

Design, Heritage, Green Belt and Access Statement

remodeling of annex
Handle Cottage, Calderbrook Road, Littleborough
OL15 9NR

December 2022

Revised 07.02.2023



RIBA
Chartered Architect

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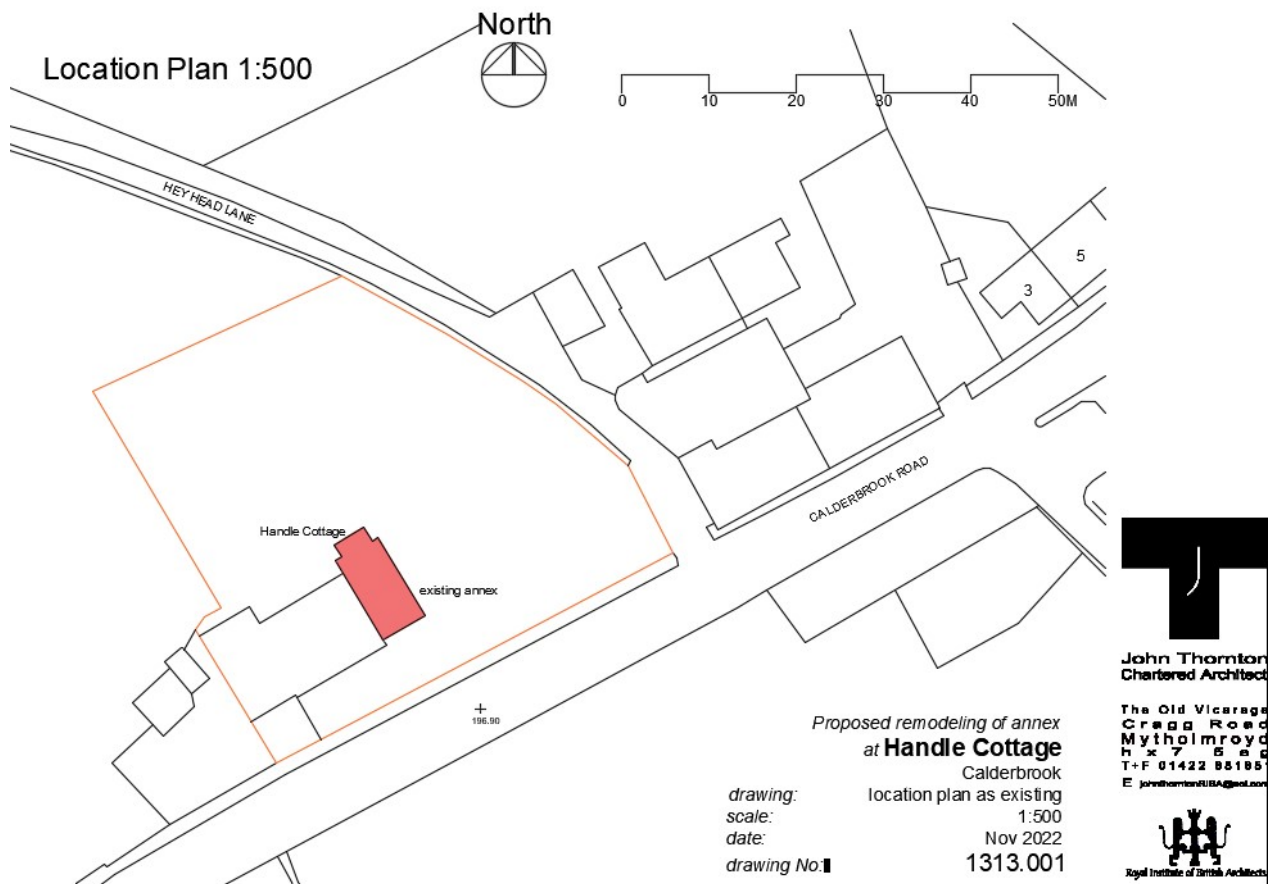
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OL15 9NR

Date: 18th December 2022
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1. Location

- 1.1. Handle Cottage is a detached house located on the north side of Calderbrook Road at grid reference Easting 393951 Northing 417932. The post code is OL15 9NR



2. The existing architectural character of the house, its site and its surroundings.



P1 Handle Cottage, south side

- 2.1. Handle cottage is located in a semi-rural location on the edge of the settlement of Calderbrook. The house has a large garden area to the east and north with pasture to the west and across the road to the south. Between the south side and Calderbrook Road is a small, enclosed garden of about 6 metres wide with low wall and wrought iron railings to the back of pavement.
- 2.2. The main house-body of Handle Cottage is approximately 200 years old, is Georgian in style and has loadbearing walls of regular coursed sandstone with a pitched roof comprising sandstone slates.
- 2.3. There is a two-storey annex on the east side dating from the 1960s which is the subject of this planning application.
- 2.4. The main historic house-body has a characteristic Georgian symmetrical plan and elevations with a single central door with dressed stone sill, jambs and head with ogee hood molding, leading to a central hall and return stair at the rear. The five originally sash windows to the front elevation, one over the front door and 2 either side similarly have dressed stone sills, jambs and heads. The front elevation corners have dressed stone quoins.
- 2.5. There are 2 original dressed stone chimney stacks one centrally to each gable with gathered flues serving each of the principal four square rooms on

the ground and first floors. Viewed from the front the left-hand stack has been reduced in height whilst the right-hand stack remains largely as built. There is a third brick and render flue to the annex on the rear elevation.

- 2.6. There is an attached lean-to double garage with a lean-to corrugated roof on the west side. This has a forecourt from Calderbrook Road with parking space for an additional 2 cars. Behind the garage is a utility room part of which formed a scullery and rear porch linking to the kitchen in the main house-body.



P2 Handle Cottage, west side



P3 Handle Cottage, east side



P4 Handle, north side

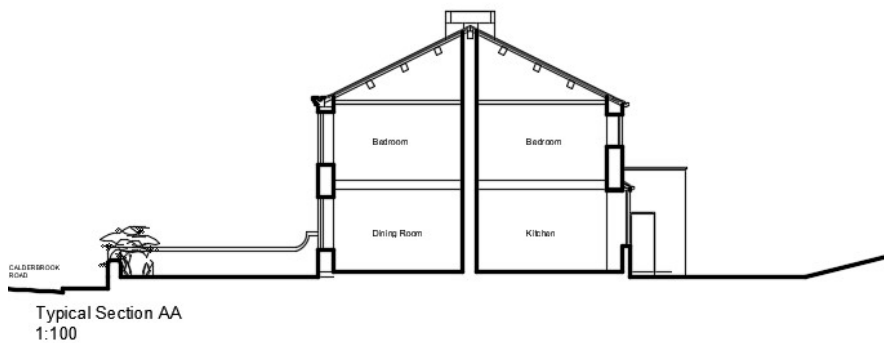
2.7. The two-storey west side annex dating from the 1960s has walls of loadbearing rendered brickwork and a blue slate roof. On the north side the annex has a single-storey part that projects north into the garden beyond the line of the rear elevation of the main house-body. This single-storey projection has a mineral felt shallow lean-to roof and walls comprising glazed timber frames.

3. Proposal: remodelling of existing annex

3.1. The existing annex has a footprint of 70 square metres. This will be reduced to 58 square metres by demolishing the single storey rear projection. The remaining two-storey part will be clad with regular coursed stone walls to better match the main house body and to provide insulated cavity walls to present Building Regulations standards.

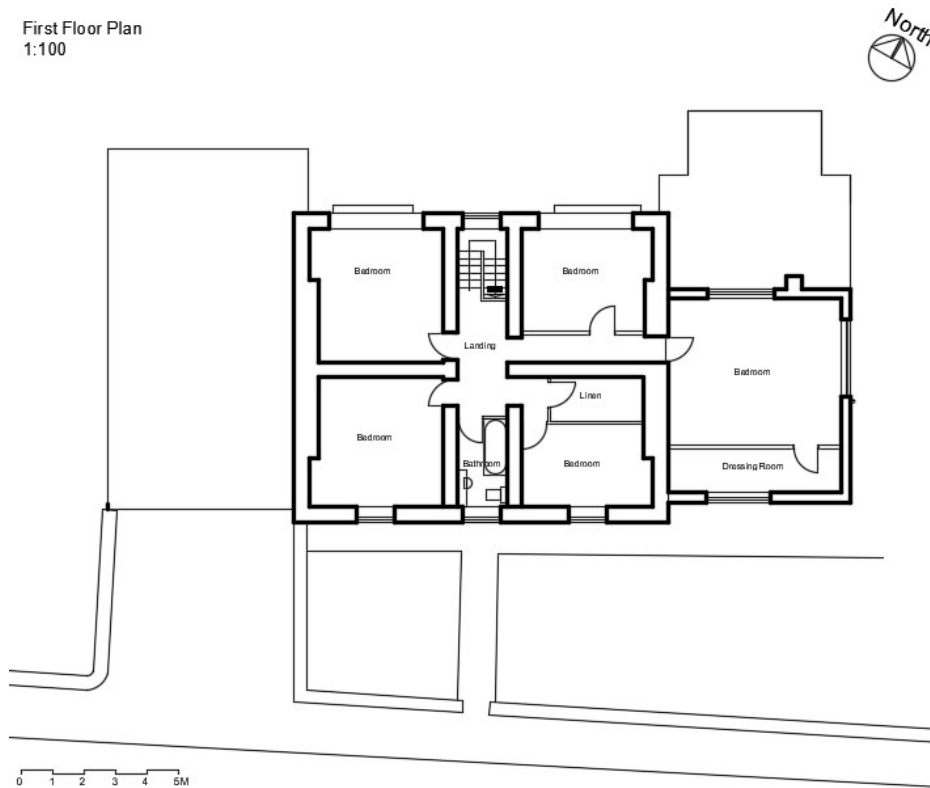
3.2. The car access and parking arrangements on the west side of the cottage will remain as existing providing 2 car parking spaces in the double garage and 2 parking spaces on the forecourt.

EXISTING



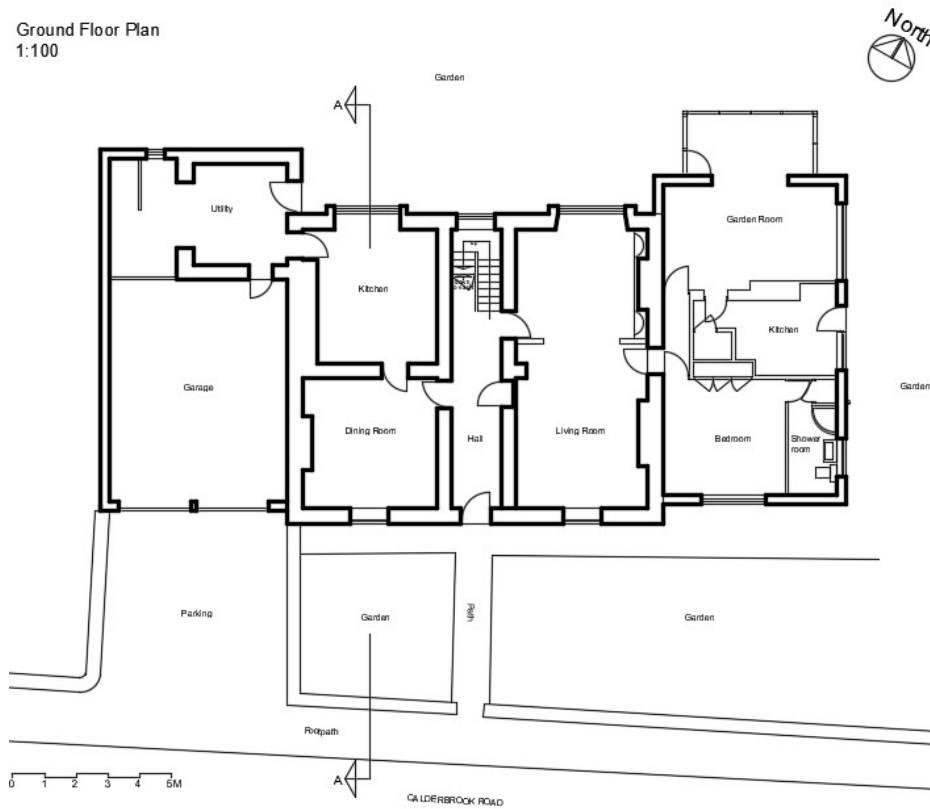
EXISTING

First Floor Plan
1:100



EXISTING

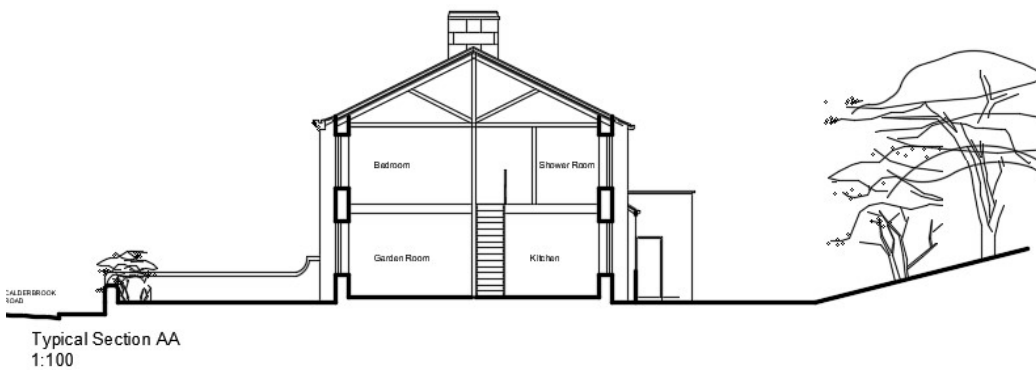
Ground Floor Plan
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PROPOSED

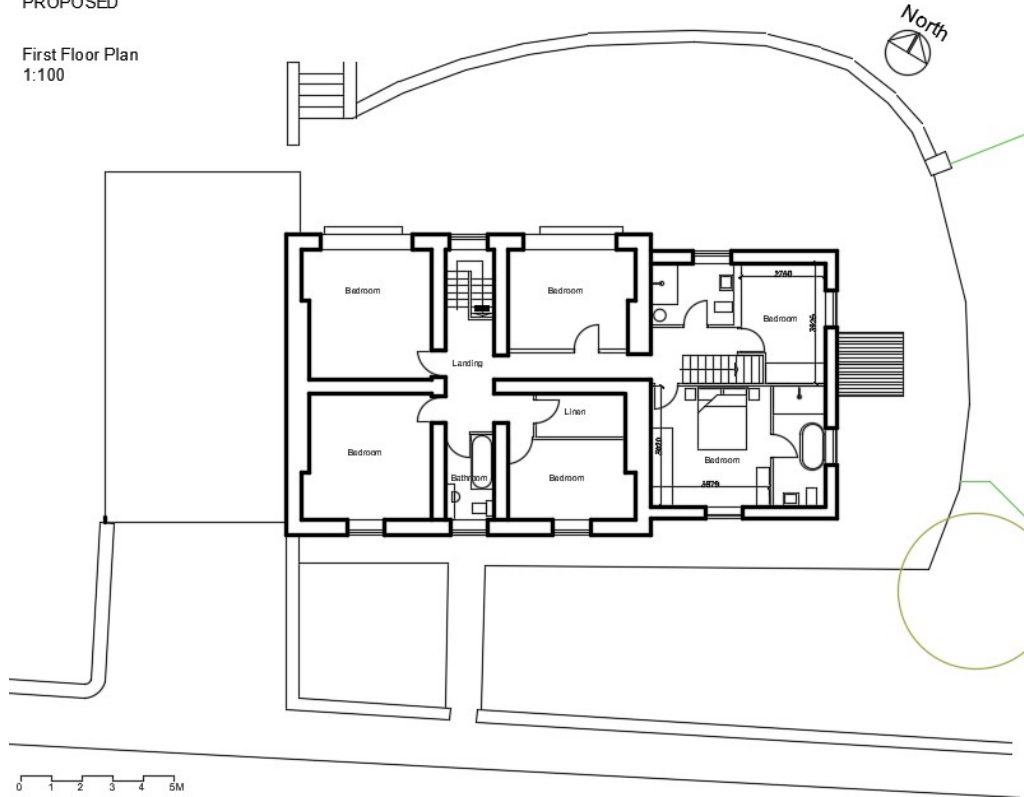


PROPOSED



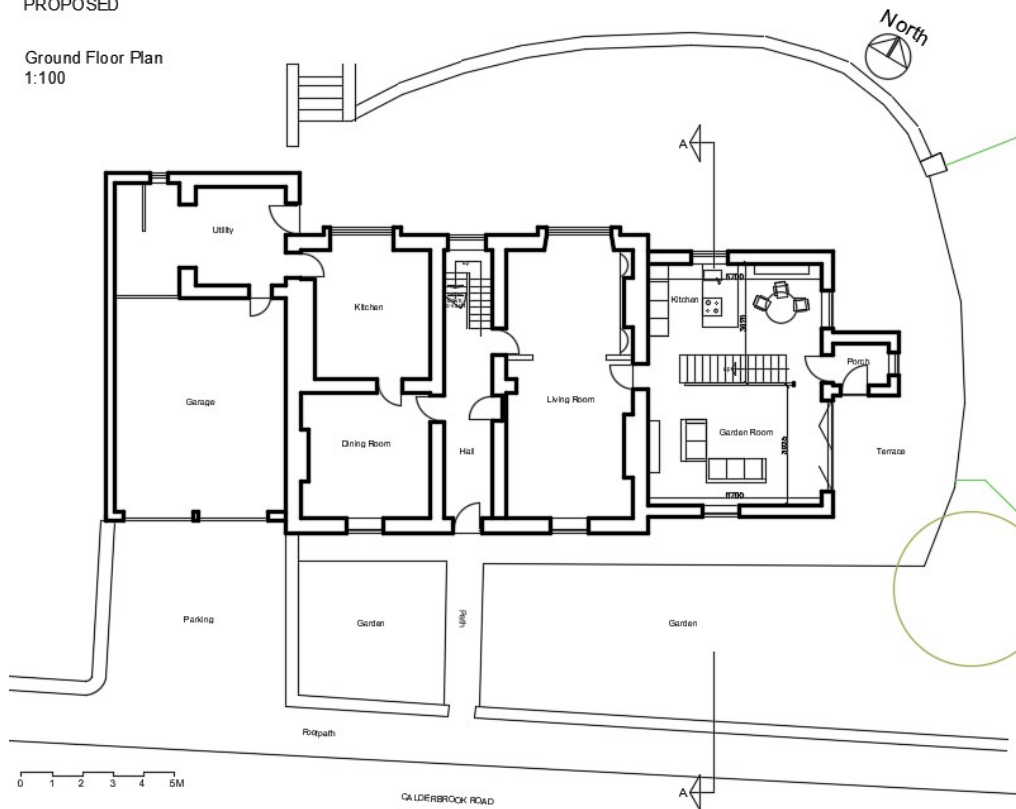
PROPOSED

First Floor Plan
1:100



PROPOSED

Ground Floor Plan
1:100



4. Design: remodelling of existing annex

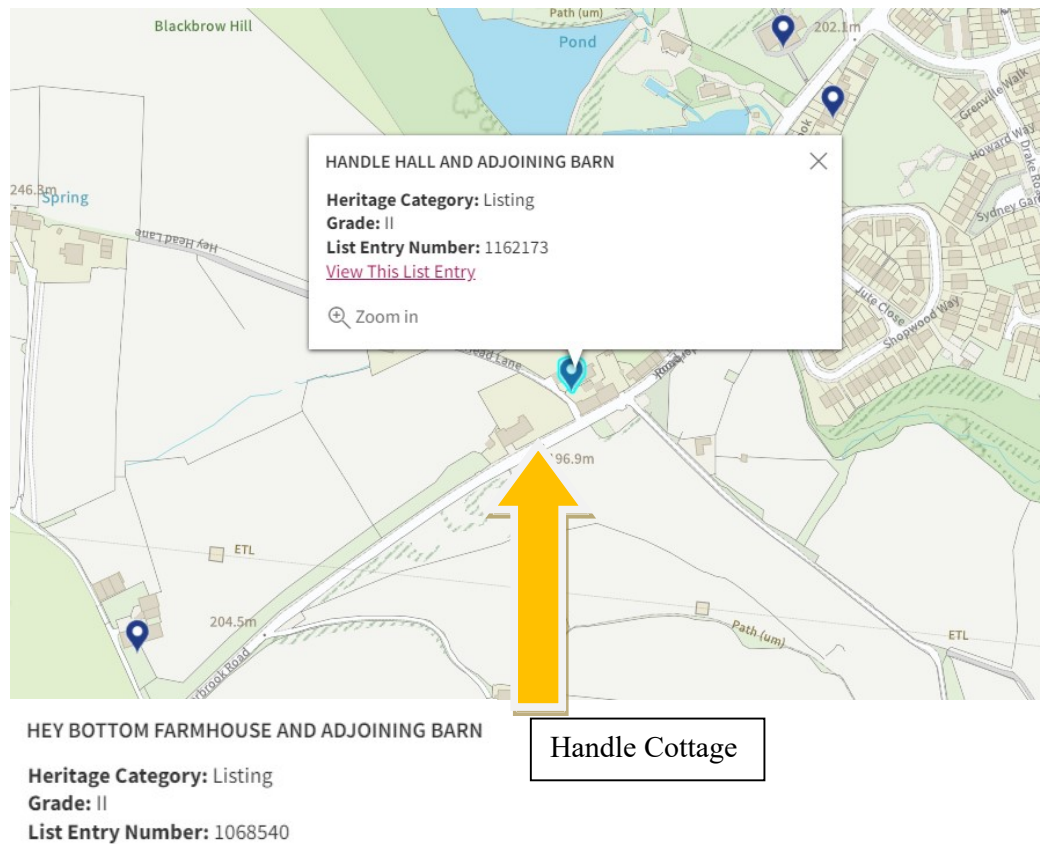
- 4.1. The remodelling of the annex to the subject dwelling-house has been designed to carefully take into account the residential context and character of Handle Cottage and its wider environment.
- 4.2. The volume of the remodelled annex is about the same as the existing. The front elevation wall position has been retained but the rear 2 storey part has been moved out to provide a symmetrical gable form. The single storey rear projection will be removed.
- 4.3. The two-storey part will be clad with regular coursed stone walls to better match the main house body and to provide insulated cavity walls to present Building Regulations standards. Sawn stone door and window surrounds and patterns will match the main house body. A small porch has been added on the east side to provide access to the principal garden space that receives good south light.
- 4.4. The pitched roof will step down slightly from the original house-body and this combined with the slight setting back of the front and rear walls will provide a satisfying articulation that will positively distinguish the new part from the old part of the house.
- 4.5. The purpose of the extension is to provide a more sustainable annex to Handle Cottage, to improve the functional arrangement of domestic space within and to improve the architectural appearance of the annex. This will significantly improve the visual amenity of the subject site, the surrounding settlement and the surrounding landscape.

5. Materials

- 5.1. Materials for the extension will match those of the existing house with walls of regular coursed sandstone with a pitched slate roof.

6. Heritage Statement

- 6.1. Handle Cottage is approximately 200 years old. The subject attached annex that it is proposed to remodel was added in the 1960s.



- 6.2. The nearest adjacent listed building HANDLE HALL AND ADJOINING BARN, CALDERBROOK ROAD, lies 40M east of the subject building on Calderbrook Road, National Grid Reference: SD 93988. List Entry Number: 1162173. Date first listed: 31-Jan-1980. The listing description is as follows: *grade II House. 1820 rebuilding of a house of 1610 with barn added in 1840s. Hammer-dressed watershot stone with graduated stone slate roof. 3 bays, 2 storeys with barn to right. Quoins and eaves cornice. 2 doors with ogee shaped lintels and hoodmoulds. 3, 5 and 3-light double-chamfered mullion windows on each floor, hoodmoulds on ground floor. Plaque over door: "A.S. 1610 Richard Dearden Struxit, 1820 Jacobus Domum De Novo Restituit". Round-arched wagon entrance to barn which has round lights to right return. Ridge chimney stack. H. Fishwick, History of Rochdale, 1889.*



HANDLE HALL AND ADJOINING BARN, CALDERBROOK ROAD

- 6.3. About a quarter of a mile to the south east lies another listed building Hey Bottom Farmhouse and - adjoining barn at National Grid Reference: SD SD9369117790. Listed entry number 1068540. Date first listed: 31-Jan-1980.
- 1/19 Hey Bottom Farmhouse and - adjoining barn. The listing description is as follows: *Grad II. Laithe-house. Early C19. Hammer-dressed watershot stone with graduated stone slate roof. 3-bay 2-storey house with barn under same roof to right. Quoins. Symmetrical house elevation has a central square-cut door surround with a 1- light window above, flanked by flat-faced mullion windows on each floor on either side probably originally of 5 lights. Segmental-headed barn door with shippen door to right. Coped gables with kneelers. Gable chimney stack. Wing to rear of house and lean-to additions to rear of barn.*



HEY BOTTOM FARMHOUSE AND ADJOINING BARN

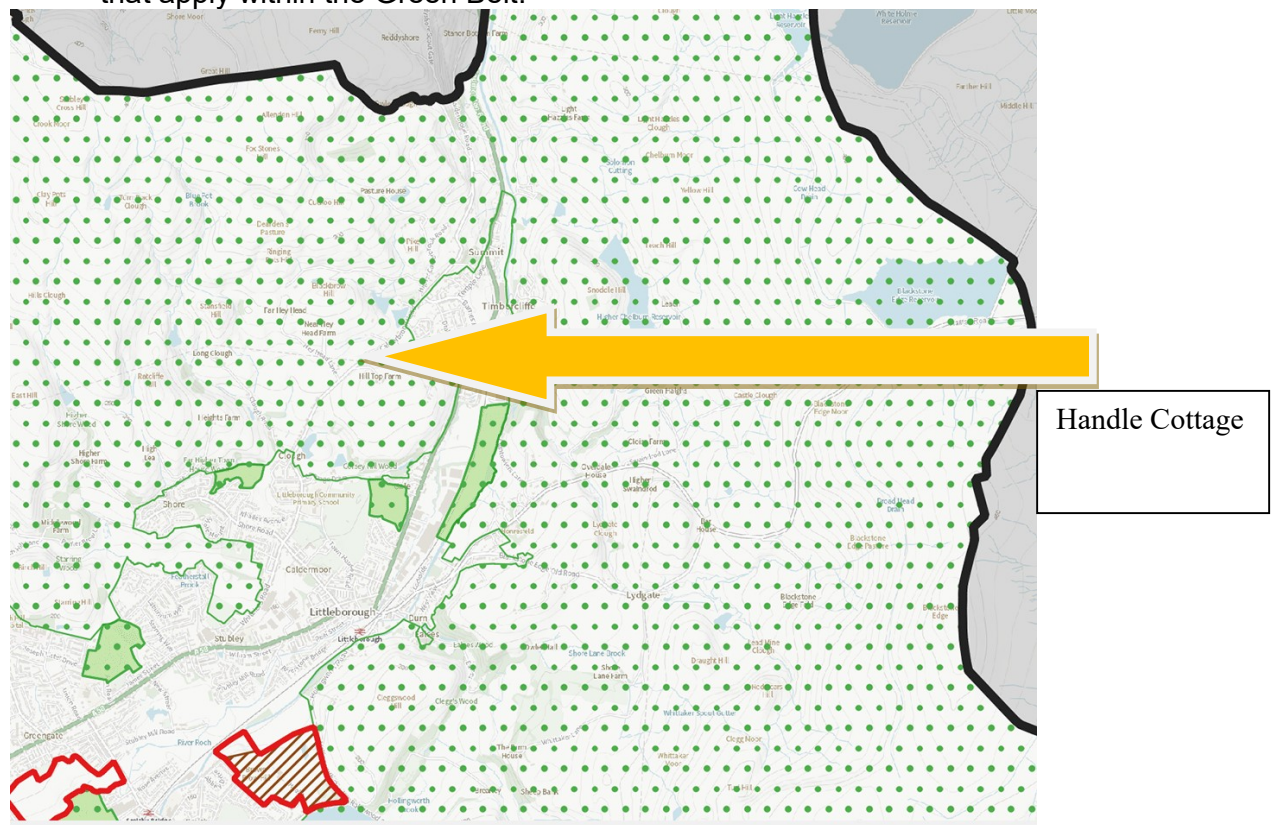
6.4. The proposal is to retain unaltered the subject Georgian main house-body of Handle Cottage. As described in section 4 (Design) above, the proposed remodelling of the 1960s annex will comprise: a simplification of the form of the rear of the annex, stone cladding the present brick rendered walls of the annex, reportioning the windows to the annex and the addition of a small porch.

6.5. The simplification of the form of the annex, its enveloping with regular coursed sandstone walls and the reportioning of the windows will make for a better relationship with the Georgian main house-body of Handle Cottage as well as with the adjacent listed Handle Hall which lies just 400M east of the annex.

6.6. Hey Bottom Farmhouse, being a quarter of a mile to the South West and significantly set back from Calderbrook Road, will not be visually directly affected by the proposed improvements to the annex. Nevertheless the quality of the design and materials proposed for the remodelling of the annex will echo the architectural integrity of all of the listed buildings in the neighbourhood and so not cause harm to these acknowledged cultural assets.

7. Green Belt Statement.

7.1. The Greater Manchester Joint Development Plan Document dated Aug 2021 sets out the planning objectives and policies for Greater Manchester. The document delineates the Green Belt within its map and sets out the policies that apply within the Green Belt.



Extract from policy map Greater Manchester Joint Development Plan Document

Policy JP-G 10

The Green Belt

The Green Belt as defined on the Policies Map will be afforded strong protection in accordance with the National Planning Policy Framework. The Green Belt as shown in Figure 8.6 'The Green Belt 2021' will continue to be managed positively to serve the five purposes set out in national policy:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Positive and beneficial use of the Green Belt will be supported where this can be achieved without harm to its openness, permanence or ability to serve its five purposes. In particular, the enhancement of its green infrastructure functions will be encouraged, such as improved public access and habitat restoration, helping to deliver environmental and social benefits for our residents and providing the high quality green spaces that will support economic growth.

Within the allocations identified on the Policies Map, Green Belt policies will be strictly applied to the development areas removed from the Green Belt by this plan except in the case of planning applications complying with the relevant allocations policies (see 11 'Allocations').

Policy extract from Greater Manchester Joint Development Plan Document

- 7.2. The remodelling of the existing annex to Handle Cottage does not significantly increase the volume or position of the annex and so does not contravene any of the Green Belt policies. In particular it will not impact on the openness of the Green Belt.
- 7.3. The proposal does not require the removal of any trees and will not diminish the quality of the landscape or wildlife habitat.
- 7.4. The improvements to the annex including the simplification of its form, stone cladding the present brick rendered walls of the annex and the more contextually sympathetic proportioning of the windows will comply with Green Belt policies by assisting in preserving and enhancing the special character of the historic built environment.
- 7.5. By refurbishing part of an historic house and improving it in compliance with present thermal performance standard the proposal will extend the supply of sustainable accommodation and so reduce development pressure elsewhere in the Green Belt.

8. Sustainable development.

- 8.1. The proposal will provide improved family accommodation with minimum impact on the environment and with a very low carbon impact. Materials for the remodelling have been selected for their sustainability and to match those of the main house-body. Natural slates have been selected for the roof and regular coursed sandstone for the walls. These materials have a low carbon impact in terms of their extraction and sourcing and transport to site from local UK production. They are durable and can be recycled.
- 8.2. The intention of the architect is to provide a very low carbon impact building in accordance with the advice contained in government NPPF. This will be achieved by use of high levels of low carbon impact sourced insulation, the installation of low emissive glass to all window units, use of proprietary breathable heat reflective membranes in wall floor and roof construction, attention to air tightness in construction detailing and the use of low energy consuming plumbing, electrical and lighting systems.
- 8.3. The efficient use of land with an appropriately remodelled annex will enhance the subject site and will reduce the pressure to build within the surrounding green belt.
- 8.4. The house will provide enhanced sustainable family accommodation in a very sustainable location, within short walking distance of all amenities including post office, shops, and schools in Calderbrook and Littleborough. Regular local bus services provide a link to both nearby Littleborough and Rochdale their health centres, hospital and the railway station linking to the national rail network.

9. Declaration of accessibility and inclusion

- 9.1. In conformity with part M of the Building Regulations the intention of the applicant and their consultants is to foster an inclusive approach to design to accommodate the needs of all people. Provision shall be made for people to gain access to and to use the annex, regardless of disability, age or gender. The dwelling will be accessible to disabled.
- 9.2. Elements of the annex and external areas will not constitute a hazard to users, especially people with impaired sight but rather assist in way-finding.
- 9.3. People regardless of age, sex and gender should have access into and within the annex.
- 9.4. Provision will be made for sanitary accommodation for all users of the annex.

10. Proposed access:

- 10.1.** The layout of the extension has been determined to ensure compliance with the Council's UDP policies T3 (Design of Highways and Accesses) and T19 (Car Parking Guidelines). The house will retain 2 off street parking spaces including one 3.5 M wide space for a vehicle for disabled persons and will have level access entrances.
- 10.2.** The forecourt will provide safe vehicle alighting, access and egress from vehicles for residents regardless of disability.
- 10.3.** The new entrance will have a level access threshold
- 10.4.** The dwelling will have accommodation and sanitary facilities accessible to occupants regardless of disability including retained accessible ground floor sanitary facilities within the main house-body. This will provide flexibility for the location of bedrooms and living rooms that can provide for the lifetime needs of the occupants.

11. Declaration of compliance with AD M (2004 Edition)

- 11.1.** The installation of the WC and wash-hand basin within the dwelling will comply with AD M (2004 Edition).
- 11.2.** The layout of the house will facilitate its use regardless of age or gender.
- 11.3.** Elements of the dwelling layout will not constitute a hazard to users, especially people with impaired sight but rather assist in way-finding.
- 11.4.** People regardless of age, sex and gender will have access into and within the dwelling.

12. Summary

- 12.1.** The form, scale and materials of the proposed annex remodelling will improve the historic architectural context and will especially improve the relationship of the annex to the Georgian house-body of Handle Cottage and its overall relationship with the adjacent listed buildings noted in the heritage assessment above.
- 12.2.** The remodelled annex on this site represents an efficient use of land respecting preceding residential patterns and will reduce the pressure to build on the surrounding Green Belt.
- 12.3.** By virtue of appropriate design and materials the remodelling of the annex will enhance the established character and appearance of the locality.

12.4. The proposal is compatible with the NPPF by increasing sustainability in a way that will also positively improve the quality of the built, natural and historic environment.

John Thornton BA Hons B Arch RIBA

20th December 2022
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