

Design & Access Statement

prepared in support of a planning application for the construction of one two-storey dwelling and the conversion of single storey barn to a single dwelling:

HOLLINS HOUSE FARM, HOLLINS



view of two storey barn



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Introduction:

Our clients, Mr & Mrs W Nield, are seeking planning approval for the construction of one two-storey dwelling and the conversion of single storey barn to a single dwelling on the site of the former Hollins House Farm, Hollins.

The site consists of a number of buildings including the barns and Hollins House Farm, which is occupied by the clients.

A large two storey high barn stands on the western boundary in close proximity to Howard Hill, with a second, single storey barn forming the northern boundary onto Hollins Lane.

The intention is to demolish the existing two-storey barn and rebuild this and convert the existing single-storey barn to create 2 no. 4-bedroom family dwellings with associated off-street car parking.

A Section 80 Demolition Notice has been served and approved for the demolition of the two-storey barn.

Pre-application advice:

The site has been subject to a number of planning applications historically and advice has been received which has been incorporated into these current proposals.

An application for the conversion of the two Barns into two dwellings, application no. 65632, was approved on 7th October 2020.

A previous application for the conversion of the barns into a total of 4 no. dwellings which required a number of single storey extensions, application reference: 55816, was withdrawn. It would appear that the application would not have been supported by officers due to perceived over-development.

This particular application has received advice from Bury MBC Highways in relation to the site access. As a result, the site has been revised to include an unadopted access road adjacent to the gable elevation of 245 Hollins Lane.

The site:

The site is a former farm, consisting of the farm house with the barns standing on two further boundaries, forming an open courtyard. The open aspect is due south, with views over Bury Golf Course and towards Sunnybank.

The two-storey barn is in a relatively poor condition and, for safety reasons, has been partly demolished. This barn has historically altered and has undergone a number of extensions. However, the proposal retains a number of features including the existing main door opening. All the materials from the previous demolition have been retained on site for re-use.

The single storey barn, which has also historically been extended vertically, is in a sound structural condition and will be relatively unaltered by the proposals. The current roof finish is a cement sheet throughout which will require removal.

Hollins House Farm is situated on Hollins Lane in a primarily residential area. The properties being a mix of traditional brick-built terraces and new build detached properties.

The area is well served with local amenities including both primary and high schools, small shops, supermarkets and public houses. There is immediate access to local motorways and is served by local bus services.

As such it is situated in a highly sustainable location.

Scale of Development:

The proposal seeks to rebuild the existing two storey barn on largely on the existing footprint. The footprint will be altered and brought away from the boundary with the properties to Prospect Place. The eaves and ridge lines will match the existing Barn.

There will be no alterations to the height or scale of the single-storey barn. As a result, the overall scale of the site will be unaffected by the development.

Landscaping:

The existing courtyard with little formal planting, the majority of the courtyard being finished with cobbles and areas of concrete. There are however a number of mature trees to the perimeter of the site and these, with the exception of two trees to the new access point, will be retained.



A landscape proposal has been submitted with the application, drawing ref: 17/492.05(F).

The intention is to maintain and add to the existing hard-standing and this will be completed in cobbles to match with additional areas of resin bonded gravel to the trafficked areas. The surfacing will be water permeable and will not add to any surface water discharge.

The scheme proposal also introduces additional areas of soft landscaping. The planting to these areas will have domestic scale planting.

We have included a full drainage scheme with the application, please refer to drawing ref: 17/492.17. The site is currently served by a cess pit but this will be removed and all foul drainage connected to the local main sewer.

Appearance:

The existing structures are brick-built agricultural barns with slated roofs, which have been added to and altered through their history.

The intention is to rebuild one barn and refurbish the second whilst maintaining their current appearance. New window and door openings have been kept to a minimum. The smaller of the two barns has in particular a large number of regular openings; these will be retained and utilised for the individual dwelling entrances.

The retained external walls will be repaired and re-pointed, new external walls will be re-built using reclaimed facing brick.

Window frames will be aluminium, with an anodised finish, to minimise the frame section, which will be set into the wall to lend depth to the elevations.

The existing roof finish to the two-storey Barn is a grey slate. These slates are to be stripped off and replaced with blue slate to match the single-storey Barn. The single storey barn is currently finished with a corrugated cement sheet. This will be removed and replaced with a matching blue slate.

The overall intention is to recreate the barns in a sympathetic fashion with some contemporary finishes.



View of single storey barn from Hollins Lane.

Access:

The vehicular site access, which currently serves Hollins House Farm, is very poor and has sub-standard visibility splays. Previous pre-application and formal applications have sought to intensify the use of the site to what has been considered an unacceptable degree.

This application has responded to this by identifying an alternative site access. It is proposed to form a new access lane to the northern gable elevation of Hollins House farm to connect to an unadopted side street adjacent to the gable elevation of 235 Hollins Lane. The existing access will be made good and will be reconfigured to provide a 1.0m pedestrian pavement.

This arrangement utilises an existing access point which provides a much improved visibility splay from the site onto Hollins Lane.

The existing entrance gate posts will be incorporated and relocated to the new entrance. An existing pedestrian access gate and steps will also be refurbished and incorporated to provide pedestrian access. Please refer to drawing ref: 17/492.19 for all details.

The courtyard has been set out to provide 3no. car parking spaces to each property and turning areas to allow vehicles to exit the site in a forward gear.

The proposed refuse strategy is to provide individual bin stores for each house. These bin stores will be supplemented by a bin collection area adjacent to the site entrance; with the bins being brought to the bin collection area on the appropriate day.

The individual properties have been designed to Lifetime Homes standards with level access to each.

Conclusion:

The site has, effectively, two substantial barns which are redundant and have been redundant for in excess of 30 years. As a result, the two-storey Barn in particular has fallen into disrepair and, without significant financial investment, will continue to deteriorate to the point of collapse. The only form of investment is to convert them into homes.

The scheme proposal seeks to rebuild one barn in salvaged materials and refurbished the second, saving what is an interesting historical structure in a positive way.

The site stands in a residential and highly sustainable area and will provide an additional two, much needed, large family sized homes.