

Brief planning statement and site photographs proposed single storey side extension at.

46 Hillside Walk,

Shawclough,

Rochdale.

Context: -

A.J.Cocker Associates have been instructed to prepare a Householder Planning Application for a single storey side extension along with the replanning of the entrance porch and the provision of additional parking to the front of the property. The primary purpose of the proposal is to provide accommodation for an aging relative to enable continued support to be provided by the family.

The existing property is situated at the head of a cul-de-sac, Hillside Walk, and the area is dominated by a mix of different house types which appear to have been constructed in the 1960's/70's. Many of the properties along the road have been extended and altered since they were constructed.

Number 46 is at the northern end of the road and a public footpath lies to the east of the property which provides access to Whitworth Road. There is an existing single detached prefabricated garage to the side of number 46, the intention is that this will be demolished to enable the extension to be constructed.

Proposal: -

The proposed extension has been planned to provide accommodation for an aging family member who requires increasing support. The relative's condition is deteriorating, and her current accommodation is becoming unsuitable and unsafe for her needs. The proposed extension will enable a greater level of care to be provided by the family. Whilst facilities within the extension will maintain a level of independence currently being enjoyed for as long as possible.

The proposed extension would be traditional in terms of its design and the materials used. Those materials would match existing where possible with the addition of rendered finishes as indicated to provide a visual break between the new and existing structures and provide some architectural interest to the main elevation fronting the street. The open sloping roof area of the main extension will enable natural light to reach the central areas of the extension and the design will provide a greater feeling of space within the extension.

The proposed extension is located to respect Local Authority standards in terms of overlooking distances from adjoining buildings around the site whilst reflecting the general density of existing developments in the area, therefore preserving the general nature of the built environment. Pedestrian access to the existing building would be maintained therefore in terms of disabled access provision there would be no change to the existing.

Heritage Assessment: -

Situated to the north of the property lies a grade 2 listed farmhouse and cottage. Comprising a farmhouse, now two houses. "1724 TJSH" (Scott and Hill) on farm buildings. Watershot stone with stone slate roof and brick chimney stack. House-part has a projecting cross-wing to the

right (now the cottage) a porch and through passage, now blocked by a slightly later wing to the rear of the house-part. A separate outbuilding to the left has been incorporated into the house by a single storey linking passage, otherwise it is all of two storeys. The house-part has one 5-light chamfered mullion window (one mullion removed) and later windows above. The cross wing has a 2- light (C20), a 4-light (without mullions) and a 3-light (without mullions) window with chamfered recesses. The former outbuilding has been largely altered but retains a 3- light flat-faced mullion window on the ground floor. The rear has various 2 and 3-light windows. The farm buildings on which the datestone appears are not of particular interest.

The proposed extension to number 46 Hillside Walk is situated on the side of the property, in the location of the existing detached single garage. The proposed extension does not project beyond the line of the existing rear elevation of the property which faces the listed building.

Views of the listed building from Hillside Walk are presently restricted by boundary fencing and the existing garage. Therefore, it is not possible to easily read the listed building in the context of number 46 Hillside Walk, or any of the properties on the northern end of Hillside Walk.

The existing garage to number 46 is typical of this form of prefabricated building, constructed in concrete panels and a corrugated flat roof. The garage in its current form might therefore be considered detrimental to the setting of the listed building. The proposed extension, due to its form and the materials used in its construction, will complement the existing property and therefore will be less harmful to the setting of the listed building than the existing structures and will maintain the relationship between properties on Hillside Walk and the listed building.

Summary: -

The proposed extension creates an unobtrusive traditional form of structure compatible with its surroundings which will have no detrimental effect on the setting of the listed building. The accommodation will enable long term support to be provided for an aging family member. Therefore, we would hope the council will feel it appropriate to support this proposal.

Site Photographs



Front of property with detached garage and public footpath the side.



Rear view of property.



Side of property (viewed from rear).



View along public footpath to East of property.



View of public footpath where it meets Hillside Walk – property number 44 to the right in this image.



View of front of property looking towards number 48 Hillside Walk.