



Wildhouse Court

Design and Access Statement **Draft Issue**

Design Review Panel

Introduction

Purpose of the Report

Further to the pre-app ref 00027/22 and subsequent response and meeting, we submit this report as an initial concept design for the construction of an individual contemporary architectural dwelling sited within the green belt (relating to paragraph 134(b) of the NPPF).

Clients Requirements

They are local people looking to construct their dream home for life in retirement.

Their remit was to design a house with the following in mind:

1. Have contemporary architectural emphasis
2. Have low energy needs with an emphasis on renewables and high insulation standards
3. Be responsive to the site context
4. Make the most of the open views to the northwest

Planning

In discussions with the planners, they expressed a preference for the following:

1. Form a part of the existing streetscape to the east of the site
2. Be informed by the local vernacular in terms of scale, massing and materials, whilst being a stand-alone contemporary design



01

The Site





1.01 Site Location

Located in an area of green-belt between the townships of Milnrow and Littleborough, the site lies to the east of Rochdale in the foot-hills of the Pennines which form a boundary between east Lancashire and West Yorkshire.

It is approximately 0.7m walk to Milnrow town centre and a similar distance to Hollingworth Lake.

A new estate is currently under construction on the opposite side of Wildhouse Lane at the former Soccer Village (red line below).

The area to the south of the site is predominantly late C20th suburban residential with smallholding farmsteads to the north, east, and west (mainly former grazing land).

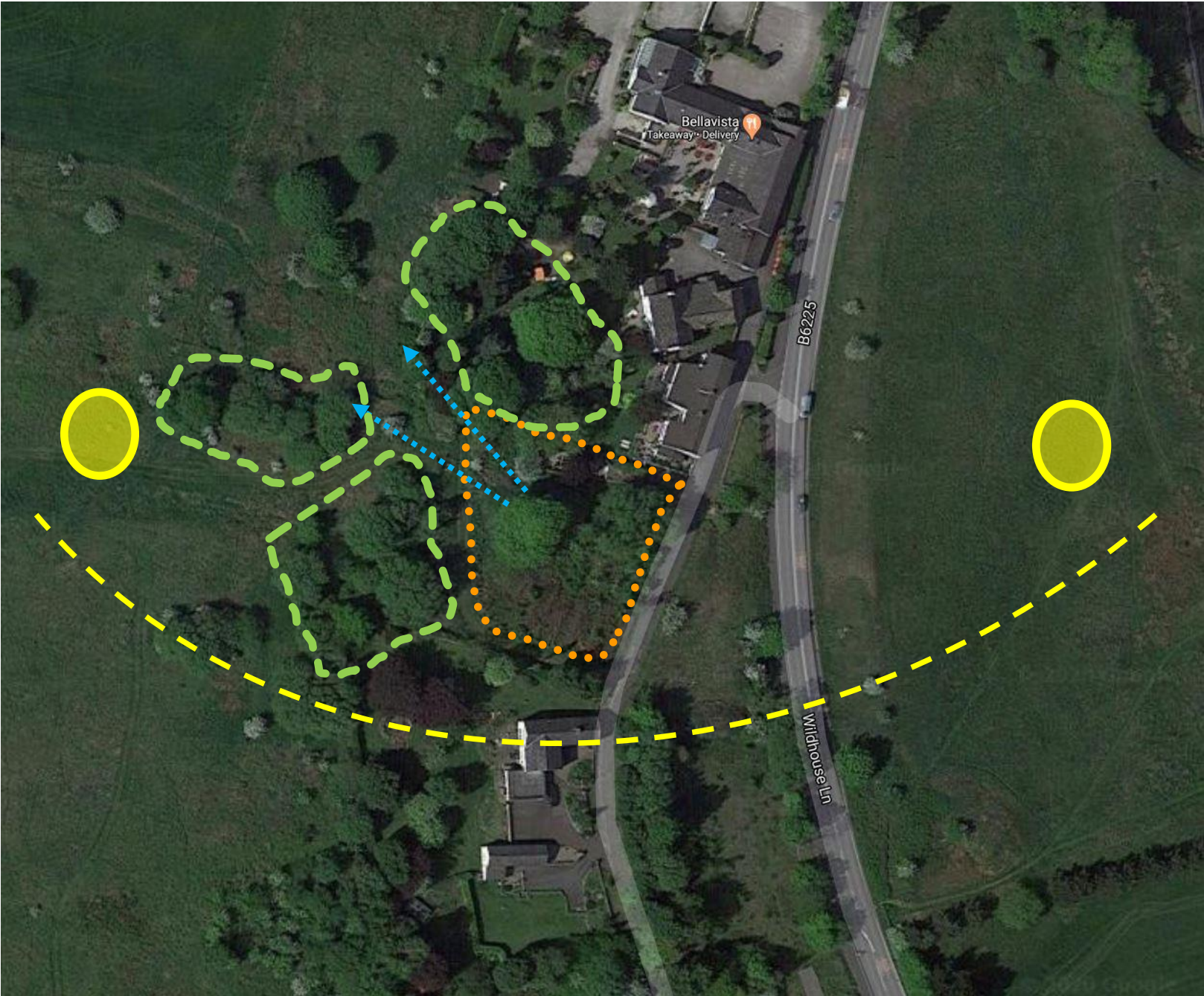




1.02 Site Location

The site is situated within an area of green belt to the West of Wildhouse Lane. There are residential properties to the north and south and the access road to the West runs parallel to Wildhouse Lane.





1.03 Site Location

The site is bounded by a raised mound adjacent to Wildhouse Lane to the east and by clumps of mature trees to the west. There are long open views through the northwest corner.

..... site boundary

.....> open views

----- clumps of trees



raised mound adjacent to Wildhouse Lane screens the site from passing traffic and offers some sense of enclosure



1.04 Site Context

The site is in a semi-rural location, with traditional 2-storey vernacular dwellings to both the north and south and open countryside to the east and west.

It is surrounded on three sides by groups of mature trees and a high bank located across the roadside to the western boundary.

View A



View B



View C



View D



View of the site from the North of Wildhouse Lane



1.05 Site Context

The main view of the site from Wildhouse lane is characterised by the traditional farmhouse/barn building group at the entrance with mature trees in the background to the southern aspect.



View of the site from the North-West of Wildhouse Lane



1.06 Site Context

A raised banked area along Wildhouse Lane, the grouping of traditional barn structures/cottages, and mature trees to the south perimeter provides a degree of enclosure to the site, giving the character of a small hamlet.

The historic buildings are characterised predominately by linear forms, dual pitched roofs, stone window surrounds and variations in window/door openings sizes and locations. The walls are generally rendered white, with some natural stone also present in the form of window surrounds and details to openings.



View of the Bellavista restaurant further along to the north of the site



02

Design



synopsis

Purpose of the Report

In April 2022 a sketch design was submitted to a Design Review Panel after a pre-app discussion with RMBC planning, who are generally in support of an application for a single dwelling in accordance with Paragraph 134 of the NPPF.

The site is not considered an isolated countryside location.

Design Review Panel Comments 08.04.2022

1. Include more contextual analysis, particularly in respect of landscape character, and history.
2. Look at a design which would complement the existing buildings and architecturally reflects the character of the local vernacular.
3. Subsequent design discussions with the Conservation officer developed an overall strategy with regards to the siting, development of the massing and relationship with the adjacent properties.
4. Demonstrate how the design responds to local environmental factors and look at wider opportunities for improving the visual character of the local area and improve the local ecology.
5. Further consider the use of the various outdoor spaces.
6. Look at the arrival space, car parking and refuse space.
7. Engage with the LPA to ensure an acceptable design approach.

Planning

Subsequent discussions and comments back from the LPA officer and conservation officer added significant value in developing the current design approach and in shaping the finer details.



2.01 Vernacular

A study of the local vernacular domestic groupings was undertaken to inform the design process in respect of the landscape character and history.

The group of existing buildings adjacent to the site are original farmstead structures typical of upland farming activity.

There are several other examples locally. They are predominantly linear and rectangular in form and usually have simple gabled end elevations.

Another common feature is single storey lean-to structures formed under a continuation of the main roof (overshot).

Window and door openings are positioned for functionality and commonly vary in size and shape accordingly.

Large centrally placed barn-door openings relate to their original agricultural purpose along with the significant areas of unpunctured masonry, which give them a robust character.

There are no eaves overhangs giving a sharp clean profile, and window/door openings often present a vertical emphasis.

Natural grit-stone, white render, timber and natural slate are the predominant construction materials.



strong gabled forms and lean-to structures are evident in the local vernacular





the original listed farmhouse building to the right is set at an angle to the access lane



strong gabled forms and lean-to structures are evident in the local vernacular

2.02 Site Analysis and Layout

The site layout is shaped by a change in level east to west across the site, the open views to the north-west corner, and the requirement for a south facing terrace enclosure at ground floor level.

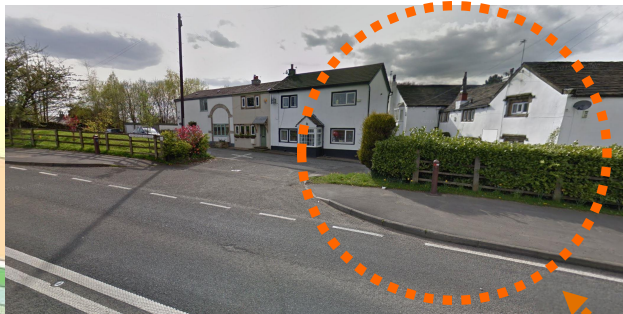
The positioning of the proposed dwelling, with the linear plan form set east to west, allows the building to integrate more readily with the surrounding landscape. This approach allows for a landscaped setting within the streetscape, the formation of an inviting entrance court with adjacent off-road parking, and the formation of distinct landscaped areas appropriate to use. A naturalistic wild-life garden setting to the rear of the site connects it with the wider landscape beyond and provides an open link across the site, following the line of mature trees (wildlife corridor). At this point the external space adjacent to the living area is elevated above the landscape as a small terrace.

Note: the jaunty angled orientation of existing buildings along the lane, which we have referenced in the siting of the proposed dwelling.



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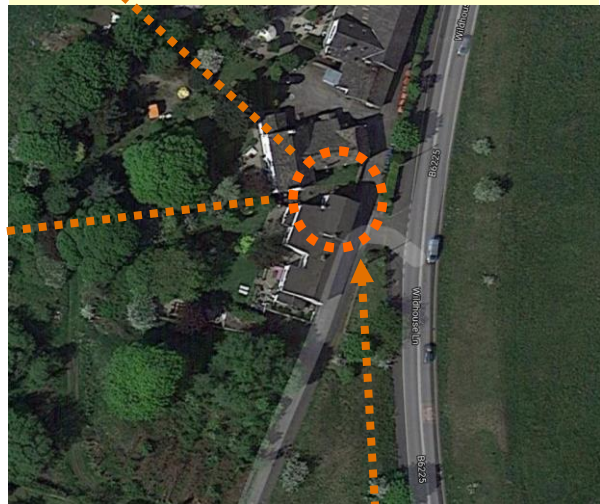


2.03 Form and Massing

The historic cottages at the entrance to Wildhouse Court are sited at an angle to the road, which gives them an interesting visual dynamic, and forms a welcoming entrance via a courtyard garden.

With regards to the form and massing of the proposed dwelling we have taken note of their simplicity and inherent robust character.

Simple linear forms and simple gabled elevations are a recurring feature. The angled terraced property at the entrance to Wildhouse Lane provide a visual focal point and creates the sense of welcoming enclosure and creates a visually interesting varied roof-scape. The spacious setting also allows for views through to the mature trees to the rear of the site.



arrival space created by the arrangement of the built form



grouping of buildings forming an enclosure around the entrance space with natural stone wall boundary



hawthorn hedgerow

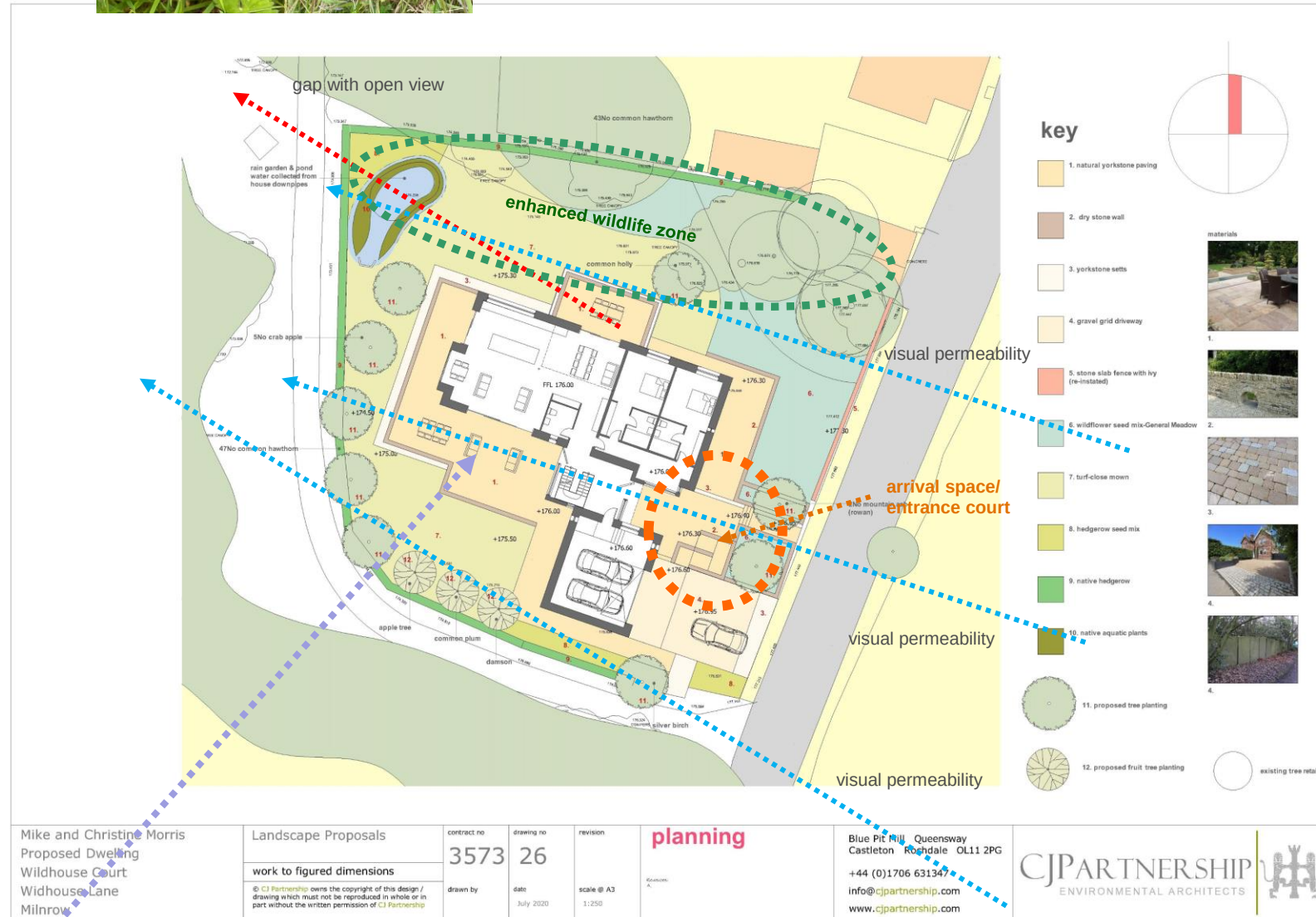
wildflowers

unobtrusive refuse storage located within the garage



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south facing garden terrace



hawthorn hedgerow



traditional buildings positioned to create a sense of enclosure and with the low stone walls to front garden areas



2.04 Landscaping

The proposed dwelling is sited to make the most of its generous plot, by looking to integrate the external spaces with those of the house at ground floor level and make use of/ accommodate the natural changes in level.

There are 3No defined spaces:

1.Arrival space

Formed by a small enclosure between the house and garage a sloping path leads down from the edge of the site to the glazed double height entrance/circulation space which allows for glimpsed views of the wider landscape and mature trees beyond. This fulcrum connects the house with the garage/ waste storage, upper storey and the south facing garden terrace without compromising the main living space.

The linear east/west positioning creates a generous landscaped setting and framing the building when viewed from Wildhouse Lane.

A single storey garage to the south is positioned for ease of access, and to help define the arrival courtyard and creating some privacy (sheltered enclosure) for the south facing terrace to the west.

Allowing for the natural slope east to west the levels allow for raised terraced areas floating above the immediate landscape.

2. South Facing Terrace

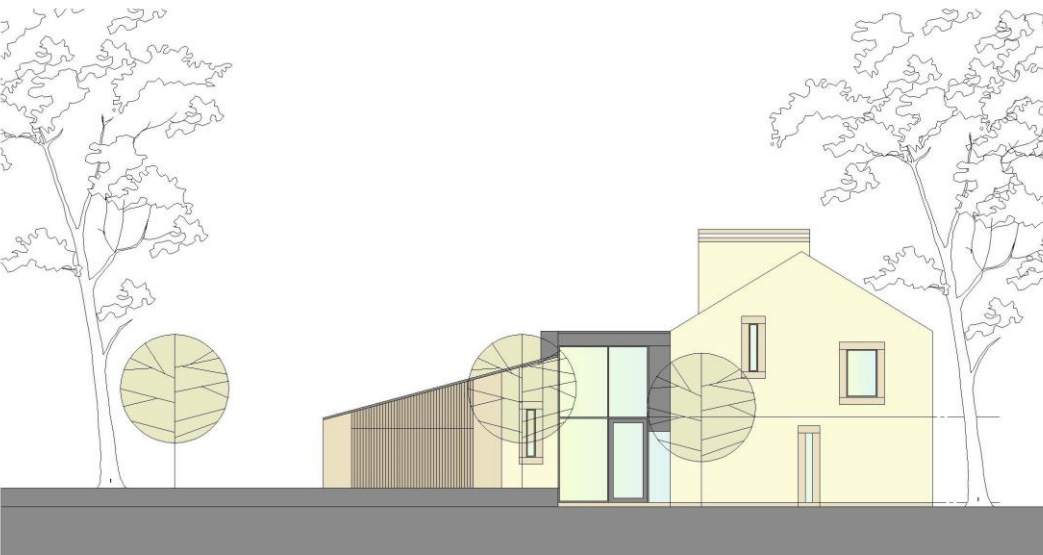
Large glazed openings spill out onto a generous terraced area, which is set approximately 0.5m-1.40m above the garden level. This allows the dwelling to float above the soft landscaped areas and keeps a defined area of activity close to the building.

3. Enhanced Wildlife Zone

The area to the north-west is given over to an enhanced wildlife zone which includes a rain garden and pond fed by water collected from the house rwp's. This part of the garden retains moisture naturally and the proposals seek to widen the natural bio-diversity.

A small raised terrace provides long views of the wider landscape including the Pennine hills to the north of Rochdale. A continuous native hedgerow is to be planted to the south, west and north boundaries.





2.05 Form and Massing

The building takes a recognisable form within the visible street frontage. The long gable to the main elevation and the staggered layout is inspired by the historic agricultural buildings /farmhouses within the local area. Their functionality and external provision of enclosure and shelter from the elements are key drivers in their design and layout.

The double height glazed entrance and staircase enclosure provide a main focal point at the main entrance when viewed from the street, and allow visual permeability, and emphasising the linear form of the main building.



typical gable end frontages with a lean-to addition-Kiln Lane



glulam roof structure and natural finishes express the structure internally as with traditional barns and cattle sheds



ad-hoc openings at Birchinlee Manor

2.06 Form and Massing

Discussions with the Conservation Officer centred around a form that was reflective of the local vernacular and providing an orientation which would not directly impinge on the setting of the existing buildings

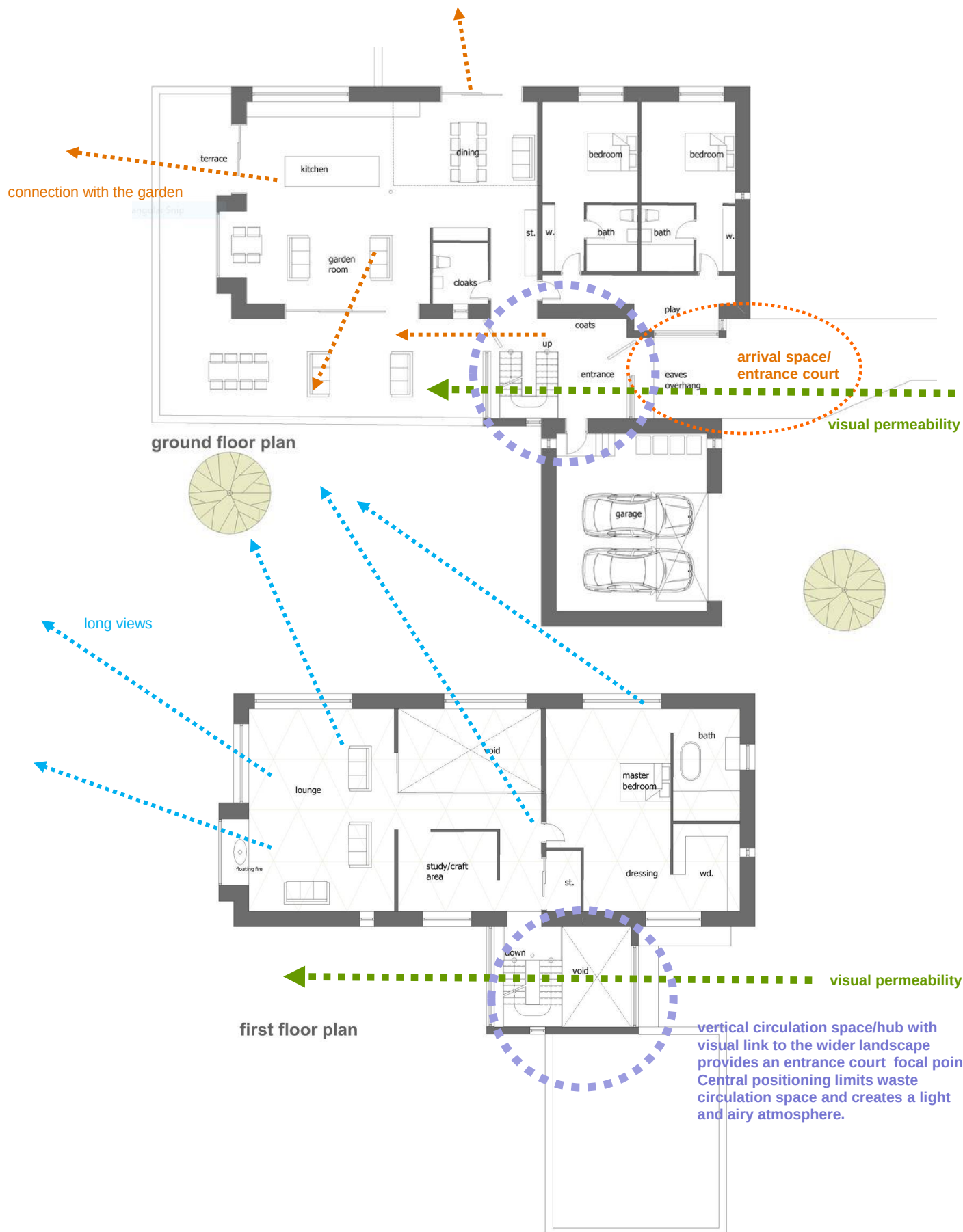
Inspiration for the detailed form and massing is taken from local historic farmhouse groupings and their setting within the landscape. The gabled elevation provide a visual focal point within the landscaped entrance courtyard off the lane, with the more private garden spaces located to the south, west, and north which are enclosed by the building form, new hedgerow, and the existing mature trees.



south facing garden enclosure at Clegg Hall

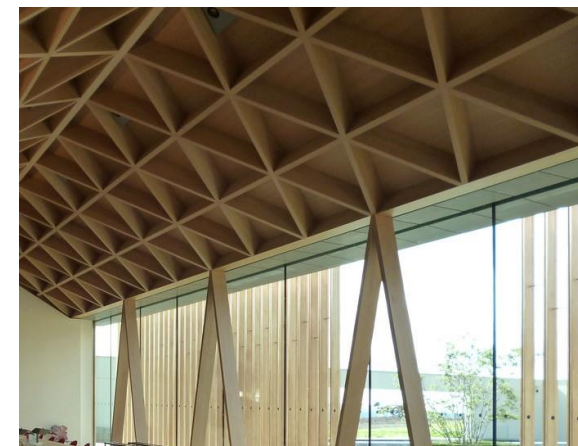


gable end frontage of the adjacent property



Client Brief

1. Entrance focal point with ease of connection to double garage
2. First floor living space to make the most of the long views to the north-east
3. Generous family living space with connection to terraced outdoor space.
4. Guest bedroom suite at ground floor.
5. Lots of natural light with a light and airy feel.



2.07 Plans

The double-height main entrance area is glazed both sides and contains a floating dog-legged staircase. It also provides a linked access to the garage/refuse store, the south facing terrace, and the main ground floor family accommodation.

Elevated views of the entrance courtyard and the wider landscape to the south are afforded from the first-floor landing.

An open plan arrangement at ground floor connects with the garden on three sides, with direct access to the south, west, and north facing terraces. The double-height space above the dining room provides a view of the glulam grid-shell roof structure above.

There are 2 No en-suite bedrooms on the ground floor which include an integral play area formed by an enlarged access corridor with a feature corner bay window.

At first floor a large living space and the master bedroom are positioned to make the most of the long views of the Pennine landscape beyond.

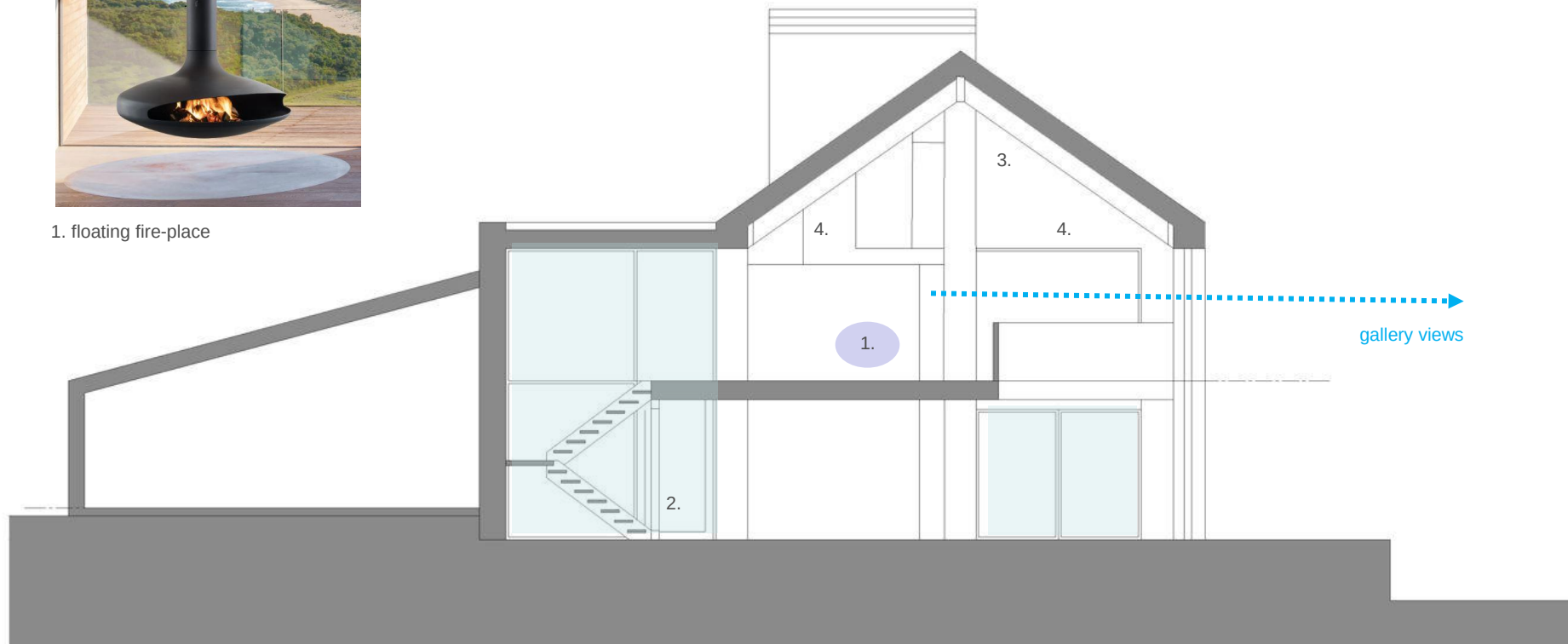
All rooms at first floor level will have a vaulted ceiling formed by a glulam supporting structure below a dual pitched traditional roof.

The high roof level within the garage and rear space is given over to plant equipment.





1. floating fire-place



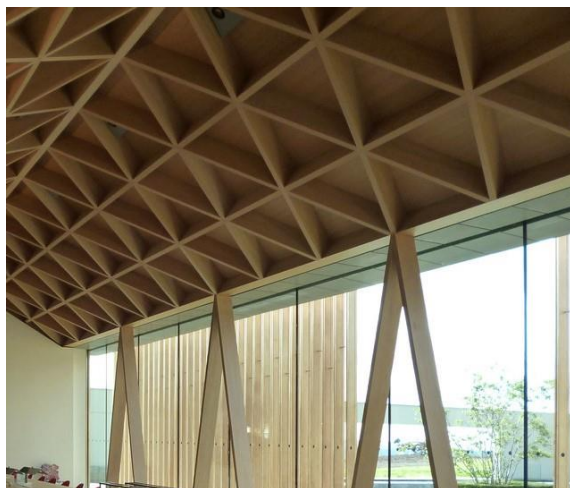
2.08 Interiors

The warm timber interior finishes will be complimented by the vaulted glulam grid-shell roof, floating staircase and the large picture windows.

On the first floor, 2.4m height partitions allow the roof structure to 'fly over' the 3No equally defined compartments of the living space, viewing gallery and master bedroom, with a glass screen providing some privacy to the master bedroom at the high level.

The wood burning stove with a glazed bay will make a central feature within the living space.

The design is based around a free-flow of interconnecting spaces knitted together by the warm tones of the natural timber finishes.



3. glulam roof structure

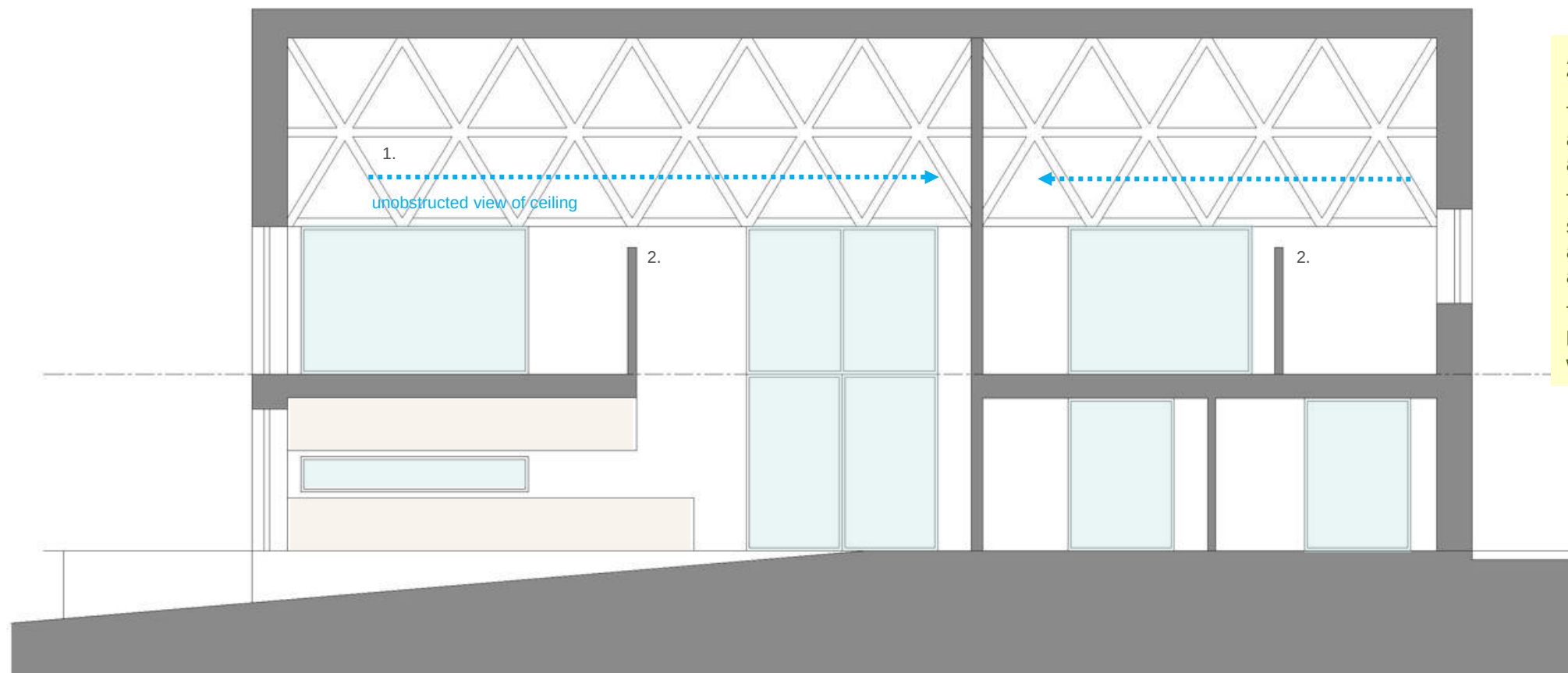


4. the roof structure is visible above the low-level partitions with a glass screen at the high level to the bedroom



2. floating staircase



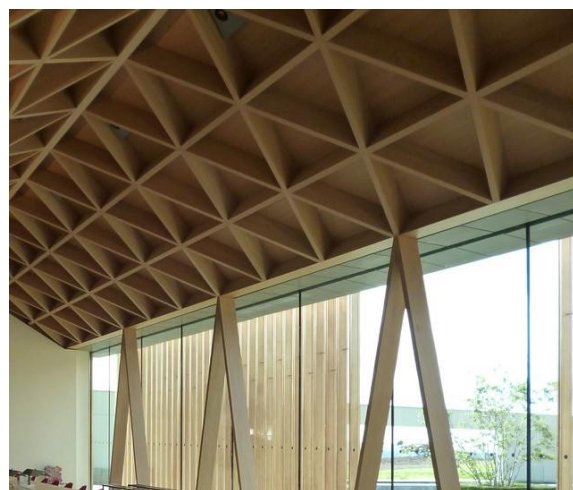


2.09 Interiors

The vaulted ceiling and double-height gallery, along with the open flow of the plan, make for a spacious, airy and warm space.

The strategically placed large glazed openings seek to draw wider landscape into the building and provide direct access to the terraced areas at ground floor level.

The inter-connecting layout is designed to be light-filled and spacious with a direct interplay with the wider natural environment.



1. glulam roof structure



2. the roof structure is visible above the low-level partitions



white rendered walls with natural stone features have been chosen to compliment the neighbouring properties



2.10 Materials

The selection of materials is very simple and responds to the local vernacular.

Contextual

Looking to harmonise with the local built environment we have utilised a palette of materials, which in terms of texture and colour, echo those of the existing built forms, whilst delivering a contemporary home which responds to modern living requirements. Hidden gutters are featured to keep a crisp edge in keeping with the robust local building vernacular.



modern farm buildings have a light-weight feel and are referenced in the central entrance connection space as a balancing counterpoint





adapt heritage



2.11 Heritage

Following a series of ongoing discussions with Rochdale planning, we received feed-back with regards to the existing heritage assets, which have been addressed within the design development process. The conservation Officer has been most helpful on these matters (see opposite).

The building was subsequently realigned to the road, reduced in height, and the larger area of timber cladding removed.

Heritage Statement

The heritage Statement produced by Jack Haw of Adapt Heritage explains in detail the potential visual interaction between the proposals and the heritage buildings, and is summarised as follows:

“There is a limited visual relationship between the Application Site and the listed building due to the topography of the land, intervening development, and mature planting. Only the upper storey of the modern rebuilt section of the listed building is experienced from the site. This does not allow for any appreciation or understanding of the significance of Wildhouse Farm or the nearby non-designated heritage assets.”

“The Application Site in its current form no longer makes any meaningful contribution towards the significance of Wildhouse Farm or the non-designated Wildhouse Court and Bellavista Restaurant. With reference to Paragraph 212 of NPPF, although the site is part of the setting and physical surroundings of the heritage assets, it is not an aspect that contributes to their significance.”



Wildhouse Farm with the 'Bellavista' building in the background

“I think the design has come on a long way and it is nice to see more traditional forms being used, which better reflect the local vernacular. The use of timber cladding is a little odd – I think it would be better to use a stone for these areas, as is suggested elsewhere. If a render is proposed then I would suggest using a roughcast lime render and off white, so that it has more visual interest and weathers better.”

I am concerned about the height of the structure, as it would be taller than those adjacent to it. I would like to see the height reduced further. I am also not 100% convinced by the proposed angling of the property. Although the listed building sits at an angle to the road, it is the only one in the row. It would be preferable for the property to front onto the road, as per others within the group, while continuing to maximise the buffer with former agricultural buildings.”



only view from the lane will be maintained





adapt heritage



ROCHDALE
BOROUGH COUNCIL

2.12 Heritage

The street-scene comparisons are shown opposite (although it is not a true view). The amended scheme (bottom) which is aligned with the adjacent properties creates more open space around the building with greater visual permeability, and an improved connection with the wider landscape.

Reducing the ridge height recognises the domestic scale of the existing buildings with the transition of the natural slope down from the entrance to the lane.



street-scene



street-scene



the front view is obscured by a mound and trees to Wildhouse Lane (the set-back and reduced ridge height will maintain this view)



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precedents for attractive garden frontages along Wildhouse Court



adapt heritage



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2.13 Heritage

Image B indicates the revised site layout which indicates how the views of the groups of mature trees to the south and north are maintained.



A. original site layout



B. revised site layout





2.14 Heritage

Heritage Statement

A summary of the impact of the proposals on the listed buildings is taken from the report (see opposite and next page)

Wildhouse Farm (Grade II Listed)

5.10 As set out earlier, the special interest of Wildhouse Farm is enshrined in its special architectural and historic interest as an early to mid 17th century former mansion house with historic connections with the Wild family. It has However, been latterly altered, rebuilt, and subdivided. Its setting is relatively well defined by the neighbouring buildings to the north and south. It reads as part of an enclave of buildings to Wildhouse Lane, all of which have been heavily altered.

5.11 Archival research and historic map regression indicates that the Application Site likely held an historic, functional, and visual connection with Wildhouse Farm. As set out, these former connections have been heavily eroded by the subdivision of the farmstead and by the inappropriate alterations and extensions to the listed building and non-designated heritage assets which have diminished their significance.

5.12 The Application Site in its current form no longer makes any meaningful contribution towards the significance of Wildhouse Farm. The construction of a new building on the site would therefore not affect the significance of the listed building, in principle.

5.13 The Proposed Development involves the construction of one residential dwelling on open land to the south of the listed building, which is separated by Wildhouse Court. The proposed dwelling is set back from the original route of Wildhouse Lane, with the built form located towards the centre of the Application Site. It has been designed to address the topography of the land, with views out towards the north west.

5.14 A modern yet contextual design is proposed for the new dwelling, but which reflects traditional characteristics found in the immediate vicinity including pitched gables and offshoot elements. It employs local materials that resonate with the nearby listed building and Wildhouse Lane including the use of Pennine stone and render.

5.15 The Proposed Development also includes large areas of landscaping to the sides, front and rear of the new dwelling. This includes maintaining existing planting and strengthening this across the site. This will improve the wider verdant character of the Application Site.

5.16 The positioning and layout of the Proposed Development ensures that the building is not visible in any key views of the listed building along Wildhouse Lane. The architectural interest of the listed building would continue to be appreciated in these views. It would not affect those aspects of setting which contribute towards the significance of Wildhouse Farm.

5.17 In summary, the overall size, scale, layout, and design of the Proposed Development is considered to sustain the significance of Wildhouse Farm and maintains those aspects of setting which contribute towards its significance.

Bellavista Restaurant (Grade II Listed)

5.18 To the north west of the Application Site, beyond Wildhouse Farm, is the non-designated Bellavista Restaurant. As set out, the building holds low significance due to the extent of alteration and changes undertaken in the 20th century. Similarly, setting makes a limited contribution.

5.19 Due to the orientation of view, topography of land, and intervening development, the Proposed Development would not be visible in views of the non-designated heritage asset. The construction of a new dwelling on the Application Site would not affect the low significance of the non-designated Bellavista Restaurant.





adapt heritage

Wildhouse Court (Grade II Listed)

5.20 The non-designated Wildhouse Court is located to the immediate north of the Application Site. As with Bellavista Restaurant, the building holds low significance due to the extent of alteration and changes undertaken in the 20th century. Similarly, setting makes a limited contribution.

5.21 In views of the non-designated heritage asset from the entrance off Wildhouse Lane, the built form of the Proposed Development would be largely screened from view due to its setback position and the sloping topography. The proposed landscaping would read as part of the existing backdrop of vegetation and trees in these views. The proposals would also not be experienced in more direct views.

5.22 From the south, the Proposed Development would be experienced alongside Wildhouse Court but its previous use, function and low significance as a former barn to the wider farmstead is not appreciable in these views. It appears as a modern domestic dwelling. The setback position of the new building would ensure that any views of the non-designated heritage asset are un-interrupted.

5.23 The Proposed Development would not affect the low significance of the non-designated Wildhouse Court.

Statutory Duty and National Planning Policy

5.24 Based on the above, supported by on-site visual survey and an assessment of the significance and setting of the nearby listed building, the Proposed Development would sustain the significance of the Wildhouse Farm (Grade II Listed). The requirement of s66 of the 1990 Act could be satisfied if Rochdale Council grants planning permission for the Proposed Development.

5.25 Similarly, the Proposed Development would not affect the low significance of the non-designated Bellavista Restaurant and Wildhouse Court through development within their setting.

5.26 With respect to the core planning principle of the NPPF in relation to the historic environment, the Proposed Development can sustain, and thereby conserve, the significance of the listed building and non-designated heritage assets. Accordingly, the Proposed Development could meet the objectives of paragraphs 203, 205, 209 and 212 of the NPPF.

Local Planning Policy and Guidance

5.27 This Heritage Statement provides a proportionate assessment of the significance of the identified heritage assets. As set out above, the Proposed Development is considered to sustain the significance of Wildhouse Farm (Grade II Listed) and both Wildhouse Court and Bellavista Restaurant (non-designated heritage assets).

5.28 On this basis, the proposals are therefore considered to comply with the relevant policies of the Rochdale Borough Council Core Strategy (2016) and the saved policies in the Unitary Development Plan (2006).

2.15 Heritage

Heritage Statement





2.16 Materials

The adjacent buildings generally linear in form with rendered/stone faces, dual pitched slate/stone flagged roofs, with random irregular openings and large historic barn door entrances. The lack of any substantial eaves over-hang is a common feature which helps to define the resulting sharp and clear volumes. The interplay of solid masonry and randomly placed vertical and horizontal glazed areas presents a solid and robust appearance.





various sized randomly spaced openings at the Bellavista

2.17 Elevations

The local vernacular farm buildings are characterised by a robust linear form with gabled end elevations, dual pitched roofs, lean-to single storey elements, and openings of various sizes and proportions.

Natural Pennine stone and render are common facing materials, with stone tiled or slate roof coverings, large areas of uninterrupted masonry, and the absence of any eave's over-hang.



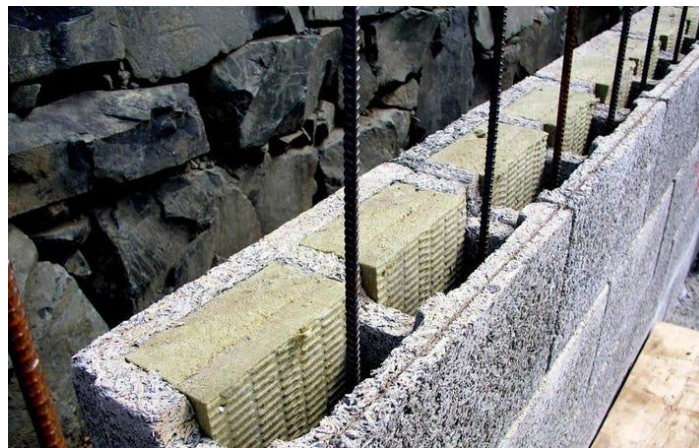
Gilhead Farm-Rakewood



The Shippon-New Hey



integrated PV panels



wood pulp ICF

2.18 Energy Conservation

The walls, roof and floor are super insulated (600mm thick walls) with south-facing roof mounted photo-voltaic panels and a heat pump providing the energy needs. An initial scoping assessment suggests that Passivhaus standards of energy efficiency will be achievable.

We are looking to use a wood pulp ICF system with a glulam structural grid and roof. Initial analysis indicates that the building will more than surpass current Building Regulations requirements and is capable of achieving Passivhaus standards, and neutral energy consumption.



glulam roof structure

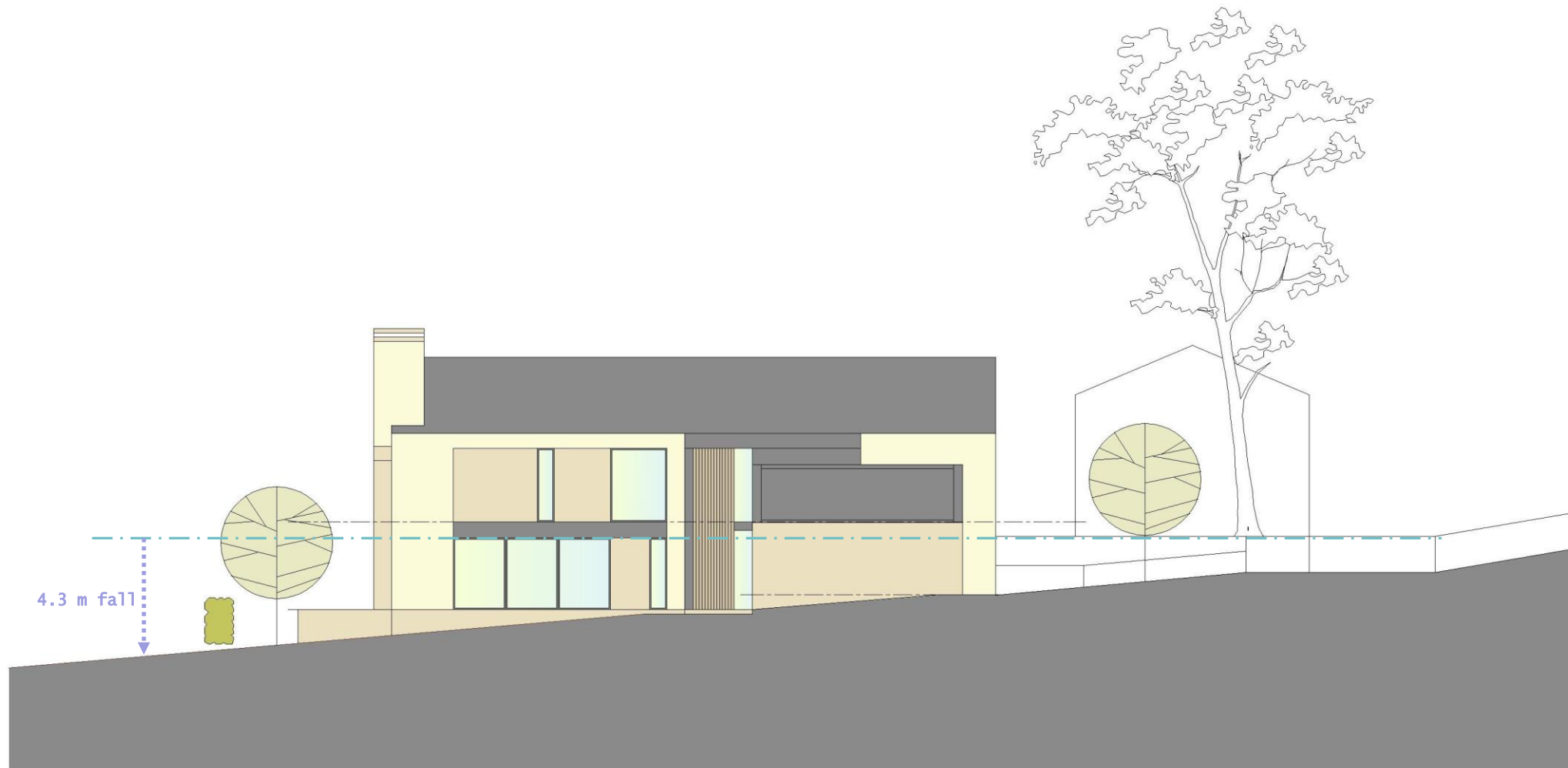


west elevation

2.19 Topography and Levels

The site slopes in two directions , with an overall difference of 0.9m north to south and by 4.7m east to west.

The house has been sited at a lower level than the road to accommodate these levels and to reduce the overall height in comparison with the neighbouring property to the north (as discussed with the Conservation Officer).



section elevation a-a

2.20 Topography and Levels

The slope across the site allows for raised terraced areas between the house and the general garden area to the west and to a lesser extent on both the north and south sides. This creates a floating effect above the native 'wild-life' garden.



sectional elevation b-b

2.21 Topography and Levels

The section opposite indicates how the dwelling nestles into to the existing topography reducing the visual impact from the building when viewed from the access road.





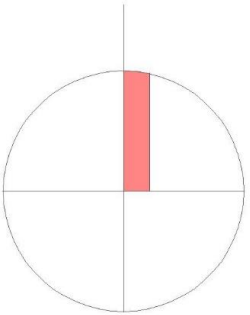
2.22 Access

The change in level from the access road to the ground floor, which is necessary due to the siting requirements dictated by the planning and conservation/heritage values, does present some challenges in terms of level access.

We have resolved this by providing a small ramp down from the raised garage plateau. The garage itself is 600mm above the house entry level to allow for a sloped driveway of 1 in 10 to the southern extent. Due to the lack of any regular and convenient public transport it can be assumed that most people will arrive by car.

Being designed with later living in mind, ground floor bedrooms have been provided along with space for a platform lift within the open void space if required. Level terraces adjacent to the house are designed to give access to most of the perimeter of the dwelling.





Mike and Christine Morris
Proposed Dwelling
Wildhouse Court
Wildhouse Lane
Milnrow

Site Plan as Proposed SK02

work to figured dimensions

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contract no

3573

drawn by

drawing no

10

date

January 2021

revision

C

scale @ A3

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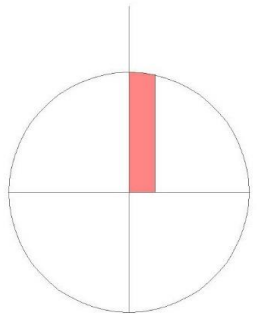
planning

Revisions:
A: proposed plan amended, 10/09/2021
B: layout amended, 10/12/2022
C: landscape layout and scale amended, 10/06/2024

Blue Pit Mill Queensway
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Mike and Christine Morris Proposed Dwelling Wildhouse Court Widhouse Lane Milnrow	Site Plan as Proposed SK02	contract no	drawing no	revision	planning Revisions: A. Position of retained existing garages highlighted. 20C, 28.05.21 B. Front entrance and rear bedroom window amended. 20C, 28.05.21 C. House layout and positioning re-configured. 20C, 28.05.21 D. Building aligned with road and levels amended. 20C, 28.05.21 E. Landscaping/ornamental layout amended and section lines added. 20C, 28.05.21	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS 
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			July 2020	1:200			



key

1. natural yorkstone paving

2. dry stone wall

3. yorkstone setts

4. gravel grid driveway

5. stone slab fence with ivy (re-instated)

6. wildflower seed mix-General Meadow

7. turf-close mown

8. hedgerow seed mix

9. native hedgerow

10. native aquatic plants

11. proposed tree planting

12. proposed fruit tree planting

materials



1.



2.



3.



4.



5.



existing tree retained

Mike and Christine Morris
Proposed Dwelling
Wildhouse Court
Widhouse Lane
Milnrow

Landscape Proposals

work to figured dimensions

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1:250

planning

Revisions:

A.

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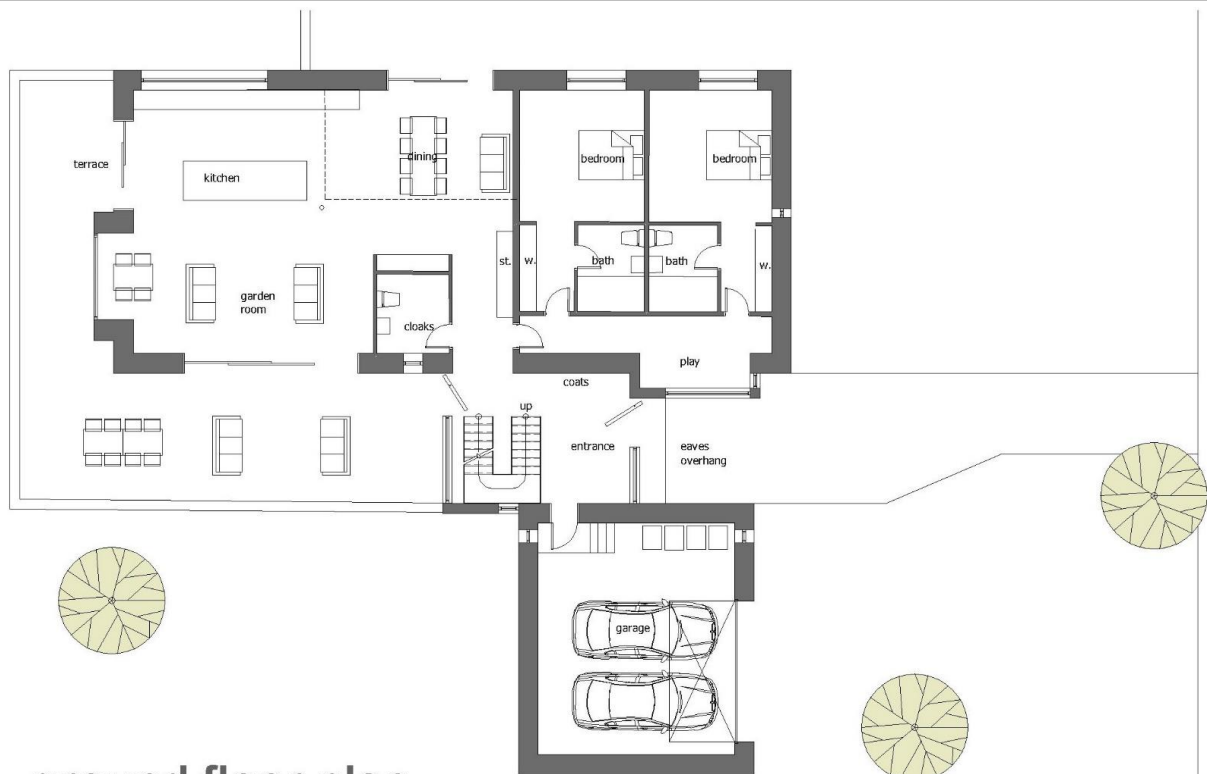
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ground floor plan



south elevation



north elevation



first floor plan



west elevation



east elevation

Mike and Christine Morris
Proposed Dwelling
Wildhouse Court
Widhouse Lane
Milnrow

Plans as Proposed SK02

work to figured dimensions

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drawing no

03

date:

July 2020

revision

E

scale @ A3

1:200

Revisions:
A. Study and utility room added, 20C, July 2020
B. Scheme design amended, 20C, November 2020
C. Plan and elevations amended, 20C, September 2021
D. Layout and design amended, 20C, December 2022
E. Overall building height reduced and garage layout + external materials amended, 20C, October 2023

planning

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cross section A-A



Mike and Christine Morris
Proposed Dwelling
Wildhouse Court
Widhouse Lane
Milnrow

Section A-A

work to figured dimensions

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revision

scale @ A3

1:200

Revisions:

A.

planning

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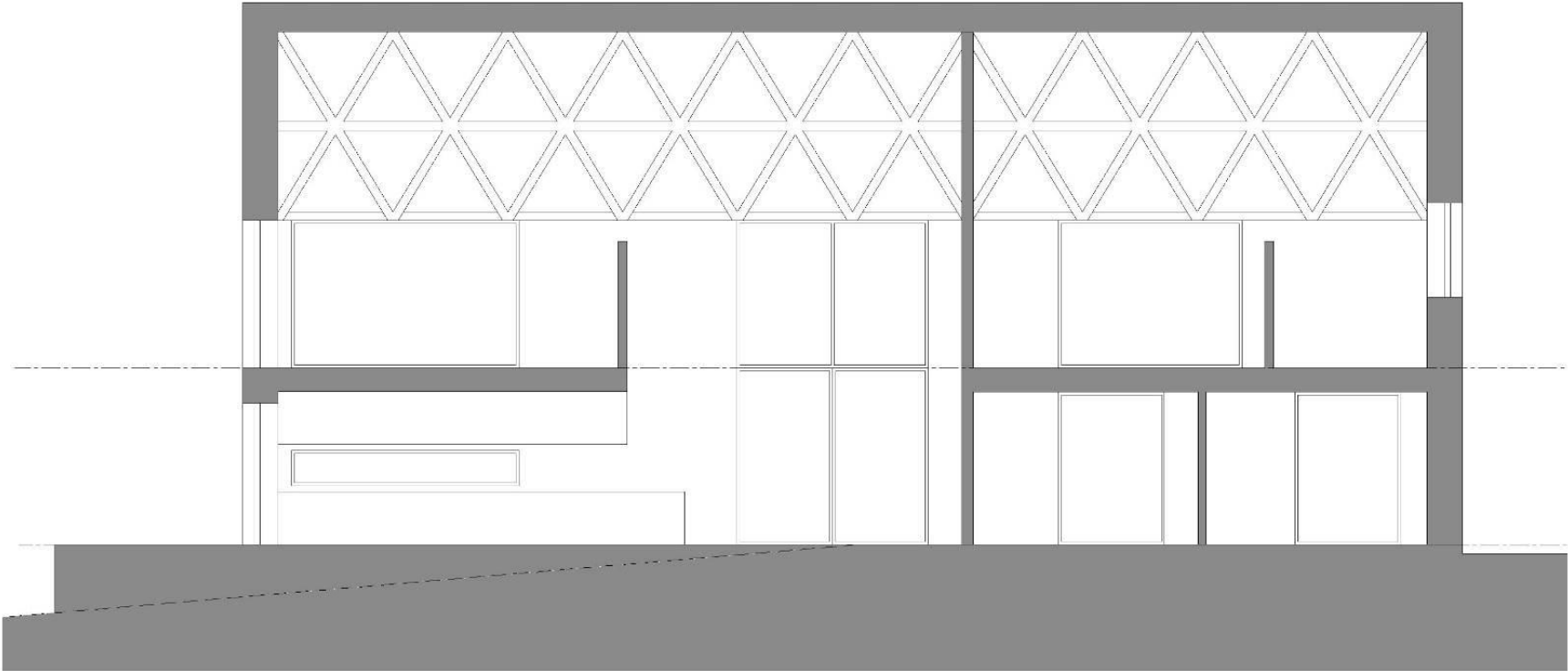
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cross section B-B



street-scene

Mike and Christine Morris
Proposed Dwelling
Wildhouse Court
Widhouse Lane
Milnrow

Street Scene

work to figured dimensions

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date

February 2023

revision

A

scale @ A3

1:250

Revisions:
A. Overall height of building reduced and layout aligned with the existing
road. 20C. October 2023

planning

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