

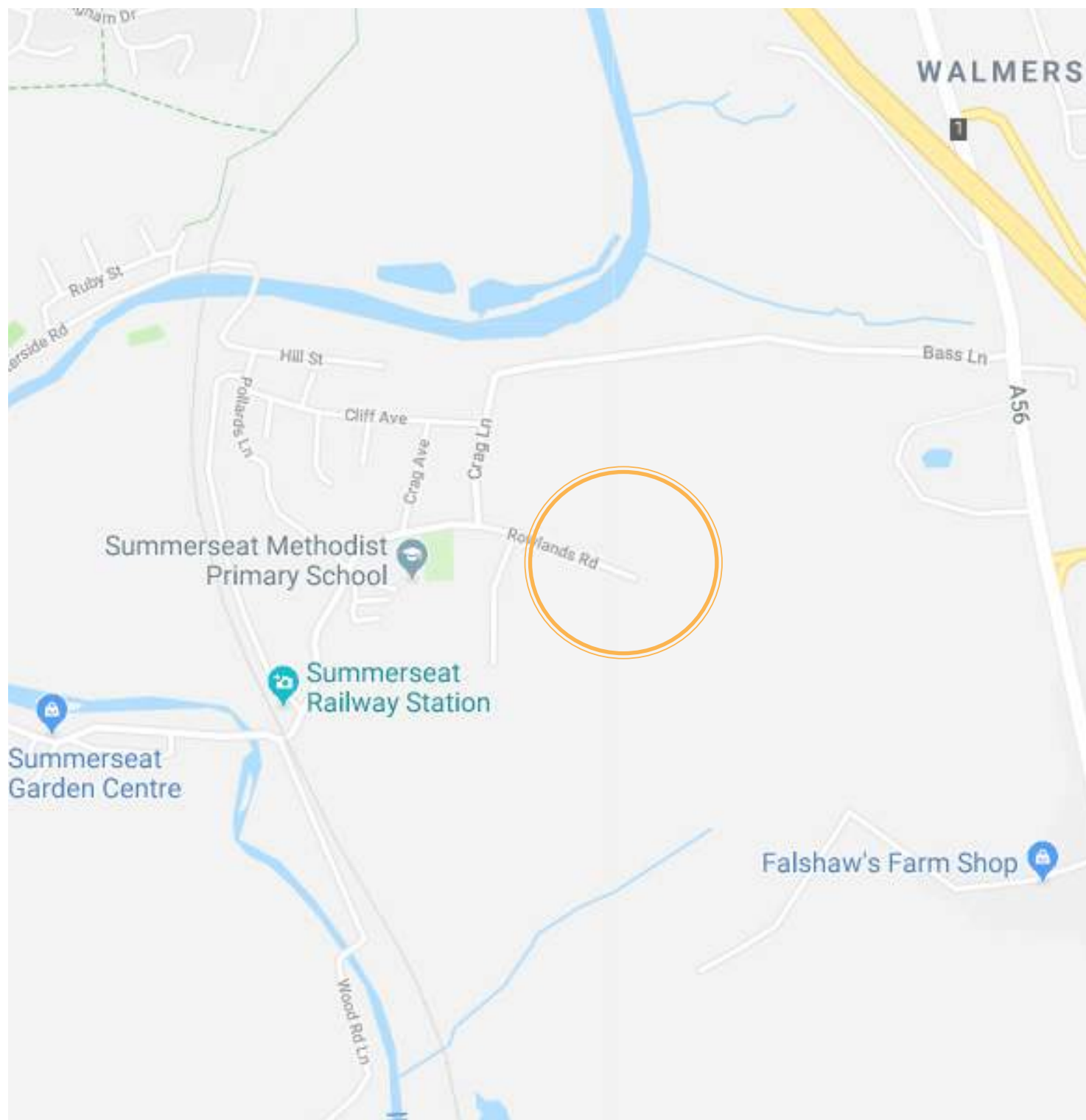
NEW FARM

47 ROWLANDS ROAD, BURY

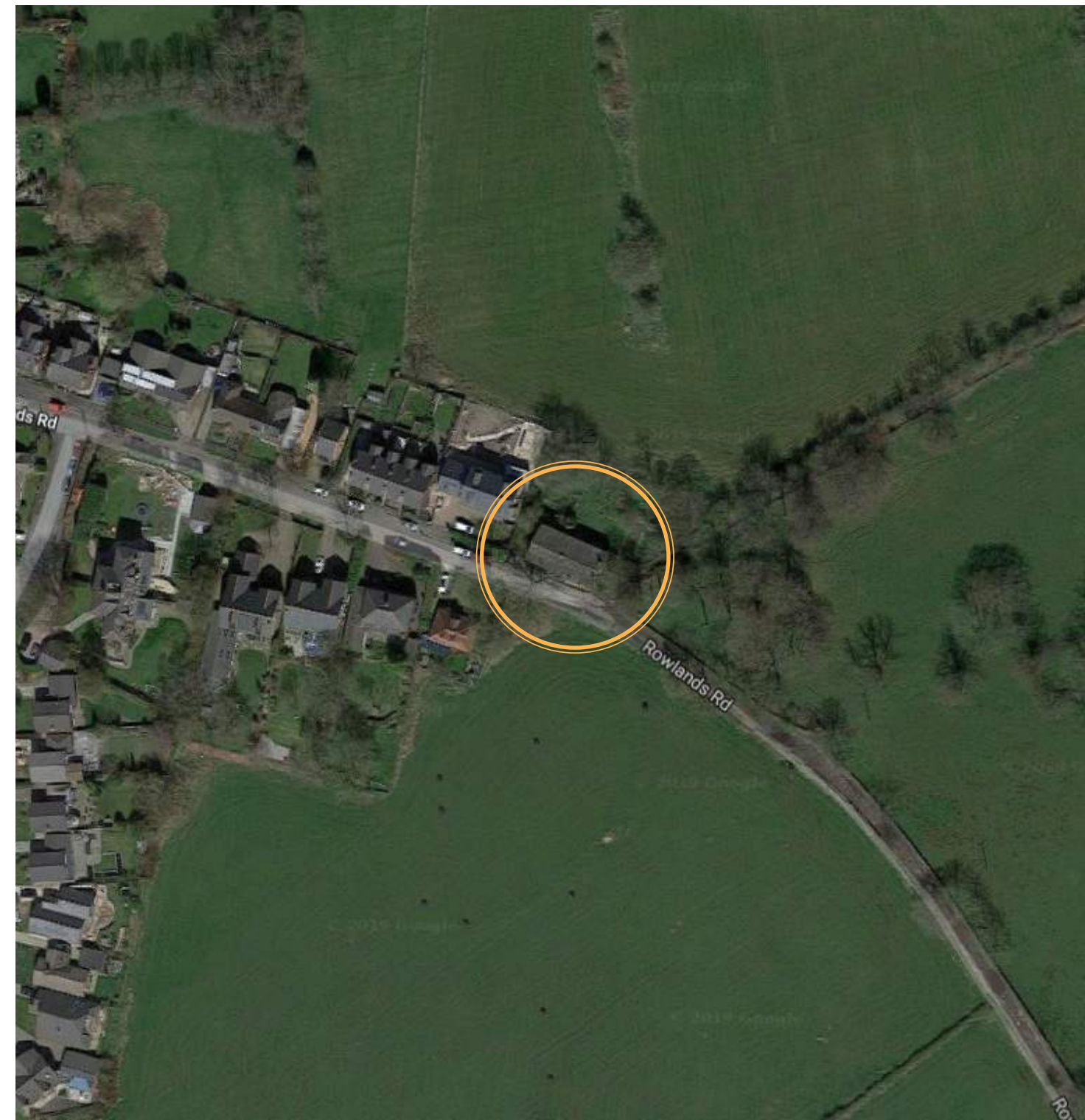
DESIGN AND ACCESS STATEMENT



Rev A
Alterations to Rear Extension
and Garage - Aug 2020



LOCATION MAP



AERIAL VIEW



1.0 INTRODUCTION:

This document has been prepared by Mr Lee Wood on behalf of Mr Geoff Cross, in support of the planning application for the alterations of 47 Rowlands Road Bury BL9 5NF, the creation of a new dwelling in the existing adjoining barn and the addition of single storey extensions to both properties and the replacement of an existing garage.

This design access statement is to be read in conjunction with the following architectural drawings and documents;

Pre Application Advice Document Ref: 02274E

Architectural drawings; BL95_001, BL95_002, BL95_003, BL95_004, BL95_005, BL95_006, BL95_007, BL95_

Structural report document prepared by Shear Chartered Structural Engineers.
Bat Survey carried out by Angela Graham

1.1 LEGISLATIVE CONTEXT

The requirement for this document in respect to a supporting document to the planning application as well as a heritage statement has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded through PPS1: Creating Sustainable Communities (2005).

This report also responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (The GDPO) which requires most planning applications to:

- Describe in detail the site and surroundings, relevant design policy and guidance, and the concepts and principles behind the development of the site.
- How issues relating to access have been dealt with within the development.

This document is also supported by advice in response to the pre application advice received from Bury Councils planning department. Reference: 02274E

Bury Councils Development Plan for the area currently consists of the Unitary Development Plan which was officially adopted in 1997 along with national policies within the National Planning Policy Framework (NPPF)

The following National Planning Policy Framework (NPPF) policies are considered within the design by providing a high quality home

Section 5: Delivering a sufficient supply of homes and promoting sustainable design in rural areas and enhancing and maintaining the rural community

Section 7: Requiring good design

The following Unitary Development Plan (UDP) policies raised in the pre application report and considered within the design

H2/1 The Form of New Residential Development
H2/2 The Layout of New Residential Development
H2/3 Extensions and Alterations
H2/4 Conversions

Policy H2/1, H2/2, H2/3 & H2/4 set out criteria to make sure new residential development will make a positive contribution to the surrounding area by ensuring the scale, layout, materials and design are appropriate for the environment in which the development is located. Standards of layout are set out to create safe, accessible and attractive developments with sufficient amenity space while ensuring no detriment to neighbouring properties. Size, shape and design of extensions are considered along with materials used. The effect of conversions on neighbours, the availability of amenities and effect on the street scene. These elements have been considered from the outset and are set out below and on the plans enclosed with this application.

EN1/1 Visual Amenity
EN1/2 Townscape and Built Design
EN2/1 Character of Conservation Areas
EN2/2 Conservation Area Control
EN9/1 Special Landscape Areas
OL1/2 New Buildings in the Green Belt
OL1/4 Conversion and Re-use of Buildings in the Green Belt
OL5/2 Development in River Valleys
SPD6 Supplementary Planning Document 6: Alterations & Extensions
SPD8 DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD9 Conversion and Re-use of Buildings in the Green Belt

These policies concerning the views of historical buildings and buildings of importance as well as the visual impact of those buildings viewed from the green belt have been considered in the restoration, conversion and extension of the barn with the use of materials that are sympathetic to the original building. The size, mass and building angles of the extensions have been kept to a suitable scale and matched with the existing in order to provide quality living space whilst not having a negative impact on the surrounding areas.

The proposed development takes into consideration and meets the requirements in regard to the size, height, design and external appearance with the objective of retaining the character of the property and its surroundings with a sympathetic conversion and extension of a building that is in need of renovation and prolong its life for generations to come.

HT2/4 Car Parking and New Development
HT6/2 Pedestrian/Vehicular Conflict
SPD11 Parking Standards in B

In accordance with the Highways and Transport policies outlined in Bury's SPD's which provides a map to highlight high and low access areas and the development being on the boundary of the high access area the following parking facilities have been designed into the scheme.

New Conversion Dwelling at 47A Rowlands Road
2 bed – 2 Spaces

Existing Dwelling at 47 Rowlands Road
3 bed – 2 spaces

The parking facilities exit straight on to the highway and advice has been sought from the highways department. Due to the situation of the development being at the end of the 2 way highway there is virtually no regular traffic passing the property. The only vehicles passing are approaching the single house half way along the single lane portion of Rowlands Road towards Nabbs Farm.

2.0 SITE LOCATION

The site is located to the Eastern end of Rowlands Road where the road turns from a 2 way highway to single. The north and south of the site is bounded by farmland with a residential property to the west. A public footpath bounds the property to the East running north to south. The site is situated within the green belt.

2.1 SITE DESCRIPTION

The site consists of an existing 3 bedroom dwelling facing Rowlands Road with an unconverted barn attached to the west. To the North of the existing dwelling and barn is a large lawned garden with a timber fence to boundary. A timber framed garage sits adjacent to the west boundary and a small coal/timber store adjoined to the main building to the east with fencing to be reinstated.

2.2 SITE SIZE

The total area of the site belonging to 47 Rowlands is 0.15 Hectares including all buildings, garden and small strip of unadopted land to the front of the existing dwelling and disused barn.

2.3 SITE APPROACH

The property is approached along Rowlands Road leading to Walmsley Road and Nabbs Fold Farm using Rowlands Road. The property is placed to the north of the highway. The property is the last dwelling before the road turns to a single uncovered track eventually leading to ????. Currently there is parking for one car to the east side of the property adjacent to the unused barn part of the building. An existing garage site behind the current parking space with habitants currently using Rowlands Rad for additional parking.

SITE ACCESS IMAGES

The Top Row Of Images Show the Site Access and Approach



SITE IMAGES

The Images Above Show Site In Current Form

3.0 ASSESSMENT

This planning application to 47 Rowlands Road, formerly New Farm, proposes the conversion of half of the existing property, currently a disused bar which shows signs of structural weakness. Also to split the property in to two dwellings, the newly converted barn and the existing dwelling as well as to extend to the rear and replace the existing garage.

The existing property has undergone a structural survey and shows that it is suitable for conversion with some structural elements to be added internally to support the second floor. The large rear garden is substantial enough to allow it to be split in to two gardens to serve both the new and existing dwellings.

4.0 PROPOSALS

This scheme is to convert this semi-detached barn to form a 2 bedroom dwelling, separate it from the existing house and add two single storey extensions to each dwelling and a new garage to the new barn conversion dwelling.

The new dwelling will be contained within the existing fabric of the barn which has undergone a structural survey to determine its suitability for conversion. The addition of a single storey extension to the rear will provide extra living space and views over the garden and beyond while giving natural light to the ground floor. The existing garage which is of timber structure and unsuitable for use will be removed with a new timber clad garage being constructed behind the existing buttress to the West end of the property with a glazed link to the main house to keep the two buildings as separate structures.

The internal layout of the dwelling has been designed to provide a generous living area to the ground floor with natural light being provided from slim frameless skylights to the roof situated over double height space above the kitchen area. The ground floor also has a WC and cloaks for storage.



SITE IMAGES

The images in the top rooms show the barn in its current form
The Images in Bottom Row Show Precedent Conversions

4.0 PROPOSAL(S) continued...

The first floor is reached through a double height staircase with views from the first floor landing giving views to the south through a large skylight. There are 2 bedrooms with the master bedroom having a dressing room leading to an en-suite. The whole first floor has a lofted ceiling with exposed beams to retain the character of the barn. New windows have been added to the front elevation to match the existing windows to 47 Rowlands Road.

The external layout has the garden to the rear being split with a timber fence. The addition of the new garage which is set back in to the garden. Parking for both properties will be adjacent to the existing dwelling.

The attached garage and living space is to be clad in vertical larch cladding to reflect the agricultural surroundings of the building. Refer to APENDIX 1 for the revised extension design statement by Andrew Clare Living

The rear extensions will be built using standing seam zinc cladding in a powder coat finish. Agai refer to APENDIX 1 for the revised extension design statement by Andrew Clare Living

The buttress to the west end of the building will be removed. Follwoing advice from the structural engineer and to allow the acess to parking facilities. The gable wall to the west elevation will be rebuilt using the existing stone to a self supporting condition as the original barn would have been. The buttress has been added as a secondary structural solution to the failing gable wall at sometime in the buildings life. We would like to see the building returned to its original state as is evident in numerous very similar barns (see images on page 5).

A Refuse store for each dwelling is provide to the side elevations. The exterior bounding the highway will remain largely unchanged with some new paving to the entrance of the additional dwelling.

The setting of the building is currently fencing and brick wall to the west bounding no. 49 Rowlands Road and fencing to the north. Trees run along the East boundary between the property and the public footpath/bridleway. There ae all to be retained/renovated as existing.

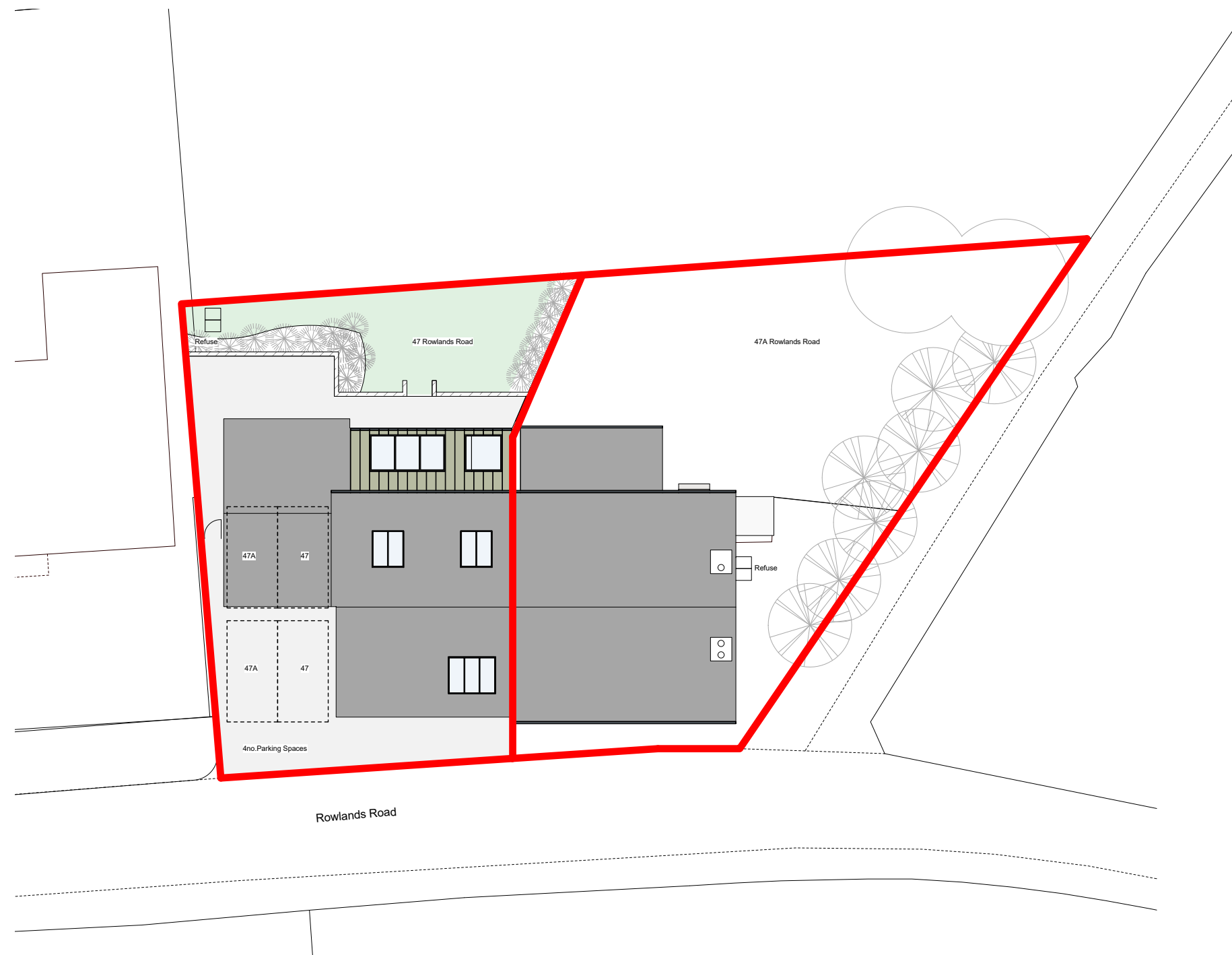
5.0 ACCESS

This section of the Design and Access Statement is to highlight the access strategy which is to meet the needs of all users, including disabled people, promoting a high quality and inclusive environment for all, irrespective of age, gender, mobility or impairment and to enable the needs of disabled people to be taken into account, at the earliest stages of planning a development.

5.1 ACCESS WITHIN THE BUILDING:

The proposals seek to offer;

- Minimum width of any hallway will be 900mm.
- Clear openings to circulation doors will be to suit corridor widths and approach.
- There will space for turning a wheelchair in dining areas and living areas.



PROPOSED SITE PLAN

5.2 INCLUSIVE DESIGN

Inclusive Design is a key concept in building design. Accessibility enables people to participate in the social and economic activities for which the built environment is intended. The concept of inclusive design follows the 'social model of disability' by focusing on removal of the barriers within the environment rather than the impairment. Inclusive design creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment and enables everyone regardless of disability, age or gender to participate equally, confidently and independently in mainstream activities with choice and dignity. In short, inclusive design provides a single solution for everyone.

Ease of use by all potential users, including disabled people, parents and children, older people, and young people is considered to be an essential element. The proposed development where possible strives to offer inclusivity, it will be safe, predictable, convenient, flexible, sustainable and legible.

The proposals seek to offer;

- Equitable use and accessibility for everyone irrespective of ability.
- Appropriate space for people regardless of body size, posture and mobility.
- Ease of use, comprehension and understanding regardless of physical or cognitive abilities.
- A safe, comfortable and healthy environment, minimising hazards.
- All the approaches to dwelling entrances will be level or gently sloping.



EXISTING AND PROPOSED MASSING

6.0 EVALUATION

The proposals in this document address the following Planning Policies;

The National Planning Policy Framework
Green Belt
Sustainable Development
Housing
Conserving and Enhancing the Built Environment
Greater Manchester/BuryLocal Plan
Re-Use of Rural Buildings Supplementary Planning

In order to address these policies the proposed development will;

By constructing the single storey extensions to the rear and replacing the existing garage to the rear of the house from existing materials and 'be of appropriate scale and design to not harm the character of the countryside"

Be of "high quality design and sustainable construction"

Not introduce any additional buildings and will remove two derelict storage buildings.

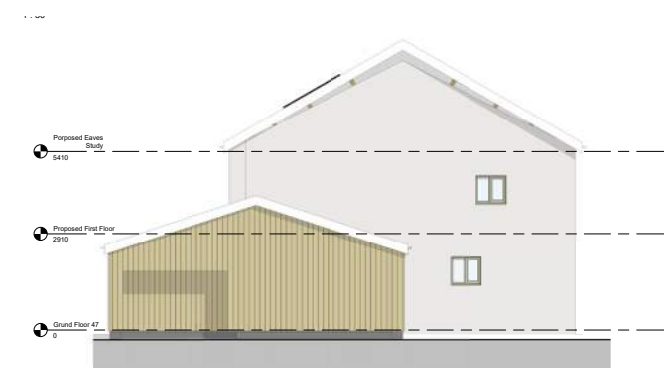
Be renovated rather than new construction.

Not have a detrimental impact on the natural beauty or wildlife as no new buildings are proposed and the proposed layout follows a precedent set by dwellings within close proximity.

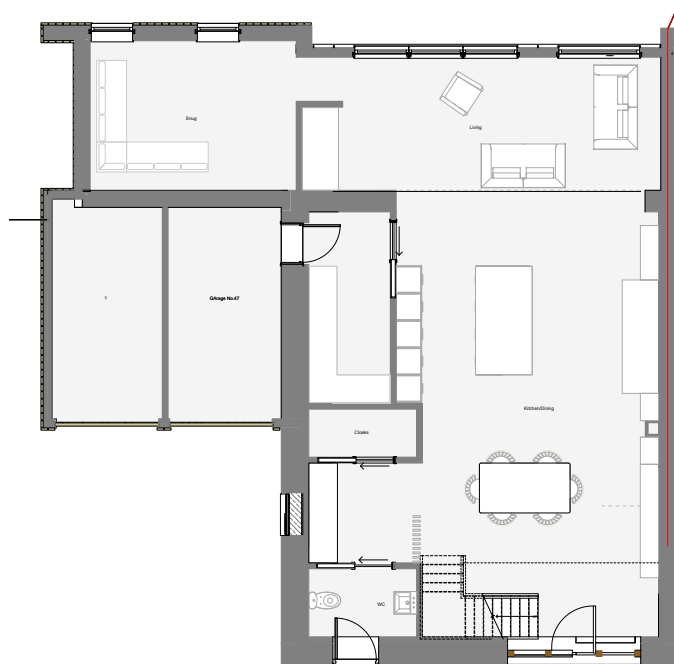
Residential conversion is considered the best option for the site for a number of reasons when compared with other possibilities including the unused barn becoming more unstable and un safe.



Proposed Elevation_South



Proposed Elevation_West
1:50



Proposed Elevation_North
1:50



PROPOSED ELEVATIONS

PROPOSED PLANS

47 ROWLANDS ROAD. Bury, BL9 5NF

APPENDIX 1

SUPPLEMENTARY DESIGN STATEMENT FOR
REDESIGN OF REAR EXTENSION & GRAGE

*47, Rowlands Road Bury. BL9 5NF –
Proposed changes to currently approved scheme.*

It is the aim of this brief document to explain the rationale and sponsoring motives behind the proposal to revise the current approved Barn conversion scheme at 47, Rowlands Road.

The remit of the revised scheme was driven by the applicants wish to achieve two aims. Firstly, to improve the existing structures ability to sustainably provide and support modern family living. Secondly and no less important, to retain more of the authentic character of the barn's original prominent elevation and in doing so, safeguard the visual amenity of a local area they love.

To this aim, the applicant commissioned the design of a succinct, internal living space layout for the existing structure. This along with the identification of minimal additional extension (less than one third of the existing structures volume) was to maximise the finished conversions ability to provide sustainable modern living accommodation. (Please see plans provided).

Equally considered during the design process was the aim to limit the amount of alteration required to the principal, south facing, front elevation of the original structure. Primarily, the aim was to work with the existing openings in order to retain the important features that give the building its distinct character. In doing this the applicant believe they will help safeguard the visual amenity of the building and its immediate setting.

In comparison to the existing approved scheme, the new layout allows far more of the buildings original simplicity to be retained with no new openings required to the principal elevation. (Please see images 1 & 2).



Image 1. Current approved principal elevation.

*47, Rowlands Road Bury. BL9 5NF –
Proposed changes to currently approved scheme – Continued.*



Image 2. Proposed revision to principal elevation.

The minimal, single story additions/extensions proposed are necessary to provide quality family living accommodation along with garaged off-road parking. As part of the current planning consent, it is a condition to provide off road parking for 2 vehicles for both 47 & 47a Rowlands Road. The additions to the west facing side elevation (albeit set back 5.2mtrs from the front elevation) will provide 2 garaged parking spaces (one for 47 and one for 47a) and are intended to limit the amount of vehicular detractor when viewed from Rowlands road. The structure, which also encompasses a family snug to the rear, is proposed in a vertical natural timber cladding with a simple agricultural vernacular and is intended to compliment, and not detract from, the main barn. The structure is scaled to ensure its subsidiary relationship to the main barn and the cladding will naturally weather to silver which will complement the greenbelt setting. (Please see image 3 & 4).

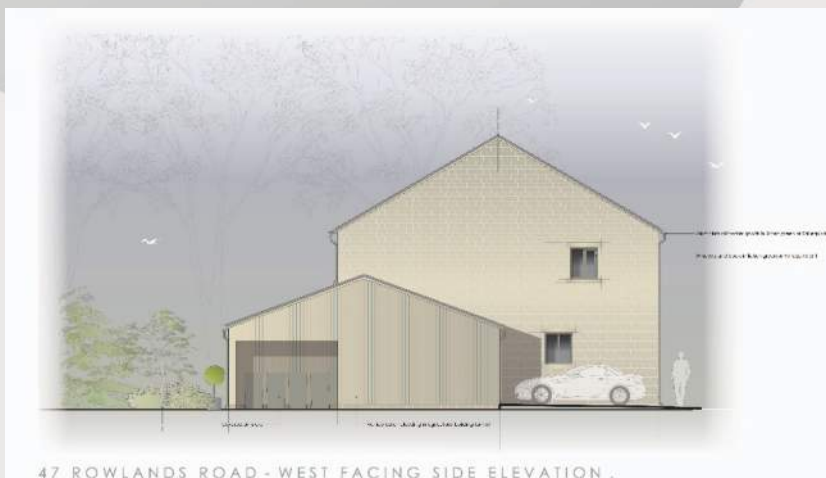


Image 3. Addition to West facing Side elevation.

*47, Rowlands Road Bury. BL9 5NF –
Proposed changes to currently approved scheme – Continued.*



Image 4. Weathering natural timber vertical cladding.

A proportion of the additions to the rear of the barn are proposed in a simple vertically seamed zinc cladding which will be pre-finished in a heritage green such as Farrow & Ball Lichen. The cladding will not require ongoing maintenance or repainting and will match the proposed new painted timber window and doors throughout the main structure.

Whilst it is accepted that the use of standing seam zinc is a relatively contemporary approach, it is evocative of the vertical corrugated cladding of many agricultural buildings and coupled with the adoption of the proposed colour, will blend sympathetically with the original natural stone structure. Additionally, the use of this material, which has been widely embraced nationally in the conversion of historical agricultural buildings, is limited completely to a section of the rear elevation which has only a restricted view from the public footpath to the East and thus does not harm the visual amenity of the building or its location. Please see Images 5, 6 & 7.



Image 5. Proposed rear elevation showing extensions.

*47, Rowlands Road Bury. BL9 5NF –
Proposed changes to currently approved scheme – Continued.*



Image 6. Lichen Green.



Image 7. Green Zinc Cladding used in Greenbelt.

Further scheme proposals to ensure the proposed revised conversion will respect the history of the original building and its greenbelt setting are:

The adoption of cast iron look Zinc rainwater goods in matching green. (see image 8).

The inclusion of all SVP services to within the building fabric.

The adoption of conservation type, all metal, low profile roof lights (see image 9.)

*47, Rowlands Road Bury. BL9 5NF –
Proposed changes to currently approved scheme – Continued.*



Image 8. Zinc rainwater goods (will be Lichen Green).



Image 9. Conservation, all metal skylights.

Summary:

It is the applicants aim to build a quality home that can support family life as it progresses into retirement. A home that can sustainably provide for their needs and that of their family for generations to come.

As a long-term resident of the local area, they have a strong affinity with both the building and its location, which has been established over many years. It is their sincere wish to create a quality contribution to the area and to conserve what they believe to be an important architectural asset. In pursuit of this, they have invested significantly in terms of time and consideration in their plans for the conversion and as such, believe that the proposed revisions are meritable and should be considered for approval.