



2-4 Ashfield Terrace

Appley Bridge, Wigan

1.0 Introduction

- 1.1 Purpose of the Document
- 1.2 Relevant Experience

2.0 Context & Analysis

- 2.1 Site Location
- 2.2 Site History
- 2.3 Ashfield Conservation Area
- 2.4 Past Planning History
- 2.5 Surrounding Building Uses
- 2.6 Green Areas
- 2.7 Transport Analysis
- 2.8 Site Photography

3.0 Strategic Intentions

- 3.1 Site Constraints
- 3.2 Site Opportunities

4.0 Proposals

- 4.1 Existing Plans
- 4.2 Existing Elevations
- 4.3 Proposed Plans
- 4.5 Proposed Elevations & Overview



1.1 PURPOSE OF THE DOCUMENT

This document has been prepared as part of the planning application submission for the change of use and reordering of an existing detached stone house into a pair of semi-detached house. In this document we have attempted to describe the proposed works as clear and accurately as possible by consulting the wealth of historical information and documentation provided made available by various groups and the local authority to minimise the impact of our proposals to the already modified site.

1.2 RELEVANT EXPERIENCE

Patrick Wilson | Architects has an emerging reputation for finding bespoke solutions for difficult, often constrained and challenging sites. With an emphasis on tailoring a building's form, material palette and overall aesthetics to the site, driven by the immediate context we aim to fulfil the requirements of the client in line with the Local Authorities policies.

2.0 CONTEXT & ANALYSIS



2.1 SITE LOCATION & DESCRIPTION

APPLEY BRIDGE

Appley Bridge is a village situated across the borders of Greater Manchester and West Lancashire. It is located off Junction 27 off the M6 motorway and nestled in the Douglas Valley alongside the Leeds Liverpool canal.

2-4 ASHFIELD TERRACE

2-4 Ashfield Terrace stands at NGR: SD 52442 09813, in Appley Bridge, a village that crosses the borders of Greater Manchester and West Lancashire. The site comprises of a pair of 2 storey former semi-detached coursed stone houses converted into a large detached house with gardens to the front and side.

The site is accessed from Appley Lane North onto the cul-de-sac of Ashfield Terrace, with a footpath, Apple Lane, to the north.

The date of construction is not known but is assumed to be between 1890 and 1910. Most of the properties in this area are built using stone. An industrial park is located to the north-east and a quarry to the south-east. The site lies in the **Ashfield Terrace Conservation Area but the property is not listed.**



1892



1909



1929



1947



1967



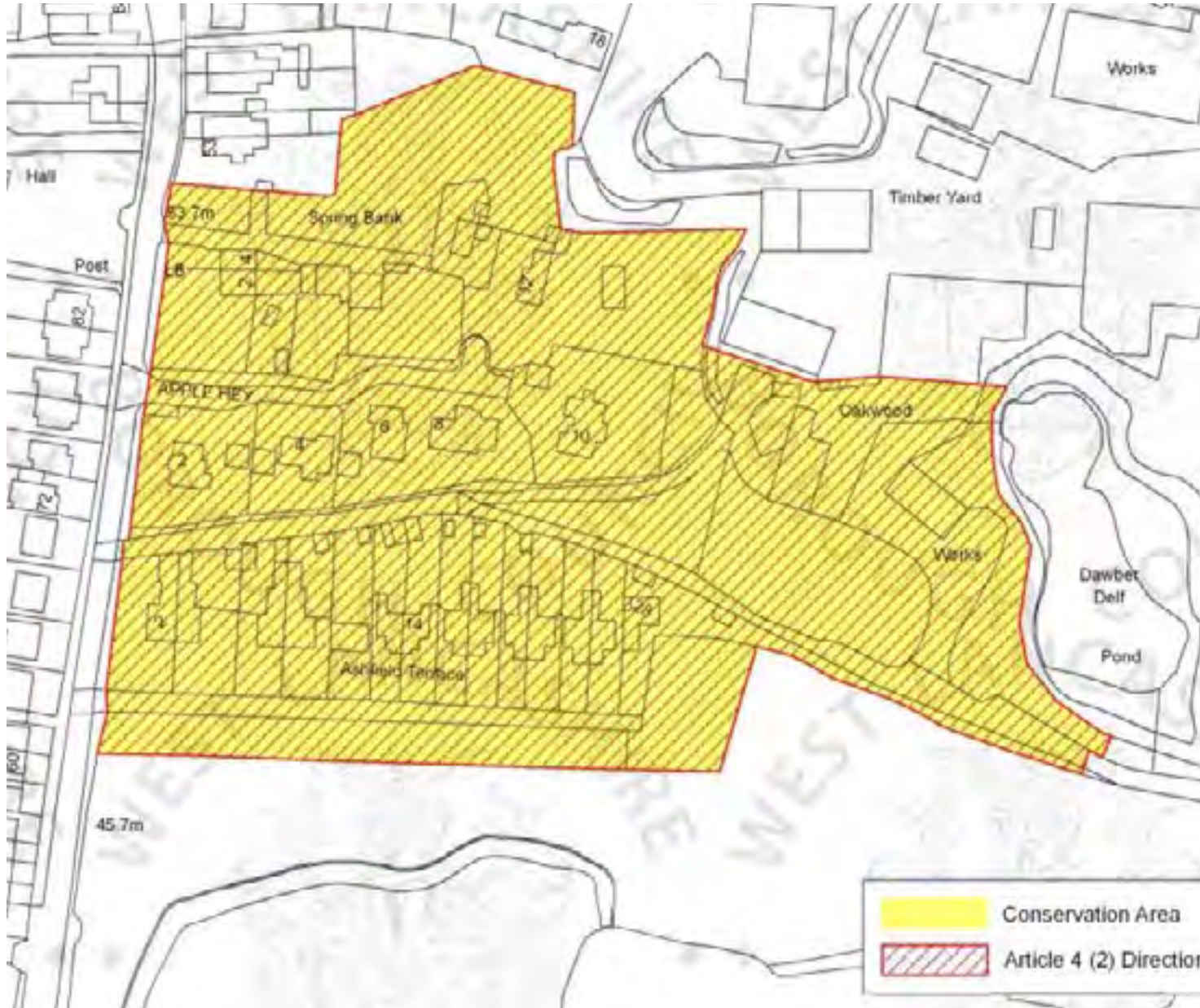
2024

2.2 SITE HISTORY

Ashfield Terrace is a formal residential street, developed around the late 19th and early 20th century. The buildings along this row have natural stone fronts with wide pathways and stone steps leading up to a raised ground floor level and impressive formal doorways.

The 1892 map indicates the first properties of Ashfield Terrace (no. 6-8) being constructed. The rest of Ashfield Terrace developed in the next 30 years, the exact date of no. 2-4's construction has not been found although it does appear on the 1909 map. The properties on this row are mainly stone-fronted semi-detached dwellings, the footpath to the front appearing to have by then grown into a track with a strip plantation to the front.

Since the completion of the stone properties, Ashfield Terrace has remained relatively undeveloped. Most properties have built garages to the north/rear of the site just off Apple Lane. No. 2-4 Ashfield Terrace has had a single rear extension constructed in the 1980's and has been converted to function as a single dwelling unit rather than as a pair of semi-detached dwellings.



2.3 ASHFIELD TERRACE CONSERVATION AREA

The Ashfield Terrace Conservation Area lies to the south of the village of Appley Bridge.

Ashfield Terrace Conservation Area Re-Appraisal (2008) describes the area as a *Character Area*:

“Ashfield Terrace (ref. section 6 of 1998 appraisal) Formal residential, developed around the end of the nineteenth and during the early twentieth century. Natural stone fronted with wide pathways and formal stone steps leading up to a raised ground floor level and impressive formal doorways. This raising of the front of the terrace to cope with the sloping site leading to an overbearing aspect over the front gardens and track. Stone is natural buff coloured sandstone, coarsed with a fine grain and split faced. Medium / high grained density of development. Generally consistent architectural features and design with a regularisation of orientation, form and mass. Effective streetscene with a good sense of enclosure and visual composition. Good sized front gardens enclosed by low natural sandstone walls to match house façade, stone gateposts with metal railings / gates. Generally, the eastern part of the terrace are ‘L’ shaped in plan, with relatively plain facades and rear extensions, these were likely to have been built later in one development. Those to the west end of terrace more individual but retain the later Victorian / early twentieth century character with similar features but more elaborate in style. The properties have slate roofs with gable chimneys and a variety of replacement doors and windows and a few good examples of replacements / originals. Decorative finials and bargeboards on front gables are mostly lost. Property boundaries are clearly defined.”



NTS



NTS

2.3 ASHFIELD TERRACE CONSERVATION AREA

The applicant site is located off Appley Lane North on the corner of the private residential road of Ashfield Terrace. The site has stepped access to the front of the property and a landscaped gardens to the side. To the rear of the property lies Apple Lane which runs along the back of Ashfield Terrace, behind East Quarry. An area of mature trees runs along Apple Lane.

In section 1.3.5 of *Ashfield Terrace Conservation Re-Appraisal, 2008*, they highlight the *Important Features* of the area:

- Orchards- (appear to be remnants of two old orchards within the conservation area – connection with naming of Appley Bridge = historical significance). Important open areas
- Track to rear of Ashfield Terrace
- Strip plantation to front of Ashfield Terrace
- Overbearing effect of raised terrace
- Consistent ‘feel’ and rhythm of Ashfield Terrace – regular symmetry, homogenous architecture
- Tree cover and important groups (now with some gaps compared with previous appraisal: in strip plantation to south of Ashfield Terrace to eastern end; along southern side of path to south of works; to eastern end of Apple Hey and in south-west area of works/ industrial site)
- Use of natural buff coloured, fine grained sandstone
- South facing aspect
- Terracing effect of three character areas divided by tracks / roads on a west – east alignment
- Four separate ‘character’ areas – Ashfield Terrace, Spring Bank, Apple Hey, Works / industrial area

2.4 PAST PLANNING HISTORY

- **Reference: 2021/0944/FUL**
Application Date: 02/08/2021
Decision Date: 19/08/2021
Description: Proposed change of use to 2-4 Ashfield Terrace to convert the existing detached dwelling back into a pair of semi-detached houses. Proposed single storey extension to the side/rear, loft conversion and structural adaptations to No. 4 Ashfield Terrace following the taking down of the existing porch.
Decision Status: Granted with Conditions
- **Reference: T/2017/0137/TCA**
Application Date: 24/11/2017
Decision Date: 19/12/2017
Description: Works at 2 Ashfield Terrace: Hard prune Holly tree in the front garden to make it regrow bushy. Works at 4 Ashfield Terrace: Remove two red trees (Cherries) and prune Laurels in garden and parking bay area. And remove dead tree in neighbouring garden
Decision Status: Grant Consent for works (TCA)
- **Reference: T/2013/0096/TCA**
Application Date: 06/11/2013
Decision Date: 28/11/2013
Description: Remove Birch Tree
Decision Status: Granted Consent for works (TCA)
- **Reference: 2008/0583/FUL**
Application Date: 05/06/2008
Decision Date: 18/08/2008
Description: Replacement stone wall
Decision Status: Granted with Conditions
- **Reference: 1980/0822**
Application Date: 30/06/1980
Decision Date: 12/09/1980
Description: Two storey extension at rear of semi-detached house to provide garage/workshop/w.c./fuel store and construction of canopy/verandah at side
Decision Status: Granted with Conditions



2.5 SURROUND BUILDING USES

The surrounding buildings within the Conservation Area are largely residential, of the same material and era. To the east there is an industrial park with industrial warehouses and buildings. To the south east there is a quarry with associated buildings. To the west, along Appley Lane North are post war semi-detached and detached residential units.

- Residential
- Industrial
- Site Boundary
- Conservation Area Boundary

2.6 GREEN AREAS

The southern boundary of Ashfield Terrace is characterised by a landscaped plantation of trees and shrubs. Trees and high hawthorn hedges make the properties on both Ashfield Terrace and Springbank almost entirely screened from Appley Lane North. The high hawthorn hedge along the northern boundary at the back of Ashfield Terrace serves to separate the Ashfield Terrace area from the Apple Hey and Springbank sections of the Conservation Area.

- Green Area



2.7 TRANSPORT ANALYSIS

Main access in and out of Ashfield Terrace is off Appley Lane North. There is a track to the rear of the site, Apple Lane, that is used by residents of Ashfield Terrace only to access their garages. This track was formally used to access the quarry and is still in use as a footpath.

The closest train station is Appley Bridge, a 9 minute walk or a 2 minute drive away.

There are several bus stops up and down Appley Lane North, with bus routes 312, 635, 735 and 765 serving the area.

- Car Route
- Pedestrian Route
- Bus Route
- Bus Stop

2.8 SITE PHOTOGRAPHY



Front View of Property



Rear gate to Apple Lane from No. 2 Ashfield Terrace



View of raised steps to entrance



Side garden of no.2 Ashfield Terrace



Rear porch of no. 4 Ashfield Terrace



Side garden of no. 4 Ashfield Terrace



Rear wall of no.4 Ashfield Terrace



Rear view of no. 4 Ashfield Terrace



View of bay fronts to no.4 Ashfield Terrace

3.0 STRATEGIC INTENTIONS



3.1 SITE CONSTRAINTS

The site is in Ashfield Terrace Conservation Area. The *Ashfield Conservation Area Re-Appraisal (2008)* outlines *Important Features* in the area which include:

- 1. Track to the rear of Ashfield Terrace (Apple Lane)
- 2. Strip plantation to front of Ashfield Terrace
- 3. Overbearing effect of raised terrace
- 4. Consistent 'feel' and rhythm of Ashfield Terrace - regular symmetry, homogenous architecture
- 5. Use of natural buff coloured, fine grain sandstone
- 6. South facing aspect

The rear of the site is north facing so has limited light throughout the day.

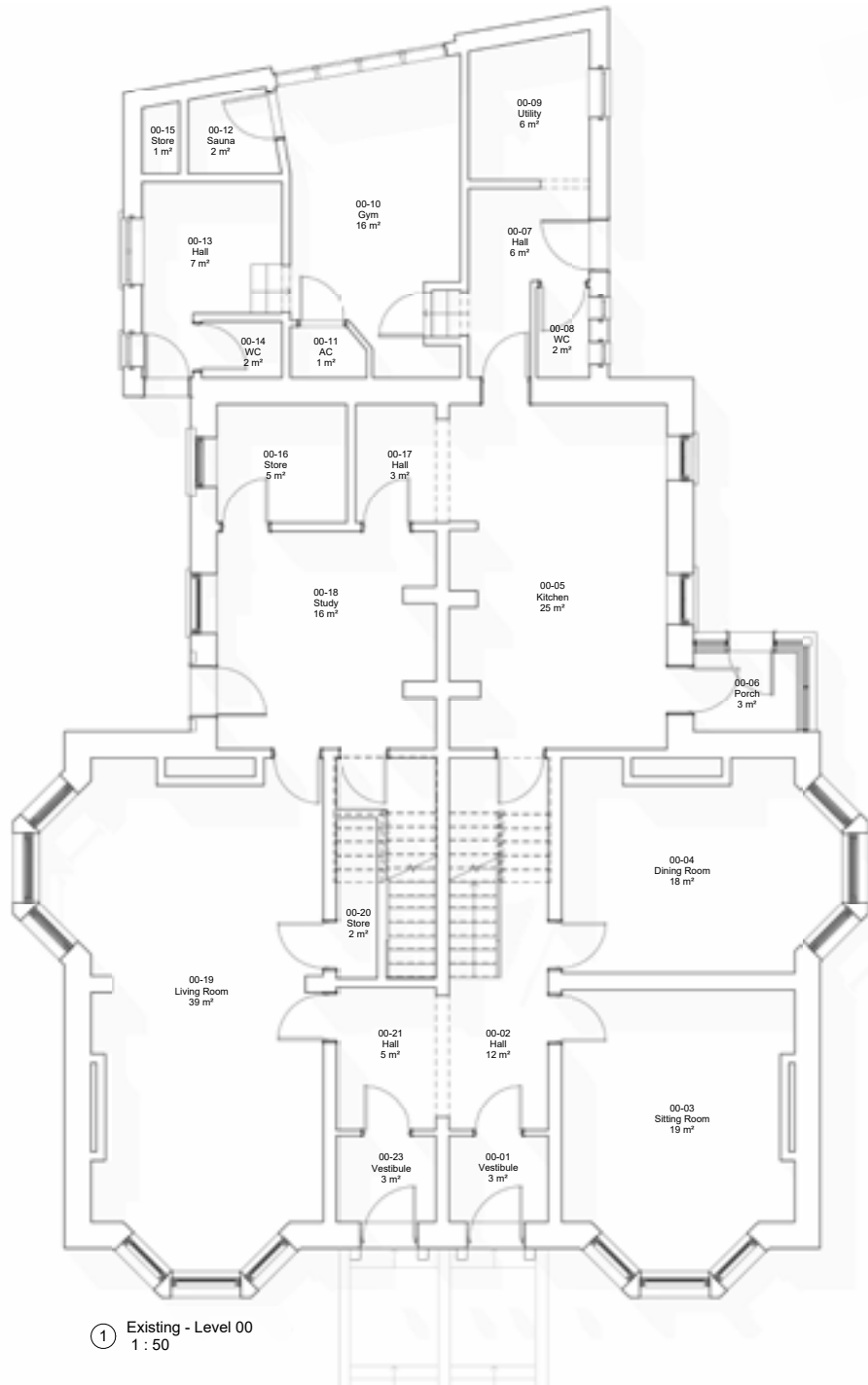


3.2 SITE OPPORTUNITIES

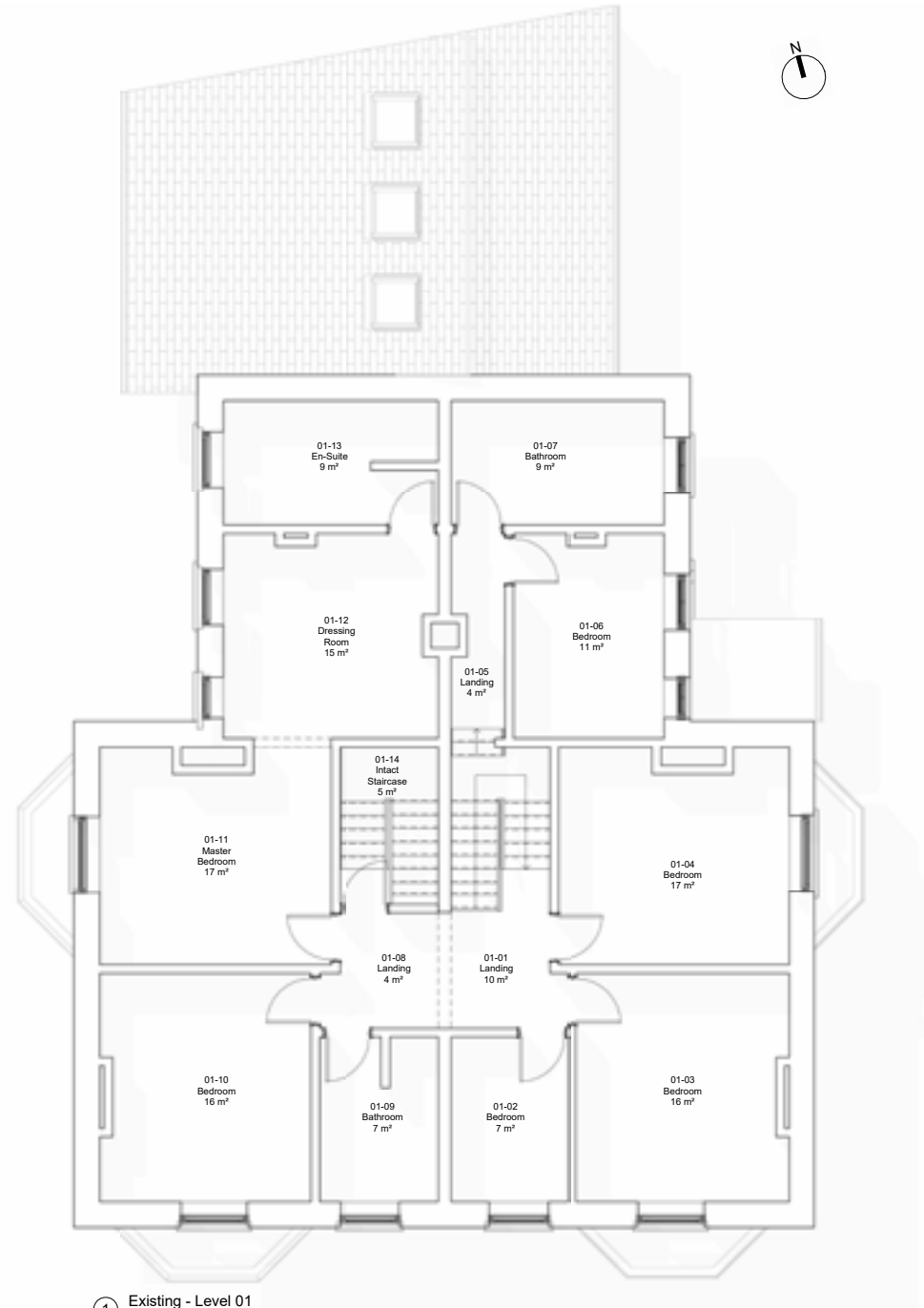
There is an established and fairly symmetrical layout on the site already existing. The gardens and frontage of the property have a distinctness with their boundary treatment and hard landscaping and the extensions at the rear form a boundary with Apple Lane.

There is an opportunity to reset the established building line to the rear of the property where the current porch is situated.

4.0 PROPOSAL



① Existing - Level 00
1 : 50



① Existing - Level 01
1 : 50

4.1 EXISTING PLANS



① Existing - Front Elevation
1 : 50

② Existing - North Elevation
1 : 50

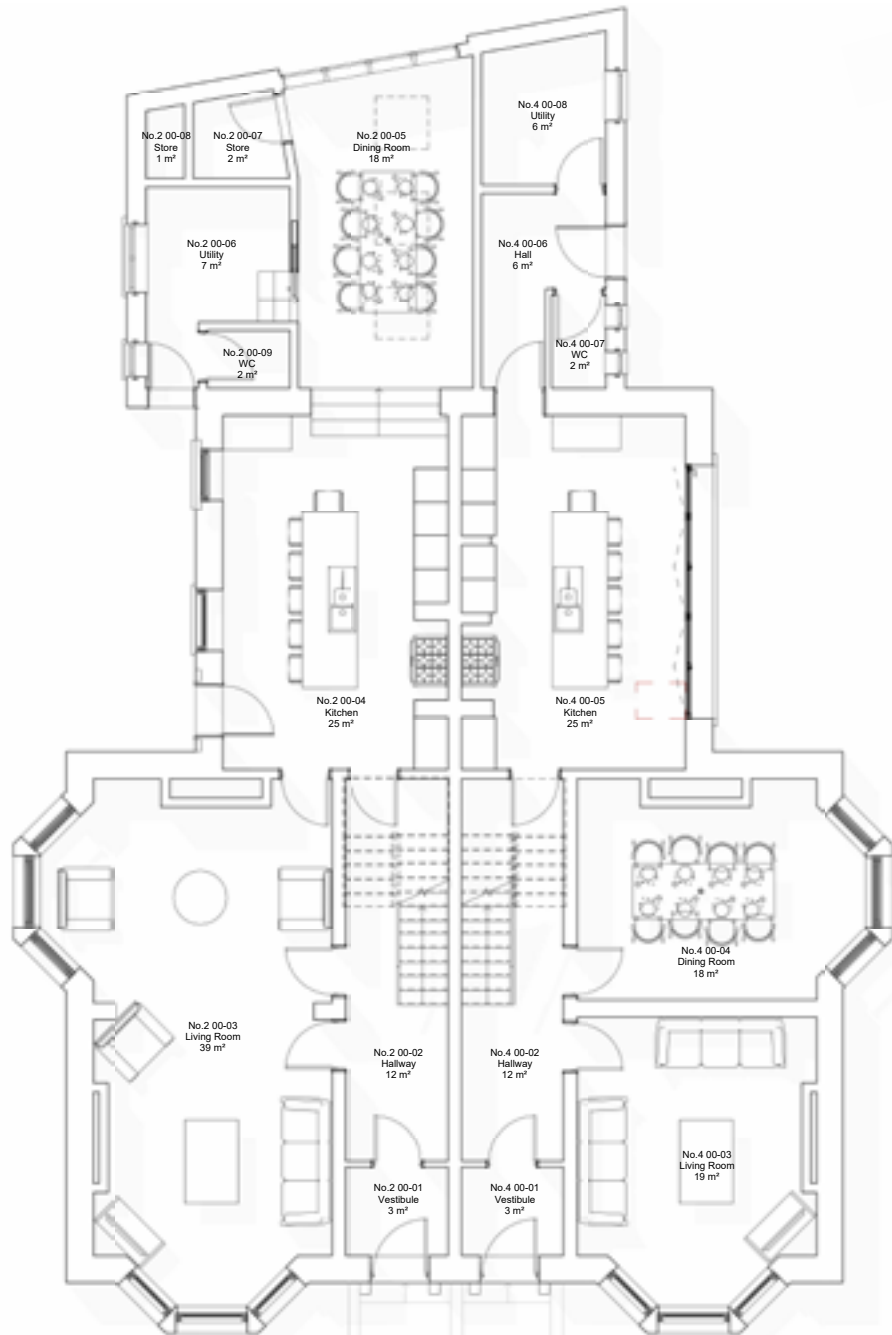


③ Existing - South Elevation
1 : 50

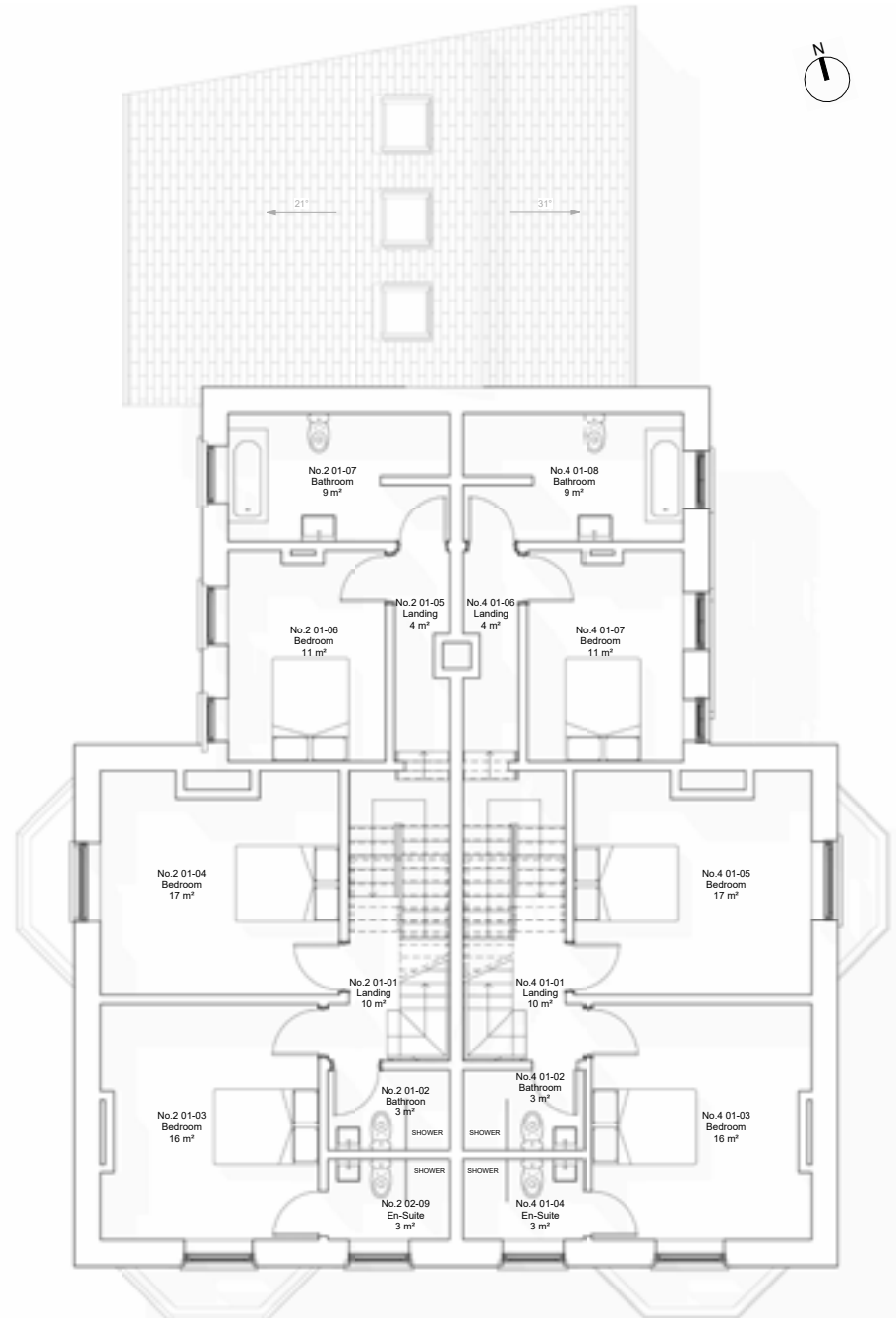


④ Existing - West Elevation
1 : 50

4.2 EXISTING ELEVATIONS

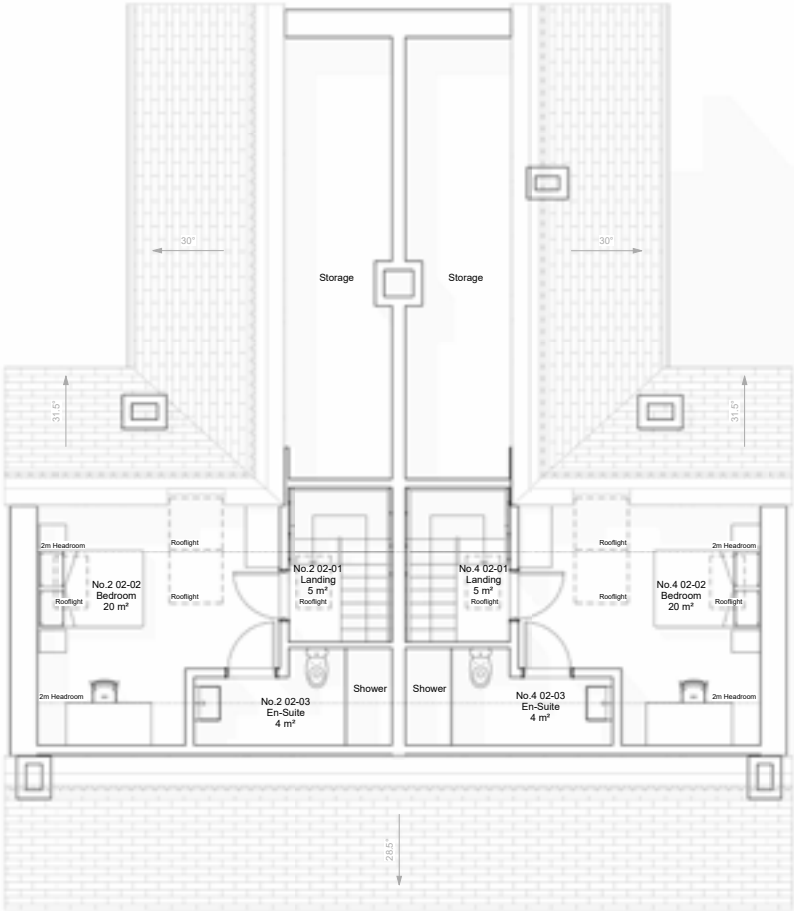


① Proposed - Level 00
1 : 50

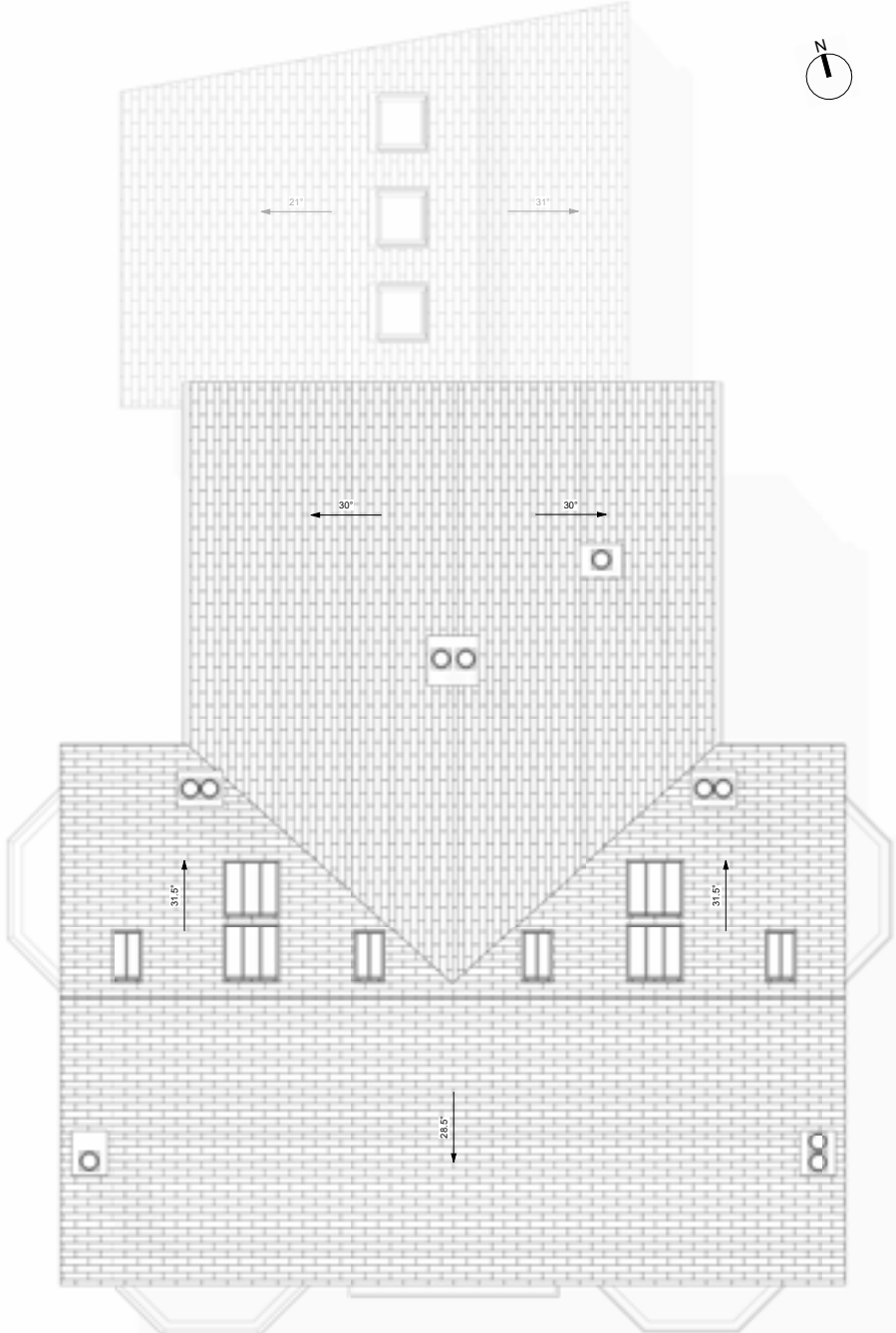


① Proposed - Level 01
1 : 50

4.3 PROPOSED PLANS



① Proposed - Level 02
1 : 50



① Proposed - Roof Plan
1 : 50

4.4 PROPOSED PLANS



4.5 PROPOSED ELEVATIONS & OVERVIEW

The proposal concerns a change of use reverting the single detached dwelling back into a pair of semi detached dwellings. Reordering of the internals allows for the property to function as two separate dwellings and the existing gardens and groundworks facilitate this separation.

In addition to the ground and first floor reordering works, the roof space conversion allows for an additional bedroom with en-suite within both the properties, forming 2no. semi-detached 4no. bedroom properties.

To allow for daylight into the converted roof space, the rear section of the main roof hosts 4no. low profile conservation style rooflights on both properties discretely positioned in between existing chimneys in a symmetrical arrangement. They have purposefully been positioned on the rear of the main roof such as not to detract from the front elevation or affect the character of the area.

There are no extensions to the ground or first floor, a small lean to porch which was a later addition is proposed to be demolished from no.4 Ashfield Terrace to allow for the proposed aluminium framed glazed bi-folding doors. The bi-folding doors are positioned on the side of no.4 Ashfield terrace, therefore, they are not visible from the public view due to the recessed nature of the rear wall on which they are positioned and the steep garden. The lintel and cill choice is to match the existing material palette of the existing windows and doors.

The scheme does not impact the access arrangements to the site with car parking already available on site to provide up to 8no. cars

