

DESIGN & ACCESS STATEMENT

prepared in support of a planning application for the demolition of an existing outbuilding and the construction of a single storey rear extension.

GREYSTONES, REDISHER LANE, RAMSBOTTOM



view of existing part northern elevation .

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Introduction/Proposals:

Our clients, Mr & Mrs N Dykins, the occupiers of Greystones, are seeking planning approval for the demolition of an existing attached outbuilding which is to be replaced with a single storey extension. The extension is part of a proposal to remodel and refurbish the ground floor of the property with the extension accommodating a family Kitchen.

The existing outbuilding currently accommodate the existing central heating boilers and provides external storage. This together with the adjacent chimney stack and a small timber-constructed external rear porch will also be demolished . The porch is to be replaced with similarly scaled porch and canopy to provide an external timber log store.

A terrace/patio area will also be created as part of the proposals which will be shaded by a folding fabric solar shade supported by simple timber loggia.

The site:

Greystones which was constructed some time before 1937 is situated in it's own grounds off Redisher Lane, Holcombe Brook and is not visible from any public vantage points.

It is substantial stone built period property with extensive gardens and a detached double Garage.



view of existing part western elevation .

Planning:

Greystones is situated in both the greenbelt and the extension element of the Holcombe Village Conservation area.

In relation to the greenbelt and the increase in volume, the 1937 O.S., see appendix A, shows both the outbuilding and adjacent Garage as being extant. As such the increase in volume is substantially below the permissible 33% increase within the greenbelt.

The proposal seeks to demolish the outbuilding as the current construction doesn't meet the requirements of the current Approved Documents. The architectural style of the proposed extension seeks to replicate the architectural style of the existing house and will reuse all the external finishing materials. As such it is sympathetic to the Conservation Area and it's general location.

We have reviewed Bury Planning's draft non-designated heritage asset list and Greystones is not listed as a non-designated heritage asset.

Scale of Development:

The proposed Kitchen will be single storey and largely sited on the footprint of the existing outbuilding, extending to the rear to a similar depth, 5.6m, and will be 6.0m in overall width.

The proposed eaves line will again replicate the existing eaves but will replace the mono-pitched roof with a shallow pitched roof. The pitch is minimised to maintain the adjacent existing Bedroom windows to the rear elevation.



View of Garage to the north of extension site

Landscaping:

The existing courtyard area and adjoining gardens will be unaffected by the proposals and no additional planting or hardstanding is proposed.

A patio area will be formed to the east facing elevation overlooking the lawned area. This will be finished in natural reclaimed stone flags.

Appearance:

Our clients would like to replicate the architectural style of the existing property which will be assisted by the retention and re-use of the external finishes in the construction of the extension.

The fenestration pattern again replicates that of the existing house, with only a triangular window to the northern elevation being a contemporary element. This window is positioned to take advantage of the views out towards Holcombe Hill.

Due to trying to preserve the outlook from the adjacent first floor bedroom windows, a number of roof forms have been considered. These included a flat roof incorporating a lantern light however we are proposing a hipped pitched roof with a gabled element over the northern elevation to incorporate the triangular window described above.

The overall intention is to largely replace like with like.



View of part northern elevation.

Access:

The internal alterations will provide larger more generous internal circulation and the raised terrace area will provide additional level access.

Conclusion:

Constructed in largely in materials largely reclaimed materials, the extension will be a modestly scaled extension to provide a contemporary Kitchen to serve a family home.

The house is located within both the greenbelt and the Holcombe Conservation area. We believe this has been carefully taken into account in the design of the proposal and will sit well within it's location.