

DESIGN STATEMENT – RED RIDGE WORK, BANK LANE, THURLSTONE, S36 9RR**HISTORY**

The building was built in 1928 as a temporary structure for the manager of the works handling the construction of the local reservoirs.

The original building consisted of a series of small rooms making up an area of 141 square metres. The area that is currently classified as a Utility was the original Kitchen for the property. This is established by the services, which all enter the building in this area, gas and electric into the small store adjacent to the door and water under the worktops. Enclosed with the application are a series of photographs that also illustrate this point.

In the 1990's permission was granted for a 48 square metre double garage with workroom.

On the 13th January, 05 permission was granted for the erection of a 8.6 square metre front entrance porch, along with cladding the building in stone. The foundations and floor slab are now completed and the walls are currently being erected, the stone comes from the Thurlstone quarry at the top of Rockside, the pointing being as that on the completed garage.

The subject of this application is the roof. This has been repaired a number of times, but unfortunately the integrity of the whole structure is now in question. It has been noted that the ceilings are 25mm lower in the middle of the building, illustrating the degree of settlement. Recently one of the gables was totally blown into the roof space. All the fascia boards are rotten and need replacing. Therefore the time is right to address these problems.

DESIGN

The building is set in "green belt," it is the last building down Work Bank Lane, the closest property being 70 metres away. The building has a charm and it is the aim of this application to retain the attractive features and improve the character of the main roof.

The main aspect of the building is seen from the A628 Manchester Road. This south elevation has three attractive 53 degree pitched gables that meet the main roof. On approaching the building from Work Bank Lane, or when viewed from The Green in Thurlstone, the pitch of the main roof is only 28 degrees, this sadly lets down the character of the building.

It is proposed that the roof is taken down and rebuilt using attic trusses thereby providing two additional bedrooms. This area amounts to 76 square metres. The new roof will be pitched at an angle of 47.5 degrees, increasing the roof height by 2 metres. By reference to the elevations it can be seen that the view of the building from its main entrance will be much improved. The proposed mullioned gable windows will also contribute to the improved appearance. The front gables previously described will be retained, in fact the new roof will have no additional features other than that of four small Velux roof lights set into the rear elevation.

The existing brick chimney will be taken down and rebuilt in stone to match the building.

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To comply with national and local policies in respect of the green belt that the total development on this property in respect of the garage, porch and these additional bedrooms is 132.6 square metres. This area is less than that of the original building that is 141 square metres. This would comply with UDP Policy GS8E.

The reason why the additional bedroom space is necessary is that we need to accommodate my wife's parents who are in their late 80's, they currently live in one of the council bungalows in Ingbirchworth. They need increasing care and this proposal seems to be the most practical way of satisfying the needs of all concerned, without constructing large extensions that would detract from the character of the original building.