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FULL PLANNING APPLICATION · SEPTEMBER 2026

Clough Farmhouse

Design and Access Statement

Clough Farmhouse, Clough Lane, Prestwich, Manchester M25 3JD
Proposed Demolition of Existing Dwelling and Erection of Replacement Dwelling and Detached Garage

Prepared by Cadence Architecture on behalf of Mr & Mrs Kelly
Careful design and honest budget conversations, from the very first meeting.

1. Introduction

This Design and Access Statement accompanies a full planning application for the demolition of the existing dwelling and the erection of a replacement dwelling and detached garage at Clough Farmhouse, Clough Lane, Prestwich, Manchester.

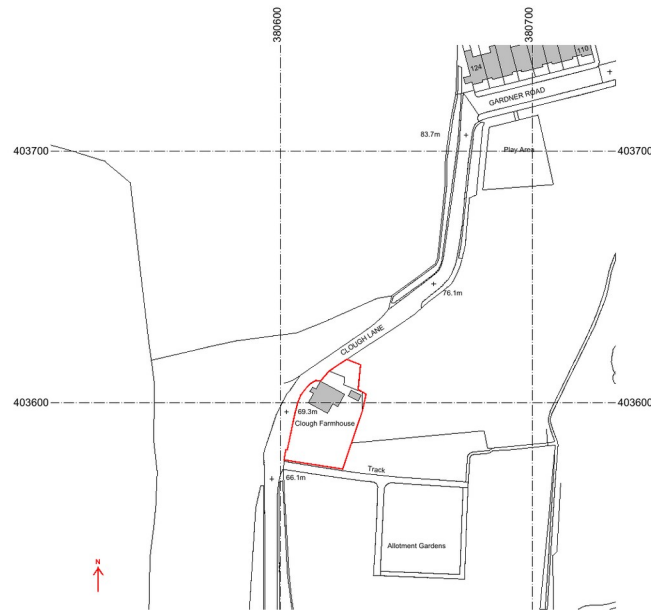
The site lies within the Metropolitan Green Belt and the St Mary's Conservation Area. The proposal has therefore been developed with careful regard to national and local planning policy relating to Green Belt openness, heritage significance, landscape character and visual impact.

This application follows a withdrawn application and a pre-application submission to Bury MBC. The pre-application response of 13 July 2026 confirmed that the 32% above-ground volume increase of the revised scheme is a significant improvement, that the overall height and massing have been scaled back, and that the substantial below-ground element set into the existing slope is not visually prominent. The response confirmed that the design of the dwelling and its materials will be key considerations of an application, and asked for the design intent to be clearly presented: a traditional stone cottage, or a more contemporary approach. This statement answers that question directly. The proposal is a contemporary interpretation of the farmhouse typology, and Section 6 sets out the full rationale.

The application seeks permission for a replacement dwelling of 4,446 sq ft (413 sq m), arranged over three floors with a lower ground floor set into the natural slope of the site, together with a detached double garage to the north-east of the dwelling. The design responds directly to the site's sloping topography, reduces visual prominence from Clough Lane and reinforces the established landscape and boundary character.

National policy set out within the NPPF establishes a presumption against inappropriate development in the Green Belt, subject to defined exceptions. Paragraph 154(d) provides that replacement buildings are not inappropriate development in the Green Belt where they are in the same use and are not materially larger than the building they replace. This is the primary policy basis for the application. The detailed policy assessment, including the volume and floorspace analysis and the supporting case law, is provided within the accompanying Planning Statement.

The site additionally exhibits characteristics consistent with Grey Belt land as defined in the December 2024 NPPF, in that it comprises previously developed residential land within an established curtilage that is visually contained within a woodland setting and makes a limited contribution to the purposes of the Green Belt. This is noted as a supplementary contextual factor only. The primary route to approval is through the replacement dwelling exception under Paragraph 154(d), and the Grey Belt consideration is addressed in that context within the Planning Statement.



Site location plan (drawing 149BUR-001)

2. Site and Context

2.1 Site Context

The site occupies a secluded position off Clough Lane, accessed via a narrow cobbled track. It is set within a heavily wooded environment and bordered by allotments and open land, with limited visibility from the public realm and no direct relationship with neighbouring residential properties.

The surrounding character is defined by mature trees, informal lane structure and strong boundary treatments rather than continuous built frontage. Built form is typically glimpsed through landscape rather than openly presented to the highway.

The land slopes from north to south, providing a clear opportunity to integrate development into the natural topography. This allows accommodation to be partially set below existing ground levels, reducing perceived mass and visual impact. The site frontage is currently enclosed by railings and fencing, with established vegetation providing substantial screening along Clough Lane.



Aerial view with the site boundary outlined



The cobbled approach along Clough Lane

2.2 Existing Dwelling and Structural Condition

The existing dwelling extends to 181 sq m of floorspace, including a detached garage. It sits close to Clough Lane and presents a prominent rendered gable elevation with limited boundary definition or landscape integration.

A structural inspection confirms the building is capable of repair but exhibits defects consistent with its age and construction. The report concludes that refurbishment would require substantial intervention and cost to meet modern standards, with limited long-term benefit in terms of performance or design quality. The current form and layout are constrained and do not respond effectively to the site's sloping topography or woodland setting.

While demolition is not justified on structural failure alone, retention would represent an inefficient and unsustainable long-term solution. The replacement dwelling therefore provides a balanced planning response, informed by structural evidence and the opportunity to achieve improved siting, integration and overall quality.

Planning history: there is no planning history relevant to the existing dwelling or replacement development on the site.



The existing dwelling from Clough Lane: the rendered west gable and brick side elevation



Existing dwelling: rear and side elevations, garden, and internal condition



Existing street elevation along Clough Lane (drawing 149BUR-124)

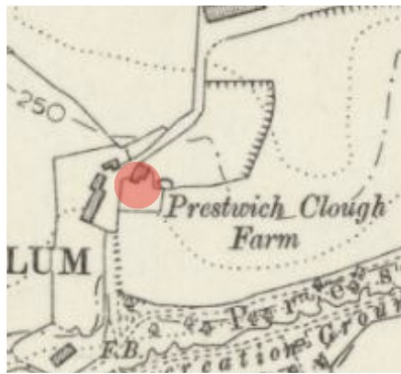
2.3 Historical Context

Historic maps show the development of the site and its surroundings. The site itself remains largely unchanged while the land around it has changed use over time. The site is shown as Prestwich Clough Farm on Ordnance Survey mapping from 1891, when Clough Lane had begun to branch out above the site towards Greengate along what is now Gardner Road. The Clough opened as a public park in 1910, with housing built along Gardner Road. Allotments were added above and below the site in 1915. In 1932 the farm yard opposite the site was replaced with 25 houses known as Clough Walk, no longer present although signs of the development remain. The path leading to Prestwich Clough Farm was removed in 1952, and by 1963 the extent of Prestwich Clough Farm was limited to the application site, with the allotment gardens below remaining.

The site is the last remnant of Prestwich Clough Farm. This agricultural lineage is the foundation of the design approach set out in Section 6: the replacement dwelling draws its form, massing and materials from the farmhouse and agricultural building typologies historically associated with the site.



1891 Map



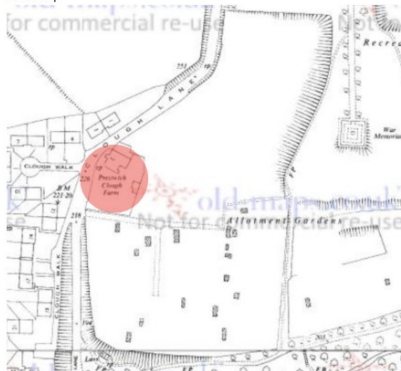
1910 Map



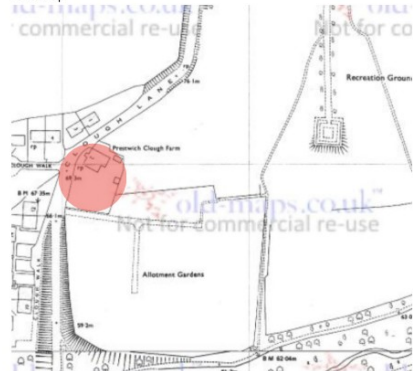
1915 Map



1932 Map



1952 Map



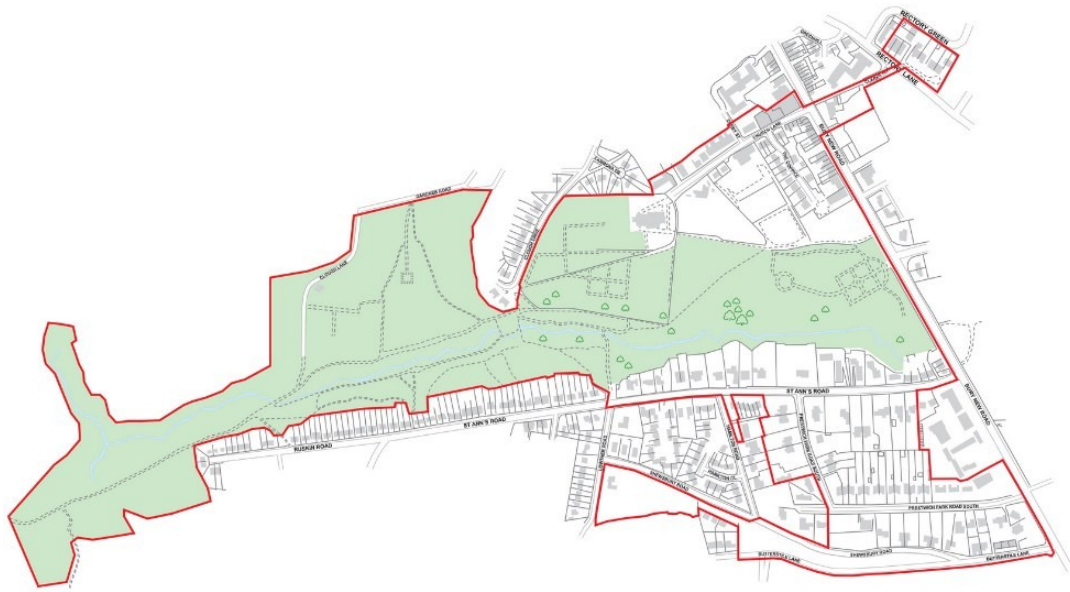
1963 Map

Historic map sequence, 1891 to 1963, with the site marked

2.4 The Conservation Area Setting

The site sits within a wooded, informal part of the St Mary's Conservation Area where built form is secondary to landscape and defined by strong stone boundary treatments. The Conservation Area Appraisal identifies visual containment, filtered views and landscape dominance as the defining characteristics of the St Mary's Park and Prestwich Clough character area. The existing dwelling makes a neutral to negative contribution and lacks material or architectural quality reflective of the area's character; the Appraisal identifies render as a modern material not characteristic of the area's traditional built form.

The replacement dwelling has been repositioned further from Clough Lane and contained behind a reinforced natural stone boundary wall, reducing its visual prominence within the street scene. The lower ground floor is set into the slope and is not perceptible from public views, limiting perceived scale. The moderated roof form and controlled openings further reduce apparent mass. In visual terms, the development will read as a contained form within landscape rather than as an exposed frontage.



St Mary's Conservation Area boundary, with the St Mary's Park and Prestwich Clough character area shaded



St Mary's Church



The Church Inn



38 Church Lane



St Mary's Park



Prestwich Clough



Allotment Gardens

Conservation Area character: St Mary's Church, the Church Inn, 38 Church Lane, St Mary's Park, Prestwich Clough and the allotment gardens

2.5 Site Analysis and Constraints

The main physical and technical constraint of the site is the topography, with a level difference of approximately 4.3 m from the south end of the site to the north. The central challenge is how to position and size the building to respond appropriately to the site. The existing building sits at the north-west corner, imposing heavily on Clough Lane. Other constraints include limited south-facing views, existing low quality trees, and limited car parking space for the size of the existing dwelling.

2.6 Site Opportunities

The site presents significant opportunities to create a unique dwelling that respects and celebrates its history:

- Massing that respects the farming history of the site, expressed through a simple pitched roof form
- Use of natural, robust materials that celebrate the site's agricultural character: stone and metal
- An extended landscape buffer along Clough Lane, providing protection against prevailing winds and reinforcing existing woodland views
- Vehicular and pedestrian access located together off Clough Lane
- A private dwelling entrance addressed clearly to the lane on the north elevation
- Maximised south-facing views and garden space
- Special architectural features at the key corners of the site along Clough Lane

3. Planning Context

The site lies within the Green Belt, where national policy establishes a presumption against inappropriate development subject to defined exceptions, and within the St Mary's Conservation Area. The proposal comprises the replacement of an existing lawful dwelling and has been designed to respond sensitively to the site and its surroundings, with particular regard to visual impact, siting and landscape integration.

The pre-application response of 13 July 2026 confirmed that the above-ground volume increase of 32% is a significant improvement on the withdrawn application, that the overall height and massing have been scaled back, and that the substantial below-ground element is not visually prominent. The design refinements requested in that response are incorporated in this submission and are identified in Section 5. A full assessment of Green Belt policy compliance, including the volume and floorspace analysis for the dwelling and the detached garage, the openness assessment and the supporting case law, is provided within the accompanying Planning Statement. The applicant has confirmed acceptance of a condition removing permitted development rights, fixing the scale of development at the level now proposed.

4. Use and Accommodation

The proposal is for a replacement dwelling of 4,446 sq ft (413 sq m), arranged over three floors, together with a detached double garage:

- Lower ground floor: 141 sq m
- Ground floor: 141 sq m
- First floor: 131 sq m

The lower ground floor is partially sub-terrain, formed into the natural slope of the site, and is not visible from Clough Lane. Due to site levels, both the lower ground floor and the ground floor benefit from direct access to the rear garden.

Lower ground floor	Entertainment room, library, office / guest bedroom, gym, shower room, store and plant room, opening onto the sunken lower terrace
Ground floor	Entrance foyer with double-height void, snug, open-plan lounge, dining and kitchen, bar, larder / store, cloaks, and a wheelchair-accessible WC and shower, opening onto the higher and lower external terraces
First floor	Bedroom 1 with en-suite and south-facing balcony, Bedrooms 2 and 3 with en-suites, Bedroom 4, and utility / laundry

Detached garage

Double garage to the north-east of the dwelling, with secure cycle storage

The dwelling complies with the Nationally Described Space Standards and will be constructed to the accessible and adaptable standard in Part M4(2) of the Building Regulations, as required by Policy JP-H3.



Proposed lower ground floor plan (drawing 149BUR-212)



Proposed ground floor plan (drawing 149BUR-210)



Proposed first floor plan (drawing 149BUR-211)

5. Design Principles

5.1 Siting

- Position the dwelling further back from Clough Lane than the existing building to reduce visual impact
- Move the footprint northwards, away from the rear boundary, aligning the dwelling more closely with the position of the original farmhouse, as discussed at the pre-application meeting
- Set the detached garage back from the lane at driveway level, below the eaves of the dwelling, so it reads as a subservient outbuilding within the farmstead group

5.2 Orientation

- Orientate the dwelling along the east-west axis to maximise sunlight into the dwelling and views out

5.3 Entrances

- Retain the vehicular entrance via Clough Lane
- Address the pre-application comment that the main entrance appeared anonymous: the plan has been arranged so the entrance sits on the north elevation, closer to the lane, prominent and clearly legible as the front door

5.4 Frontage

- Provide additional articulation and windows to the west elevation fronting Clough Lane, so that the frontage reads as a traditional dwelling elevation addressing the streetscene, as requested in the pre-application response
- Minimise views out along Clough Lane at close quarters for privacy

5.5 South Elevation

- Simplify the south elevation in response to the pre-application comment that it appeared muddled: openings now align, the number of window styles is reduced, and the large expanse of ground floor sliding doors has been reduced

5.6 Architectural Interest

- A south-facing balcony at the south-west corner, stepped back to reduce mass, now with a solid wall continued to the gable end in response to the pre-application comment on the Bedroom 1 balcony screen
- Dormer-style openings providing daylight while reducing mass
- A chimney located on the key frontage adding visual interest on the approach along Clough Lane

5.7 Landscape

- Create a landscape buffer between the dwelling and Clough Lane and along the southern edge of the site
- Maximise new south-facing garden space
- Create a new sunken courtyard serving the lower ground floor



Proposed site plan with landscaping and boundary treatments (drawing 149BUR-200)

6. The Modern Farmhouse: Design Rationale

The pre-application response asked a direct question of the scheme: is this a traditional stone cottage, or a more contemporary approach? This section answers it. The proposal is a contemporary interpretation of the farmhouse, and every material and formal decision follows from that position. It is not a compromise between two styles; it is a single, coherent idea rooted in the history of this specific site.

6.1 Rooted in the Site's Agricultural History

The site is the last remnant of Prestwich Clough Farm, recorded on Ordnance Survey mapping from 1891. The farmhouse typology that belongs to this site is not the polite stone cottage of a village core: it is the working agricultural group, characterised by simple pitched gable forms, robust masonry bases, and utilitarian roofscapes. Farm buildings across the region have always paired heavy walling with lighter, functional roof coverings, and their modern descendants routinely pair stone with standing seam metal. The proposal draws directly on that lineage: a strong, simple gabled form with a masonry base and a quiet metal roofscape.

6.2 A Two-Part Elevation: Stone Base, Zinc Roofscape

The elevational composition has two clearly expressed parts. The base is natural stone, laid in a coursed random pattern that ties the building directly to the stone boundary walls identified throughout the Conservation Area Appraisal as defining features of the area's streetscene. The base grounds the building in its landscape and reads as a continuation of the reinstated stone boundary wall along Clough Lane.

Above it, the upper level and roof are a single continuous surface of zinc standing seam in a pre-weathered red finish (Pigmento Red), matt and non-reflective. Because wall and roof read as one material, the upper storey reads as roofscape rather than as an additional storey of wall. This is the key massing device of the scheme: it visually compresses the building, lowers its apparent eaves line, and reduces its perceived height and bulk from Clough Lane, directly supporting the openness case set out in the Planning Statement. Bronze polyester powder coated aluminium windows and doors, bronze anodised aluminium cladding and door at the entrance, and frameless glass balustrades complete a restrained, consistent palette. The material schedule is deliberately short: stone, zinc, bronze aluminium. Nothing else.

6.3 Why Red Zinc, and Not Slate

The pre-application scheme indicated a natural slate roof, and the Prestwich Village Neighbourhood Forum welcomed that change. The decision to adopt a red zinc roofscape for the submitted scheme has been taken carefully, and for design reasons that deserve to be set out honestly:

- Colour drawn from the site and the Conservation Area: the existing farmhouse is a red brick building, and the Conservation Area Appraisal identifies brick alongside stone and slate as the traditional materials of the area, seen in the Church Inn, 38 Church Lane and the terraces along Church Lane. The red zinc carries the colour of the building it replaces into the new roofscape, so the replacement is recognisably of the same family as the farmhouse that stood here, while the stone base ties it to the boundary walls.
- The agricultural reference: standing seam metal is the natural contemporary descendant of the functional metal roofs of agricultural buildings, and red oxide is the colour those roofs have traditionally been. On the last remnant of Prestwich Clough Farm, a red seamed metal roofscape is a more authentic reference to the site's working history than slate, which belongs to the polite domestic architecture of the village core.
- A recessive tone in a wooded setting: the finish is pre-weathered, matt and non-reflective, with the muted, earthy quality of weathered brick rather than a bright colour. Against the tree canopy and the foliage that frames every view of the site from Clough Lane, the warm tone sits quietly with the trunks and leaf litter of the Clough rather than standing out from them.
- Honesty of expression: slate on this building would dress a contemporary form in a traditional covering, inviting it to be read as a cottage it is not. Zinc allows the building to be honestly of its time, which is the approach national design guidance and conservation practice consistently prefer to pastiche. The Conservation Area's significance in this character area derives from landscape structure, not from a prevailing roofscape.
- Form follows the material: the vaulted roof forms, dormer-style openings and continuous wall-to-roof surfaces that moderate the building's massing are only achievable with a fully supported sheet material. Slate would require conventional eaves, verges and abutments that would fragment the composition and raise the apparent height of the building.
- Longevity and weathering: zinc is a premium, self-finishing material with a design life beyond a century. It weathers gradually and softens with age, and requires no maintenance regime that would disturb the setting.

The scheme's response to the Forum's underlying concern is not the roof material but the things that actually govern visual impact from the public realm: the above-ground volume figure confirmed at pre-application as a

significant improvement, the repositioning away from Clough Lane, the sub-terrain accommodation, the reinstated stone boundary wall, the reinforced landscape buffer, and the applicant's acceptance of a condition removing permitted development rights to prevent any incremental expansion. The scale, massing and landscape treatment of the scheme are assessed against these criteria, and against the PVNF Design Code, in the confidence that the dwelling reads as a contained, recessive form within its woodland setting.

6.4 Precedent

The pairing of natural stone with standing seam metal is an established and widely accepted language for sensitive rural and conservation settings across the north of England, from barn conversions and farmstead replacements in the national parks to new dwellings in conservation areas, precisely because it combines contextual grounding at ground level with a quiet, recessive roofscape above.



Illustrative view of the proposed dwelling on the approach along Clough Lane



Illustrative view of the entrance from Clough Lane, with the reinstated stone boundary wall and gates



Illustrative view from the south garden, showing the sunken courtyard and terraces



Illustrative view of the south elevation

7. Scale, Massing and Appearance

Although the proposed dwelling represents an increase in overall floorspace, the design has been carefully developed to minimise perceived scale and visual impact, particularly when viewed from Clough Lane. Key mitigation measures include:

- Significant sub-terrain accommodation set into the natural slope
- Reduced eaves heights at first floor level
- Vaulted roof forms limiting perceived bulk
- The continuous zinc wall-and-roof surface, so the upper level reads as roofscape rather than wall
- Repositioning of the dwelling further back from the lane and 1,000 mm northwards, in line with the original farmhouse
- A single-storey, flat-roofed detached garage set at driveway level, well below the eaves of the dwelling and screened from the lane by the stone boundary wall and hedge
- Retention and reinforcement of the stone boundary wall
- Reinforcement of boundary planting and landscaping

As a result, the dwelling is visually well concealed from public viewpoints and sits comfortably within the woodland setting. The overall height and massing, as shown in the submitted street elevation and site sections, is

comparable in perceived scale to the existing building when viewed from Clough Lane, with the ridge of the replacement dwelling sitting below the ridge of the existing house. The full comparative analysis of floorspace and volume is set out in Section 6 of the Planning Statement.



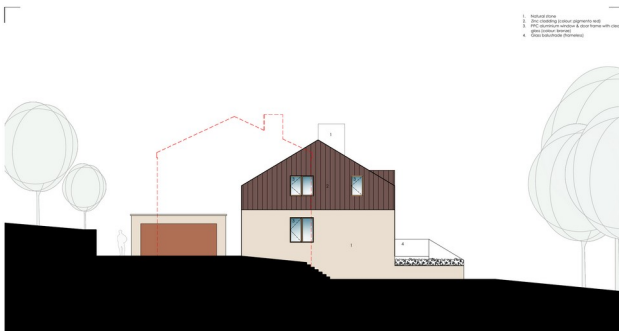
Proposed street elevation with the existing dwelling outline shown dashed (drawing 149BUR-224)



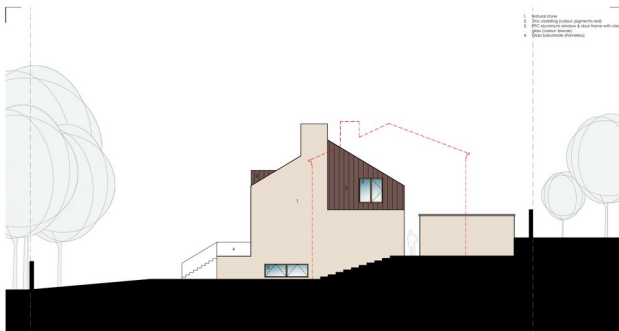
North elevation AA (149BUR-220)



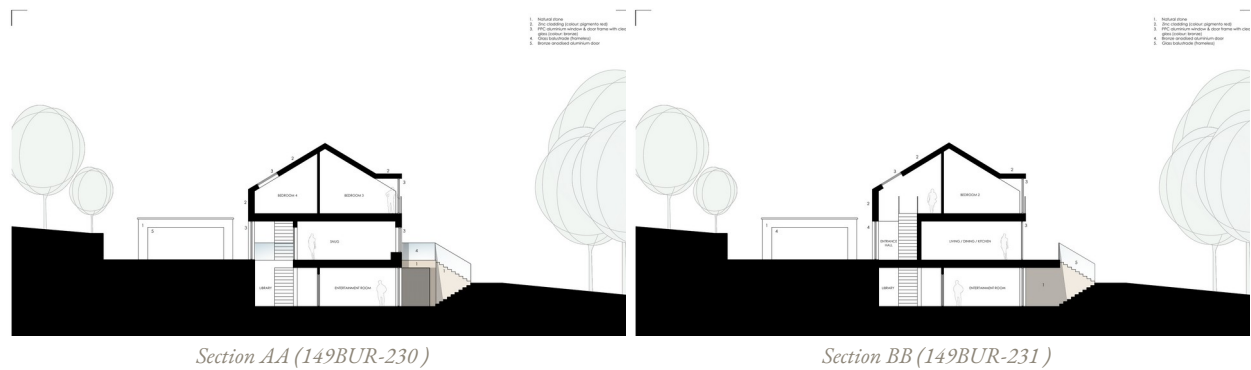
South elevation BB (149BUR-221)



West elevation CC (149BUR-222)



East elevation DD (149BUR-223)



Section AA (149BUR-230)

Section BB (149BUR-231)

8. Landscaping and Ecology

Trees and vegetation along Clough Lane contribute to the character of the lane and Prestwich Clough. Most of the trees on site will be retained, despite being of low quality (refer to the arboricultural report). The impact of any omitted trees will be mitigated by the new boundary treatment, tree planting and landscaping.

A new natural stone wall with hedges behind will run along Clough Lane, creating a landscape buffer between the site and the lane, with a timber vehicular and pedestrian gate at the access. The driveway is finished in tarmac with cobbled edging and clay pavers to the parking court, with natural stone paving to the terraces. Raised planters are incorporated into the external balustrades of the sunken courtyard, and new trees will be introduced into the courtyard to provide a visual connection to nature from the rooms at lower ground level. The proposed site plan (149BUR-200) sets out the full landscaping specification, including driveway surfaces, paving, planting, boundary treatments and gates. The northern and eastern boundaries adjoining the woodland are treated with a post and wire fence with a hawthorn hedge planted behind, an appropriately informal solution for this sensitive edge.

The scheme responds to Policy JP-G1, which places the site within the Historic Parks and Wooded Estate Farmland landscape character type: development here is required to respond to topography, woodland cover and perceptual qualities, and the landscape-led approach of the proposal does exactly that.

On ecology, the bat survey is complete and confirms no evidence of roosting bats within the existing dwelling; it is submitted with this application together with an updated badger survey walkover and an assessment of the potential impact of the development on the surrounding Priority Woodland habitat and Prestwich Clough Site of Biological Importance. The proposals include integrated bat and bird boxes and sensitive landscape management. The Biodiversity Net Gain position is set out in the Planning Statement.

9. Access and Inclusive Design

The site will continue to be accessed via Clough Lane using the existing access point, which is appropriate given the established residential use. Visibility plays at the junction of the site access with Clough Lane will be improved in accordance with the guidance in Manual for Streets, as recommended in the pre-application response. Visibility and vehicle movements remain comparable to the existing arrangement and are suitable for the scale of development proposed.

In accordance with SPD11, the scheme provides parking for four cars on the driveway together with two spaces within the detached double garage, exceeding the three-space requirement, and secure cycle parking for four cycles

within the garage, with adequate on-site turning so that vehicles can enter and exit the site safely in a forward gear. Electric vehicle charging of at least 7kW is provided in accordance with Approved Document S.

Inclusive access has been integrated at ground floor level, including step-free access from the parking court to the entrance foyer and a wheelchair-accessible WC and shower, allowing adaptability over time. The dwelling will be constructed to the accessible and adaptable standard in Part M4(2) of the Building Regulations.

10. Conclusion

The proposed development comprises the replacement of an existing lawful dwelling within the Green Belt and St Mary's Conservation Area, developed through pre-application engagement with Bury MBC.

The scheme has been carefully designed to respond to site topography, reinforce boundary character and reduce visual prominence from Clough Lane. A significant proportion of the additional accommodation is set below ground and does not contribute to perceived bulk. The dwelling is repositioned further from the lane, contained behind a strengthened stone boundary wall and moderated in height and massing, with the design refinements requested at pre-application incorporated in full.

The design is a coherent contemporary interpretation of the farmhouse typology that belongs to this site: a natural stone base tying the building to the boundary wall character of the Conservation Area, and a matt red zinc standing seam roofscape drawing on the site's agricultural history and the brick of the farmhouse it replaces. The material intent, which the pre-application response asked to be clearly presented, is set out unambiguously in Section 6.

In Green Belt terms, the proposal is a replacement dwelling designed to minimise visual impact and integrate with the site's landscape setting, with the detailed policy assessment provided in the accompanying Planning Statement, and with permitted development rights to be removed by condition to fix the scale of development.

In heritage terms, the existing dwelling makes a neutral to negative contribution to the Conservation Area; the proposed replacement strengthens boundary definition, improves material quality and enhances the relationship between built form and landscape, thereby preserving and enhancing the character and appearance of the St Mary's Conservation Area in accordance with the statutory duty.

Taken as a whole, the proposal represents a carefully considered and policy-compliant replacement dwelling that improves the quality, siting and visual integration of development on the site. Planning permission should therefore be granted.