



**THE LODGE, ACKLAM GRANGE**

Residential Development for  
Mr Morrison

**DESIGN & ACCESS STATEMENT**

## 1.0 Introduction

### Overview

Client: Mr Morrison  
Project Name: The Lodge, Acklam Grange  
Project No: 015156  
Revision: Ver\_02

This Design & Access Statement has been prepared in support of a planning application for a replacement residential dwelling on the site of Acklam Lodge, Acklam for Mr Maxwell Morrison.



## 2.0 Physical

### Site Location

The application site is located to the eastern end of Acklam fronting onto the Main Street, within the north-eastern corner of the original curtilage of Acklam Grange.

### Site Description

The site, Acklam Lodge, is rectangular on plan with the northern site boundary fronting the public highway, Main Street. The southern and western boundaries are open onto the driveway and grounds serving Acklam Grange, with the east boundary abutting the adjacent Grade 2 Listed residential dwelling Merton House. The site is at its highest along the northern boundary with levels dropping away towards the south.

The northern boundary is enclosed by a stone boundary wall with residential garden planting above. The north east boundary abuts the gable of the adjacent house and a stone wall retaining wall supports the site above the adjacent gardens along the east and southern boundaries. The eastern boundary is currently open on to the shared driveway.



*View of Acklam Lodge from Main Street, Looking South-east*



*View of Acklam Lodge from Main Street, Looking South-west*



*View of properties directly opposite Acklam Lodge*



### 3.0 Social & Economic

#### Use

The site currently accommodates an existing bungalow dating from the late 1960's that architecturally contrasts with the styles elsewhere in the village. Historically the site appears to have been previously developed with buildings, possibly outbuildings for Merton House, before becoming subsumed within the curtilage of the former Rectory, Acklam Grange. The Lodge has been purchased as an independent property, with access rights only to the shared driveway. The property is constructed from a non-standard construction type and is in a poor state of repair.

As such, the applicant is seeking approval for the demolition of the existing house and the replacement with a new bungalow that is to modern standards for his own occupation.

#### Layout

The site layout has been derived by the principles established by the existing property and also the grain of the village. The proposed bungalow primarily sits on the footprint of the existing property with accommodation laid out to provide a private garden and maximise the open aspect/views to the south.

#### Scale

The proposals maintain the scale that is established by the existing property and the setting against the gable of Merton House. The proposed bungalow remains single storey with the garden terracing down with the fall of the site towards the south.

#### Appearance

The appearance of the existing property detracts from the architecture within the village and the adjacent listed building, with the hipped roof and rendered facades not a local vernacular.

The bungalow has been designed to suit the style and materials of the village and specifically appear subservient to the adjacent Grade2 Listed dwelling, Merton House. The general design is for the street façade to appear as an outbuilding within the wider context of the Grange and adjacent house. The elevations projecting away from the public highway are more residential with the largest openings located on the private facades.

Facades will be constructed in coursed natural stone with dressed heads, cills & tabling beneath pantile roofs. Windows are to be simple casement windows in polyester coated aluminium. This provides the house with a simple a traditional sash in appearance with stone cills and brick heads.

The proposed development will make a positive contribution to the area and remove an empty and visually unattractive site from the village.



Merton House, with Acklam Lodge in the background



Acklam Grange



*View from south of Acklam Lodge, stables in the foreground*



*View along the shared boundary show the rear extension to Merton House*



*View across the front of Acklam Lodge with Merton House in the background*



*View to show the retaining wall on the site boundary to Merton House*

### 3.0 Social & Economic

#### Demolition Statement

The scheme proposals consist of the demolition of the existing bungalow and replacement for a number of reasons.

The existing bungalow is constructed from a non standard construction consisting of an uninsulated timber frame clad with timber lathes and render. The bungalow is in a poor state of repair and not easily adapted/extended to suit the needs of the owner.

The 'Lodge' was once part of the larger Acklam Grange estate but previous owners have separated the title. The Lodge therefore needs to be improved in order for it to operate independently to The Grange.

The existing bungalow is not in keeping with the architectural styles within the village which provides an opportunity for a new dwelling to be erected that can improve the setting and streetscape.

#### Amount

The site currently accommodates a bungalow and garage and a detached stable block, with a combined footprint of 127m<sup>2</sup>. The proposals include for the demolition of these structures and the erection of a single new bungalow, with a footprint of 157m<sup>2</sup>. This is an increase in area of 23.6%.

#### Access

The site is served by an existing vehicular access point from Main Street, which is shared with Acklam Grange. Double gates set into the existing stone piers are to be reinstated.

The driveway is to be resurfaced with the first 5m from the highway in stone sets with an angular gravel beyond, to match that used for Acklam Grange.

Although the local topography is not flat, the site provides gradual gradients to from the public highway. A parking space is to be provided adjacent to the house for easy, level thresholds to the entrance door.

#### Sustainability

The proposed development will be designed and built with sustainability in mind and will be guided by the Building Regulations Approved Documents.

Through this process, Standard Assessment Procedure (SAP) assessments will be provided by an accredited energy assessor. These standards will be achieved by ensuring good thermal efficiency and air tightness for the dwelling through the use of high levels of insulation in the floors, walls and roofs and certified glazing in windows coupled with the adoption of good working practices and materials to minimise potential construction problems such as thermal bridging.

The dwellings' design and specification will also ensure that the environmental impact of materials used and the sourcing of those materials is carefully considered e.g. by using locally sourced materials and labour wherever possible.

External surfacing will be designed to allow rainwater to percolate and reduce surface water requirements to the Village sewer system.



View of site access



Gates to Acklam Grange

## 4.0 Heritage Statement

### Heritage Impact Statement

This document has been prepared to assess the impact of the proposed development at The Lodge at Acklam Grange. This document has been prepared by Lisa McFarlane, a qualified architect, a registered RIBA Conservation Architect, Full member of the IHBC and RIBA representative on the Manchester Conservation Panel.

The development site is located on Main Street in Acklam and sits directly adjacent to Merton House, a Grade II Listed Building (Ref: 1174453). The English Heritage Listing from 1987 describes Merton House as follows :-  
"Early - mid C18. Limestone ashlar, pantile roof. Central hallway entry with C20 addition to left and cross-wing to rear. 2 storeys, 3 bays. 6-fielded-panel door in arched rusticated surround. Fixed windows under keyed lintels throughout. First-floor band. Band at eaves level carrying paired consoles. Gable coping, shaped kneelers, end stacks. C20 addition not of special interest".

### Merton House

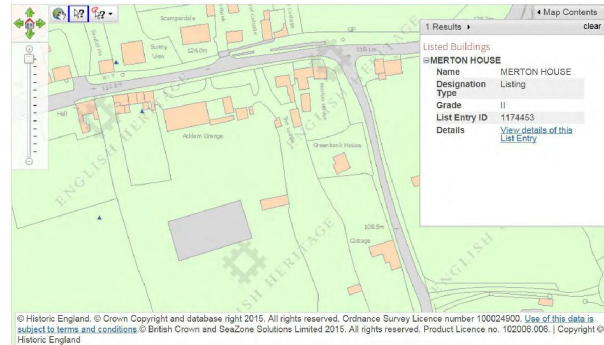
Merton House makes a considerable contribution to the character of Acklam establishing an architectural language for Acklam of central entrance, symmetrical primary facade and feature tabling to the gable end elevations, a language that can be found in a number of later properties within Acklam.

The buildings setting is defined by a defined front garden with a low stone boundary wall with the building set back from the street frontage creating enhanced privacy and a green setting for the building from the street. This established building line is relatively consistent throughout the east of Acklam High Street, giving width and breathing space to the street allowing trees and shrubbery to soften long distance views down the street. To the west, the character changes at the Grade II Listed Cottages at 1-5 Main Street and the adjacent Acklam Village Hall which are located at the back of pavement.

The north elevation is the primary frontage to Merton House whilst the steep stone gables with its feature stone kneelers providing visual interest upon approach from the east and west. The later addition single storey addition to the east of the building has somewhat compromised the tall, elegant form to the eastern gable.

### Development site

The proposed development site is located directly adjacent to Merton House to the west with a small bungalow dating from circa the 1970's along with a series of stables and garages to the rear. The site is accessed via a private drive to the west of the building. The existing building although small in scale, does little to enhance the setting of the Listed Building. Although the hipped roof and the positioning of the building within the site, set back from the road, allows the gable of Merton House to be visible on approach from the west, the proportion of the roof in relation to the single storey rendered facades dominates the street frontage and is further emphasised by the bright terracotta colour of the tiles. The window proportions of the existing building are horizontal in proportion in contrast to the vertical proportions of the windows to the adjacent Merton House. The existing building is believed to be of low architectural value and due to the lack of any relationship in terms of scale, proportions, materials and detailing with Merton House is considered to be detrimental to the setting of the Listed Building.





## 4.0 Heritage Statement

### Proposed development

The proposed development comprises of a single storey 2 bedroom dwelling which has been located behind the building frontage of Merton House to allow the prominent stone gables and feature tabling to be visible from the westerly approach. In order to maximise the long distance views to the south of the site, the primary living accommodation has been located to south with a highly glazed elevation to the rear of the site which is afforded privacy by the mature woodland to the south. The architectural form of the proposed development provides a low, single storey elevation to the street frontage, ensuring that the building does not dominate and is subservient to the adjacent Listed Building. The angle of the roof pitch and articulation of the building form reflects that of the Listed Building with defined stone tabling to the gables to the primary building form to the north. The buildings form and massing has been broken down into 3 main elements, with the forms to the south stepping down in response to the site topography. Although the architectural language reflects that of the adjacent listed building in its use of grey ashlar stonework, feature stone tabling and red pantile roof, the architectural style is obviously contemporary with the use of oak timber framed construction and Aluminium faced timber window system.

### Impact of the development on the setting of the heritage asset

Based upon the low architectural value of the existing bungalow and out buildings on the site, it is believed that the proposed development is much more in keeping with the scale, materials, details and character of the adjacent Listed Building. The use of contemporary detailing ensures that the building is reflective of its time of construction, whilst the materials and building lines are obviously informed by the Listed Building. As the building is set back from the building line of Merton House it enables long distance views, particularly to the western gable, to be protected and retained. The single storey scale of the development, particularly when viewed from High Street, ensures that the new development is visually subservient to the Listed Building, with Merton House maintained as the dominant form within the context of the street frontage.

Based on the above assessment, it is deemed that the proposed development makes a positive contribution to the setting of the Listed Building and enhances the character of the local area through a contemporary, yet sensitive new addition.



## 5.0 Appearance



*Artist's impression from Main Street*

## 5.0 Appearance

