

Design and Access Statement

For

The single storey extension to the existing farmhouse

At

Anthony Fold, Bury Old Road, Bury, BL0 0DQ



Barrowclough Architects Ltd

architecture

interiors

masterplanning

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1.00 Introduction

This design and access statement has been produced to support a full planning application submitted to Bury Borough Council for the construction of a single storey extension at Anthony Fold, Bury Old Road, Bury, BL0 0DQ

This statement should be read in conjunction with the following drawings:

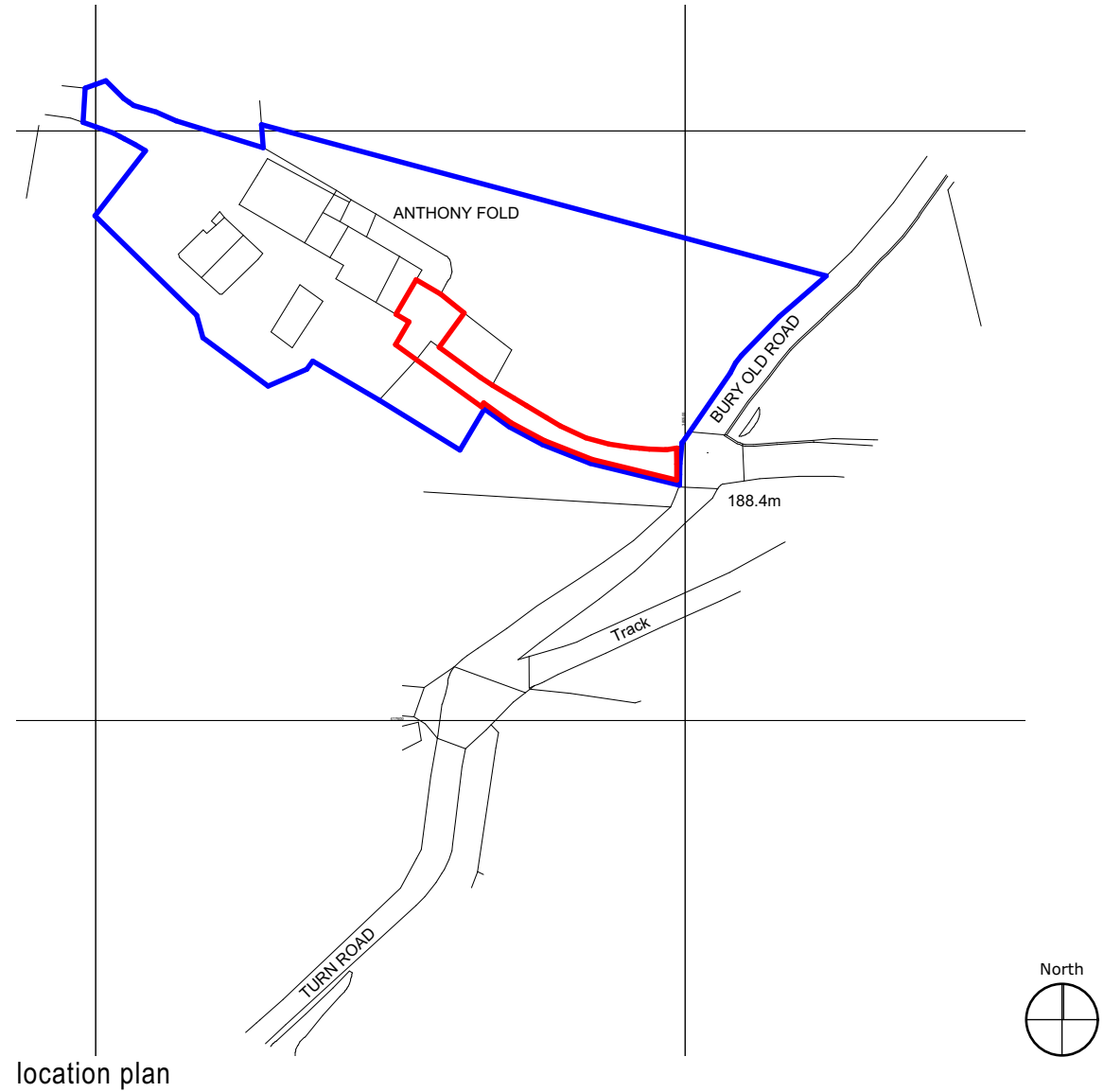
25.140.00-1001-P02 OS plan
25.140.00-2001-P01 existing floor plans
25.140.00-2002-P04 proposed floor plans
25.140.00-3001-P01 existing elevations
25.140.00-3002-P01 proposed elevations

2.00 Site context and existing use

2.01 Site location

Anthony Fold is a small residential farmhouse and collection of outbuildings located between Edenfield and Ramsbottom at Bury Old Road, Shuttleworth, Bury, Greater Manchester, BL0 0RY. (E380455 N417676)

The settlement is located on a hill surrounded by agricultural fields. To the West is the M66 motorway and Rochdale. To the South is Fletcher Bank Quarry. To the North is Edenfield and further East is Scout Moor.



2.03 Existing use

The site consists of an existing farmhouse, planning use class C3 as well as a number of stone barns, outbuildings and farm yard.

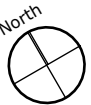
2.04 Site context

The Bury Borough Council local plan map shows the site sits within the Strategic Green Infrastructure [GI1] planning policy.

Green infrastructure is a network of multi-functional green spaces and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities.

The site is surrounded by agricultural pasture land on a hillside and is sheltered by the topography to the South.

Anthony Fold is listed on the draft local list of buildings of special architectural or historic interest.



2.04 Site context

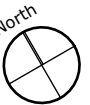
Although the dwelling benefits from a fantastic vantage point due to its elevated position on the hillside with views to the South West it cannot be seen from the A56 Whalley Road due to the existing valley



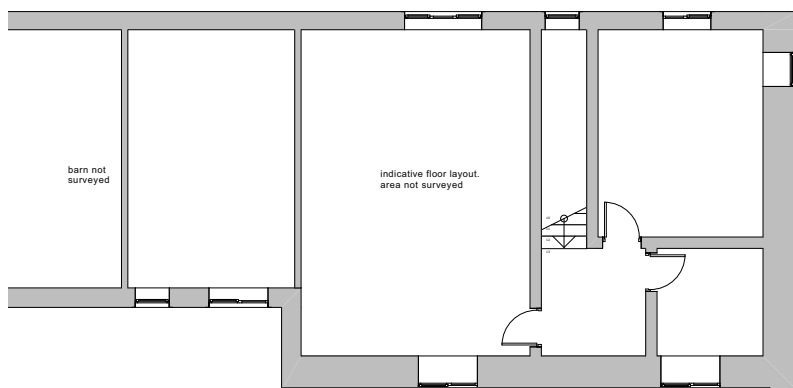
view from track looking towards Anthony Fold



view from A56 Whalley Road



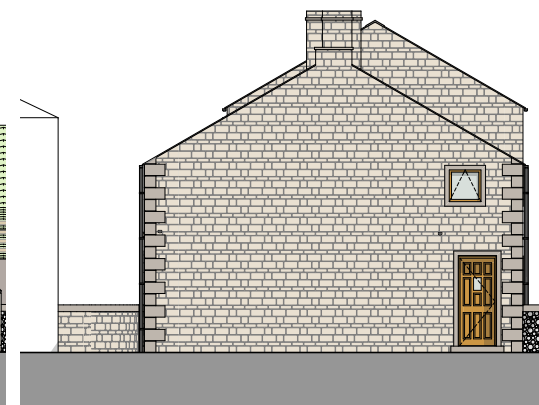
2.05 Existing plans and elevations



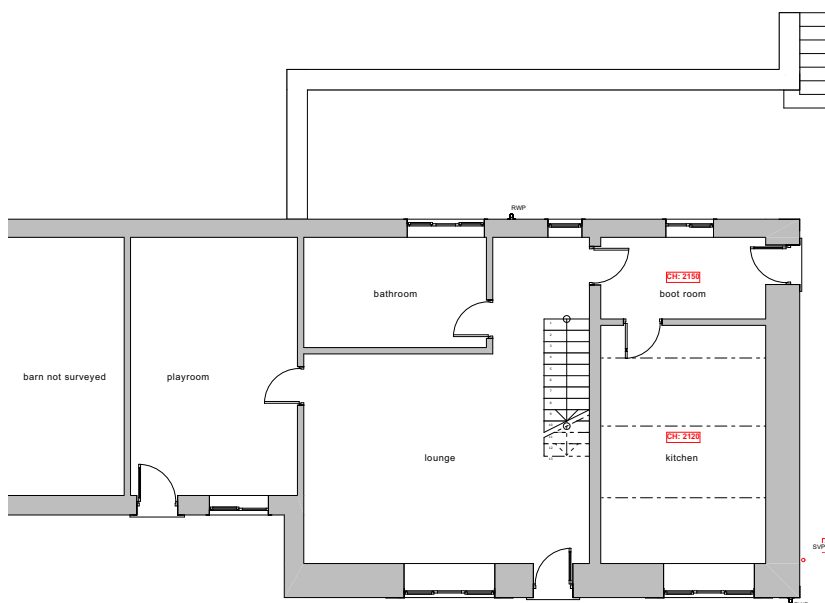
existing first floor plan



existing south (front) elevation



existing east (side) elevation



existing ground floor plan



existing north (rear) elevation



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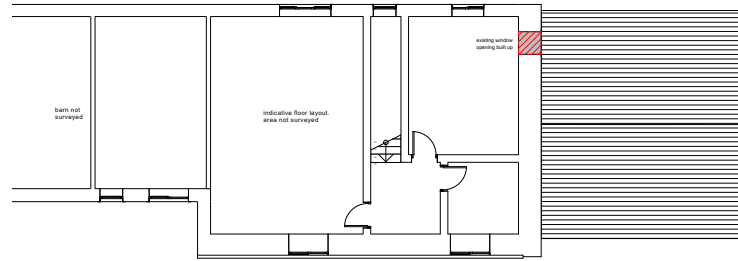
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3.00 Proposed use

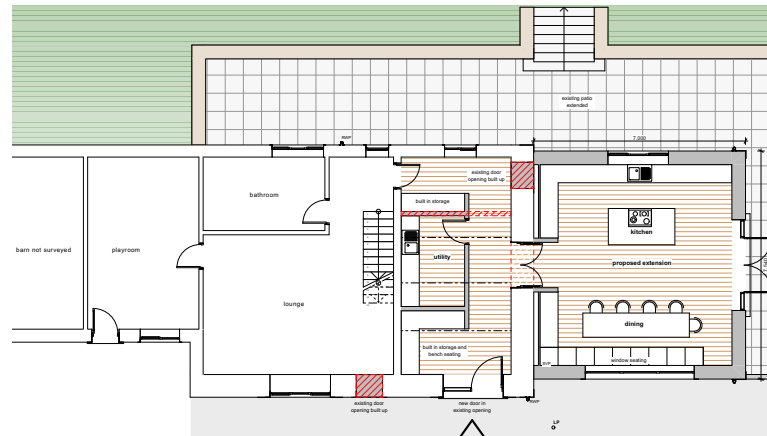
This application seeks full planning permission for the construction of a single storey extension to the existing farmhouse to allow for a new, much needed kitchen dining space and reconfiguration of the access and internal layout and suit family needs

The existing kitchen is accessed directly from the farm yard, with no where to remove outside clothing and footwear. The extension will deliver a contemporary open plan kitchen dining room suitable for modern families and large family gatherings. It will be accessed via a new opening created in the existing gable end of the farmhouse.

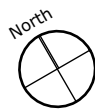
In addition, the existing kitchen and boot room will be remodelled to provide a seating area and much needed storage for outdoor clothing and footwear. There will also be a separate utility room, providing washing facilities for when the family have come in from the farm.



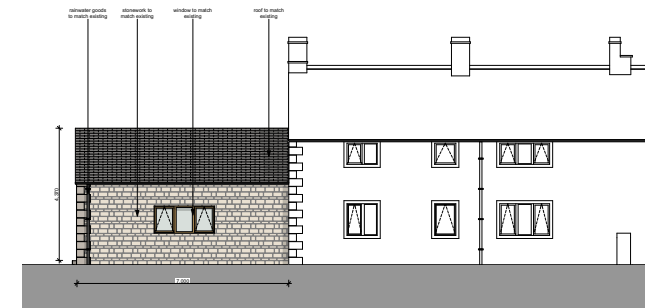
proposed first floor plan



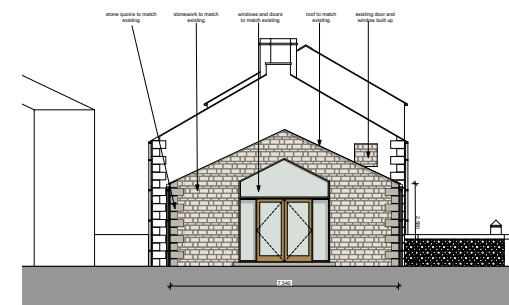
proposed ground floor plan



proposed (south) front elevation



proposed north (rear) elevation



proposed east (side) elevation

4.00 Layout

4.01 Site layout

Externally, the existing stone built retaining wall will be extended to facilitate the construction of the new extension which is positioned on the South East gable of the existing house

The existing patio will be extended, providing an outdoor seating and entertaining space.

4.02 Internal layout

The existing kitchen and boot room will be remodelled to facilitate better organisation of the internal space and a new utility and storage area which is separate from the kitchen and living rooms.

The sill to the existing kitchen window will be dropped to create a new entrance. The existing entrance door which currently opens into the lounge will be built up.

The extension will provide a large open plan kitchen dining area suitable for entertaining and large family gatherings.

5.00 Scale and Massing

The proposed extension has been designed as a single storey mass and set back from the principal elevation of the existing dwelling to be clearly subservient in its scale and mass and to not overpower or detract from its character.

The front and rear elevations have been set back from the existing house and the roofline of the extension is lower than that of the existing dwelling.

6.00 Appearance

The materials have been carefully selected to ensure that they are sympathetic to the existing building

It is proposed traditional materials will be used to match the existing with contemporary details to provide clear separation between existing and new. The walls will be stone to match the existing farmhouse, along with a stone slate roof. The windows, doors and rainwater goods will match the existing.

7.00 Access

The farmhouse is accessed via the track from the public highway. There are no proposed changes and the access will remain the same.

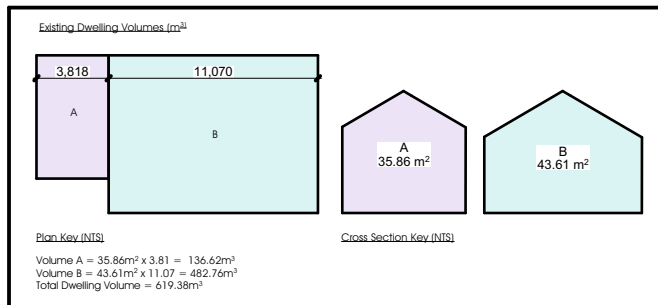
The existing entrance to the farmhouse will be built up. A new door will be fitted in an existing opening in the farmhouse.

A new opening will be created in the existing gable wall to provide access into the new open plan kitchen, dining room.

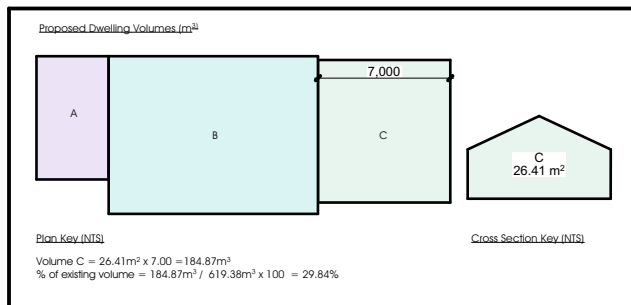
8.00 Comparative Volumes

The council's supplementary planning guidance document 6 states that extensions in the Green Belt should not normally exceed a third of the volume of the original dwelling.

Therefore, the size and position of the proposed extension has been carefully considered to ensure it is proportionate to the existing building as well maintaining the openness of the Green Belt



existing dwelling volumes



proposed dwelling volumes

Heritage Statement

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9.00 Heritage Statement

9.01 Context

Shuttleworth is a hamlet at the northeastern extremity of the Metropolitan Borough of Bury. It lies amongst the South Pennines, approximately 4 miles north of Bury. Shuttleworth is a suburb of Ramsbottom, with the M66 motorway dividing the two.

Anthony Fold is accessed from Whalley Road (A56) via Bye road/Bamford road which in turn leads onto Turn Road. From the public highway the farmhouse is accessed via a steep access road. There are no proposed changes to the access. The house is surrounded by a number of agricultural outbuildings as well as open farm land.

9.02 Character and Style

The buildings in the area are primarily built in stone and stone slate which is typical of the Shuttleworth area. Anthony Fold is listed on the draft local list of buildings of special architectural or historic interest. Features of significance include the stone built chimneys and the low eaves. The shield that is present on the front elevation of the farmhouse has no historical significance and was added by the previous owner approximately three years ago.

9.03 History

There is limited historical information online about Anthony Fold, but from research it would suggest the original farm was constructed in 1744.

9.04 Proposal

The proposed extension is a "subservient" addition to the existing dwelling, which has been designed to not overpower or detract from its character. The front and rear elevations have been set back from the existing house and the roofline of the extension is lower than that of the existing dwelling.

The materials have been carefully selected to ensure that they are sympathetic to the existing building. The extension is a single storey and the effect on the mass of the existing property will be minimal due to the infill nature of the additional floor space. The streetscape to the back street is made up of open farm land which rises steeply away from the building. The proposed side extension will have no effect on the existing access to the property and this will remain unchanged.

9.05 Outcome

The proposed extension will have little impact upon the openness of the greenbelt due to the sloping topography of the hillside and limited views of Anthony Fold from the South West. The alterations will provide a modern contemporary addition to the existing dwelling.