

DESIGN AND ACCESS STATEMENT



Proposed Replacement Annex Building

Davenport Farm, Arthur Lane, Ainsworth

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Contents

- 1.0 Introduction**
- 2.0 Site Location**
- 3.0 Planning History**
- 4.0 Design**
- 5.0 Summary**

1.0 Introduction

- 1.1 This Design and Access statement accompanies a full planning application on behalf of Mr T. Hankins, to Bury Council for a replacement annex building at Davenport Farm, Ainsworth.
- 1.2 This statement should be read in conjunction with:
 - Planning Statement prepared by Seymour Planning
 - Heritage Statement prepared by Mounteer & Co
 - Preliminary Roost Assessment prepared by Gritstone Ecology.
 - Drawings prepared by Jenkins Design Services Ltd
- 1.3 The site is owned by Mr T. Hankins as part of the overall Davenport Farm site.
- 1.4 The purpose of this application is to obtain planning approval for a new annex building to replace the existing.

2.0 Site Location



- 2.1 The site is situated in the North Eastern corner of Davenport Farm, Arthur Lane (B6196) just off Bury Old Road in Ainsworth, Bolton.
- 2.2 The existing annex building is part of the Davenport Farm property, which includes the main house incorporating a Grade II listed barn (List Entry 1067278 dated 29th January 1985)

- 2.3 Davenport Mews, a dormer bungalow, formerly stables, lies to the North of the premises across the private lane.
- 2.4 The site sits within existing Green Belt with open fields to the East.

3.0 Planning History

- 3.1 The existing building was originally a two vehicle garage that was subsequently converted to an annex “granny flat” before 2001 with ground floor accommodation which has accommodated three different family members, two elderly, at different times since its conversion.
- 3.2 In 2010 an application (52470) was made to convert the existing annex building back to a garage with studio over including an increase in building height of 1.5m and increase in floor area to accommodate. This application was refused on the grounds of:
- The proposed extensions would be a prominent and intrusive feature in the Green Belt and would be seriously detrimental to the openness and character of the Green Belt.
 - The proposed extensions to the existing outbuilding, by virtue of design and mix of materials would have a significant adverse impact on the setting of the Grade II Listed building (adjacent)
- 3.3 A Pre application was submitted in December 2022 to replace the existing annex building with a similar two storey larger building which received advice which has been considered in the redesign of this proposal.

4.0 Design

- 4.1 Following the Pre Application advice received the proposal for the replacement annex has been redesigned.
- 4.2 The proposal is to remove the steep pitch roofed existing annex with North and South facing Gables and replace with a new single storey annex with the Gables now to the East and West to help reduce the overall roof height using a shorter span following concern raised by the Conservation Officer, brining the new ridge line below that of the existing Farmhouse and Barn.
- 4.3 The redesign now includes for the use of stone elevations generally, removing the existing brick gables that the Conservation Officer felt conflicted with the existing prominent stone elevations of the Farmhouse and Barn.
- 4.4 An element of low level Zinc cladding and glazed box porch provide a modern section of design to the Eastern end of the proposed replacement annex, hidden behind the existing stone wall and timber gates to the existing private Lane to the North.



- 4.5 Primary access to the property would remain from Davenport Farm, but the proposed new entrance has been provided to the Eastern end of the property to provide some privacy from the primary residence.
- 4.6 The property has been provided with a single bedroom, a small study and a living/ kitchen space together with inbuilt storage cupboard.
- 4.7 The sanitary provision has been sized to allow a full wheelchair accessible wet room.
- 4.8 Access generally has been to accommodate wheelchair access with oversized hallway and suitable wheelchair turning circles to all primary access routes to accommodate aging occupants.
- 4.9 The proposed single storey building floor area equates to 71.7 sq.m. This is in comparison to the combined floor area of the existing annex, conservatory and adjacent shed equating to 64.5 sq.m providing an overall increase in useable floor area of 11%.
- 4.10 The proposed single storey building volume of 225.8 cu.m (subject construction techniques), in comparison to the combined volume of the existing annex, conservatory and adjacent shed equating to 203.6 cu.m, also provides an overall increase in volume of 11%.
- 4.11 The elongated single storey design has reduced the height, bulk and massing of the annex reducing the limited impact of the existing building, not only to the Green Belt but also to the Grade II Listed Barn element of Davenport Farm.
- 4.12 Whilst a modern element of design and material consideration has been proposed to the Eastern end of the replacement annex, the main stone element of the proposal includes for

stone surrounds to the primary windows to the Western end of the building to sit within the context of the Listed Barn with further small obscured North Light windows to the private lane proposed to pick up the similar leaded windows used in the Barns North wall elevation.

5.0 Summary

- 5.1 The proposal is to replace an existing annex with a new annex that is fit for purpose and can provide supplementary accommodation suitable for an aging population.
- 5.2 The scale of the building has been reduced from that of the existing in terms of height and mass whilst providing useable additional floor space.
- 5.3 The design of the building is sympathetic to the Listed elements of Davenport Farm and reduces the limited visual impact of the existing annex further.