

Design and Access Statement

Proposed Alterations to 3 Bear Hill, Rakewood, Littleborough

1.0 Introduction

This statement sets out the design considerations for a proposal to alter and extend a house at 3 Bear Hill, Rakewood, Littleborough.

The statement has been prepared to address the requirements of the The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013. It should not be used for any other purpose.

The design has been prepared Storah Architecture and is described in drawings...

The house is listed, grade II and is within Hollingworth Fold Conservation Area, the statement considers the proposals in relation to the National Planning Policy Framework (NPPF) and local plan policies.

2.0 Site Context

The house dates from the early C19. It is a constructed in watershot local sandstone with dual pitched slate roof. The existing extension has a lean-to roof in slate. The house has flat-faced stone mullion windows. On the first floor east elevation there is a range of 12-light mullioned windows suggesting a home weaving workshop to the first floor. There is a later brick wing to the rear which is where the suggested addition is proposed.

The house is a grade II listed building, first listed in 1986. It is within Hollingworth Fold Conservation Area.

The site is within the greenbelt, close to Hollingworth Lake.

The site is not in an area of flood risk.

3.0 Requirements of the Brief

The works are required to create an additional bedroom for the fostering of vulnerable young children and to provide additional living space to accommodate this additional use. A letter of support from Oldham Council accompanies the application.

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There is also a need to create space between no's 2 and 3 Bear Hill to allow maintenance of the walls of both houses. Currently they are close but not attached with a narrow gap preventing maintenance of either property.

4.0 Design

4.1 The Scale of the Development

The proposal is for the removal of a former aviary, currently partially collapsed and the alterations and extension of an attached workshop which is ancillary to and attached to the house.

The existing volumes are as follows: House body 450m³, Workshop 105m³, Aviary (remaining) 10m³, plus upper section (currently removed) 20m³, totalling 586m³

The proposed volume is House body 450m³, Bedroom and kitchen 135m³, Dining 80m³, totalling 665m³.

There will be an increase in volume of 13.5%.

4.2 Layout

The house is accessed from the east, with a garden around the east and north. There is a yard area and aviary south of the workshop to the west of the house.

The house is a single depth two cell house with cross passage and bedrooms in the former weaving shop above. The workshop is single storey, part back to earth, attached to the northern section of the west elevation off the house to the north of the cross passage.

It is proposed to locate a new kitchen within the workshop, with a dining area in front, allowing the existing door from the cross passage to access the enlarged dining kitchen. The aviary will be removed to allow for the dining space and provide a retained yard area in front. Above the former workshop will be an additional bedroom.

4.3 Accessibility

The house is approached via steps from parking at a higher level. The proposed alterations will allow access level into the first floor of the dwelling from the parking area. The works will also provide less cramped internal circulation space allowing easier access and adaptability for life time living.

4.4 Crime Prevention

The new works will be designed to Building Regulations approved document Q. New openings will have locks to secured by design standards.

4.5 Flood Risk

The house is not in an area of flood risk. The proposals do not increase surface water run off as roofs and hardstandings remain the same area.

4.6 Scale

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The new rooms are sited within the area of the former workshop and aviary, taking in some of the yard area, but pulling the elevation of the new building back from the gable to reduce its impact compared to the aviary.

The new first floor bedroom is sited over the former workshop. Walls are higher, but with a dual pitched roof to reduce its apparent scale compared to the mono pitch of the workshop. The new roof fits below the height of the roof of the main house, to remain subservient.

The extension has been pulled away from the wall of 2 Bear Hill to allow a gap for maintenance, this also allows a glimpse of light between the two dwellings where previously there was a solid elevation.

4.6 Heritage Impact

The heritage impact is considered in a separate report. It is considered that slight harm is offset by the public benefits in enabling adoption of vulnerable children,

5.0 Appearance

The proposal has been designed to fit with the materials and style of the house and the scale and materials palette of other housing of a similar period within the Conservation Area. The kitchen and bedroom element of the building is on the footprint of the workshop. Walls and roof are in matching materials to the house. The addition is lower than the original house and remains subservient to it.

The dining area is designed to be a more modern intervention, with glazing and a flat roof set back from the gable of the house and behind the building line of the former aviary. It is lower in height and of a lesser scale, fitting discretely within the L shape of the house and the former workshop.

6.0 The Context and Impact of the Proposals

The addition is of a similar scale to the existing, replacing a mono pitch with a dual pitched roof helping upkeep the scale of the building down, whilst the building is pulled away from 2 Bear Hill to add a degree of openness.

The extension is part back to earth between two existing dwellings, with each storey recessed and stepped behind the building line, it is not considered to affect the openness of the green belt.

The extension is linked to the house utilising existing circulation routes from the cross passage and landing. It does not detract from the understanding of the listed building.

10.0 Conclusion.

The site is located in the Green Belt. Rochdale UDP policy D/7, requires that:

- a) The extension is of a scale and character which does not conflict with the openness of the Green Belt and the purposes of including land in it; and*
- b) The extension does not result in disproportionate additions over and above the size of the original building and is not visually detrimental by reason of its siting, materials or design.*

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The extension is part back to earth between two existing dwellings, with each storey recessed and stepped behind the building line. There will be an increase in volume of 13.5%. The proposal is not considered to affect the openness of the green belt.

The NPPF, para 212, states that *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.”* The proposed extension is attached to the north facing elevation of the original dwelling and set behind its gable elevation which faces across Syke Road. Due to this set back it would be relatively obscured from view from outside the site. The scale of the extension would be subservient to the main house as the ridge of its roof would be set below the eaves of the main house, therefore the extension would not introduce a dominant feature. The extension would be constructed in stone and reclaimed slate to match the existing dwelling whilst the doors and windows would be timber to match the existing dwelling house. The extension is considered be compatible with the main house which would ensure that it did not have a negative impact on the appearance of the listed building

It is considered that the proposed development would not have a negative impact on the appearance or setting of the listed building and would not be detrimental to the appearance of the conservation area, consequently the proposal complies with Rochdale UDP policies BE/2, BE/14, BE/15 and BE/17 and the guidance contained in the NPPF.

The proposed extension would replace an existing extension which adjoins the gable elevation of no. 2 Bear Hill. The proposed extension set further from 2 Bear Hill to allow for maintenance and would benefit the adjoining property by allowing this. Therefore the proposed extension would adhere to the requirements of Policies H/11 and BE/2.

In conclusion, the proposed works are considered to meet the requirements of the NPPF and the policies of the Local Plan.

Report prepared by

Richard Storah
for Storah Architecture