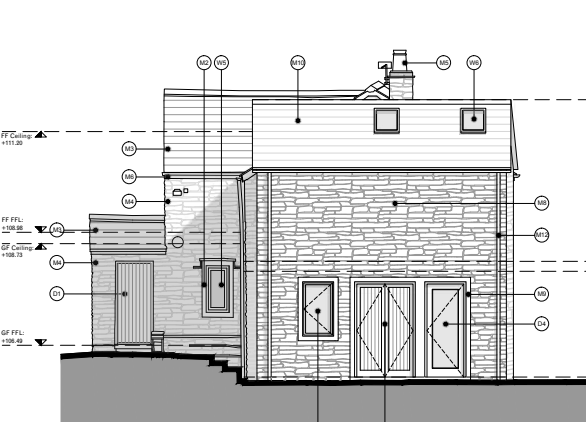
- (M1) Random Ashlar Stone
- (M2) Reconstituted Stone Surround
- (M3) Slate
- (M4) Lead
- (M5) Terracotta Chimney Pot
- (M6) Black PVCu Rainwater Goods
- (M7) Black PVCu SVP
- (M8) Semi-Dry Ashlar Sandstone
- (M9) Sandstone Surround
- (M10) Grey Welsh Slate
- (M11) Frameless Glass Juliet Balcony
- (M12) Cast Iron / Black Metal Gutters & Down Pipes
- (M13) Black Painted Steel Railing
- (M14) Concrete Cast in Situ Steps

Door Legend

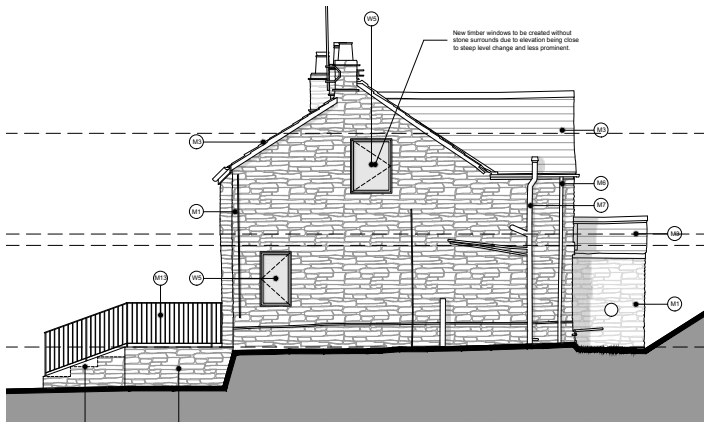
- (D1) White Painted Timber Door
- (D2) Fumed Oak Pivot Door with Side Glazing
- (D3) Fumed Oak Louvered Double Door
- (D4) Fumed Oak Framed Glazed Door
- (D5) Aluminum Framed Double Glazed Sliding Doors
- (D6) Aluminum Framed Double Glazed French Doors

Window Legend

- (W1) Black Painted Timber, Double Glazed Window
- (W2) Aluminum Framed Structural Glazing
- (W3) Frameless Fixed Double Glazed Window
- (W4) Aluminum Framed Double Glazed Window
- (W5) New Black Painted Timber, Double Glazed Window
- (W6) 550 x 978mm Velux Rooflight
- (W7) Three Paned Conservation Rooflight



West Elevation as 'Proposed'



East Elevation as 'Proposed'

3.0 PROPOSAL

3.3 Proposed Landscaping

The existing landscape is very well maintained and manicured, with a large proportion of trees, bushes and shrubberies.

There is an existing private road between the three built forms, retaining walls and rockeries accenting the level changes. The proposed shall have no impact on existing landscaping and shall only change some of the retaining wall adjacent to the turning head located in the South West corner where the extension shall sit. No trees, vegetation shall be removed as part of the works and all habitats in use by local ecology shall remain intact.



4.0 DESIGN SUMMARY

4.1 Conclusion

The proposals within this application intend to make a positive contribution towards respecting the existing traditional cottage, and has sensitively placed an extension to the original dwelling.

The volume, scale and massing has considered the local planning policies and ensured it does not exceed a third of the original dwelling, is set back from the building line and is subservient to the original dwelling in both ridge height, and alignment. The design has opted to not imitate the original dwelling and has sited a visual break by the use of structural glazing, this then has a re-oriented gable end to book end the facade and doing away with the existing, pastiche lean-to extension.

The materials for the proposed are similar to the existing, in tone, texture and shall be of an equal to or great quality than the existing to compliment the existing dwelling, but have been selected to also give a clear distinction between the existing and new addition, thus emphasising the original dwelling for future custodians while providing a more coherent floor plan and much needed bedroom space, with additional apertures to introduce more light into the darker sections of the property. These are namely to introduced to the side elevations and rear, so as not to lose the original character when viewed from street level.

The proposed shall integrate itself gracefully, with no changes to existing access or access.

Architecturally the proposals seek to add to the buildings heritage, providing a modest and delicate link between new and old whilst ensuring it is not disproportionate to the original cottage.

We therefore feel the proposal should be viewed positively, and granted planning approval.

5.0 CREDITS

5.1 Project Consultants

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0161 955 3628

6.0 SUBMISSION DOCUMENTS

6.1 Drawing Register

379-2-01-PP	Site Location Plan as 'Existing'
379-2-02-PP	Site Plan as 'Existing'
379-2-11-PP	Site Plan as 'Proposed'
379-3-01-PP	Ground Floor Plan as 'Existing'
379-3-02-PP	First Floor Plan as 'Existing'
379-3-03-PP	Roof Plan as 'Existing'
379-3-11-PP	Ground Floor Plan as 'Proposed'
379-3-12-PP	First Floor Plan as 'Proposed'
379-3-13-PP	Roof Plan as 'Proposed'
379-4-01-PP	Elevations as 'Existing' Page 1 of 2
379-4-02-PP	Elevations as 'Existing' Page 2 of 2
379-4-11-PP	Elevations as 'Proposed' Page 1 of 2
379-4-12-PP	Elevations as 'Proposed' Page 2 of 2

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