

## Ian Ankers architecture

### Proposed Remodelling of Front of House, Mount Pleasant Farm, Biddulph Moor

#### Design Statement

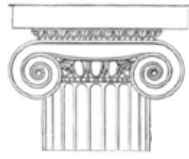


The applicant has recently acquired the 2-bedroomed property with a view to carrying out a number of renovation works. There is also a desire to create a third bedroom at first floor level to accommodate the family of four.

One of the principal concerns is the unprepossessing frontage to the building which has resulted from an earlier single-storey extension at right angles to the original front elevation and a cat-slide roof over a new porch. These features severely detract from the character of the original house; the relationship of the porch roof to the adjacent dormer and the large valley are particularly unfortunate.

Our proposals, illustrated on the attached drawings, include the following:

- replacement of the existing windows with a style more appropriate to their proportions and reflecting the character of similar traditional properties in the vicinity and to include new stone cills to give a more traditional appearance
- the creation of an additional bedroom within the loft over the ground floor dining room. In order to gain sufficient height internally, it is proposed to raise the roof by 1.2 metres. The greater height of the extension will give a far better sense of enclosure to the front courtyard and will better compliment the original house than the single-storey structure. It will also facilitate the alterations to the porch and roof (see below). Both the eaves and ridge heights of the raised roof will be kept lower than the original house



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thereby maintaining a subservient relationship between extension and original structure. We appreciate that further extension of the house may be a contentious issue but consider that any potential harm to the green belt as a result of the small increase in size is outweighed by the general improvement in aspect and massing afforded by the additional height. We consider that this represents a very special circumstance in terms of development in the green belt.

- the remodelling of the porch. The raising of the extension roof has given us the opportunity of creating simple lean-to porch roof under the eaves of the new roof. The form is far more sympathetic with the original structure than the current porch roof. The removal of the cat slide roof also allows more of the original house wall to be exposed thereby allowing the form of the original house to be more clearly read. The proposed alterations therefore add rather than detract from the character of the original property.

External wall and roof materials will match the existing.