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Ref; 25/1335/301– Design and Access Statement

Design and Access Statement

Demolition of steel framed stables building, and the rebuilding of a stone barn with the addition of rear single storey extension to form a single dwelling at Higher House Farm, 14 Hawkshaw Lane, Hawkshaw, Bury, BL8 4LB.



Image 1 – Proposed site plan

Section 1- Existing Use

- 1.1 Higher House Farm is located to the north of Hawkshaw village centre with access from Hawkshaw Lane.
- 1.2 The subject barn is to the east of a courtyard area with the farmhouse (Higher House Farm) to the south. The buildings are connected with a stone outbuilding that is utilised for storage.



Image 2 - Existing stone barn and steel framed stables building

- 1.3 The stone barn is a substantial building with open plan arrangement to the ground floor that is utilised for stables with a hayloft and storage at first floor level. Attached to the rear is a large steel framed building that is used as a stables with open access between the two buildings.
- 1.4 Planning consent was granted in May 2020 (65197) for 'Demolition of steel framed building; conversion of stone barn to 1 no. dwelling; increase in height to part of roof and a single storey lean-to extension and change of use of land for residential garden'. The applicant implemented this consent by applying for discharge of pre-commencement planning conditions and undertaking part of the approved works (drainage connections installed and inspected by Bury MBC Building Control).

Stone barn

- 1.5 The stone barn comprises a two storey rectangular building with dual pitched roof clad with stone slates, and natural stone external walls with stone quoins to the building corners and some openings. There are existing door and window openings with a large cart door opening to the front (west) elevation.



Image 3 – Stone barn (front elevation)

Steel framed building

- 1.6 This building is attached to the rear of the stone barn and is of steel frame construction with dual pitched roof covered with corrugated cladding sheets, and external walls that are part block (up to a height of 2metres) and part corrugated cladding sheets up to eaves level.



Image 4 – Rear of stone barn and steel framed building

Section 2- Proposed Use and Amount of Development

- 2.1 The subject buildings and land are owned by the applicant and it is their intention that the new dwelling will be developed as a self-build project for their son and his family.
- 2.2 The proposed dwelling would be similar in size and appearance to the dwelling granted in consent ref; 65197, with the following amendments:
- It is proposed to demolish the existing stone barn and rebuild it utilising the existing stone facings. The existing walls are built with solid stone (generally 515-715mm thick) and do not incorporate a cavity, damp proof courses or insulation. There is also significant undulation and vertical mis-alignment to parts of the elevations. It would be beneficial to rebuild the external walls in order that insulated cavities can be incorporated with protection against damp penetration, the walls can be rebuilt with a true vertical alignment ensuring for structural stability over the longer term, and a reduction in external wall thickness allows additional internal accommodation.
 - The number and pattern of door and window openings will generally be maintained (as per consent 65197), but with some minor modifications to suit the proposed layout.
 - A slight reduction in size/footprint of the rear extension, and re-positioning of this to align with the gable elevation of the barn.
 - Addition of a rear storage building to house the boiler, plant associated with a ground source heat pump, and provision of storage for gardening tools, DIY, etc.
 - Re-alignment of rear roof pitch to form a single continuous pitched roof slope and remove slender band of stone walling that would necessitate a more substantial cavity wall construction.
 - Attached storage building to be raised in height to match the subject barn (as per consent 65197), but storage building retained by applicant to be an ancillary use to Higher House Farm.
 - Amendment to external parking area with diversion of footpath directly to the north of the proposed residential curtilage. The existing consent shows the footpath passing directly adjacent to the gable elevation of the barn. The existing footpath is located further north as evidenced by the existing stile position. The land is undulating where the footpath position was previously shown to the approved plans and would not afford a path that is level and easy to negotiate.
- 2.3 Previously (consent 65197) additional accommodation was included with the dwelling through use of an attached storage building with approval granted to increase the height of this building to match the main barn. In this application it is again proposed to raise the height of this building but to retain this building as storage for Higher House Farm.

Section 3 – Layout

- 3.1 The existing barn and stables are located adjacent to the existing farmhouse and are arranged around a courtyard. Part of the courtyard will be divided off for use by the new dwelling with a sub-division formed with stone walling, and the remainder of the courtyard will continue to be used by the farmhouse.

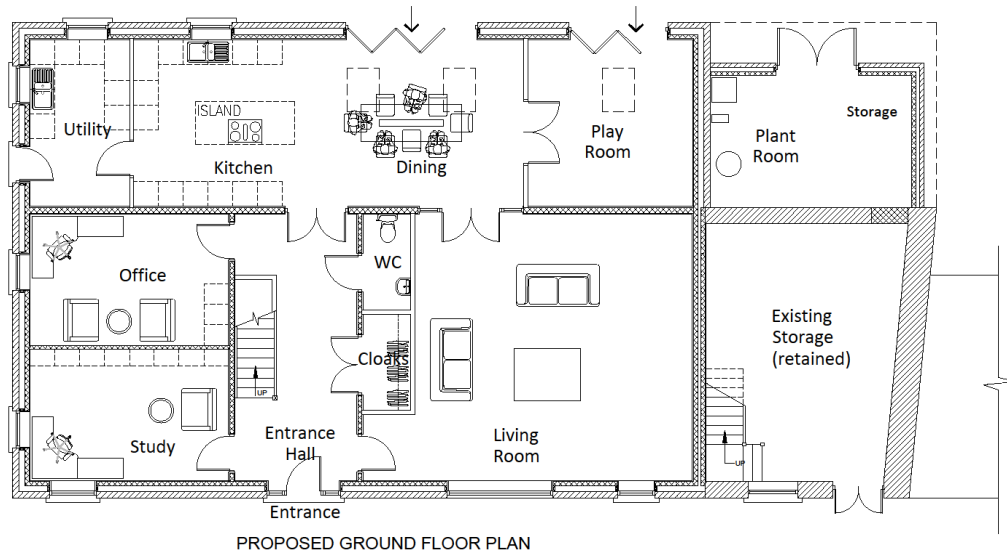


Image 5 – Proposed ground floor layout

- 3.2 At ground floor level a central hallway is proposed with access to a lounge, WC & cloaks, study, and office, and open plan kitchen and dining to the rear extension with a utility and play room off this.

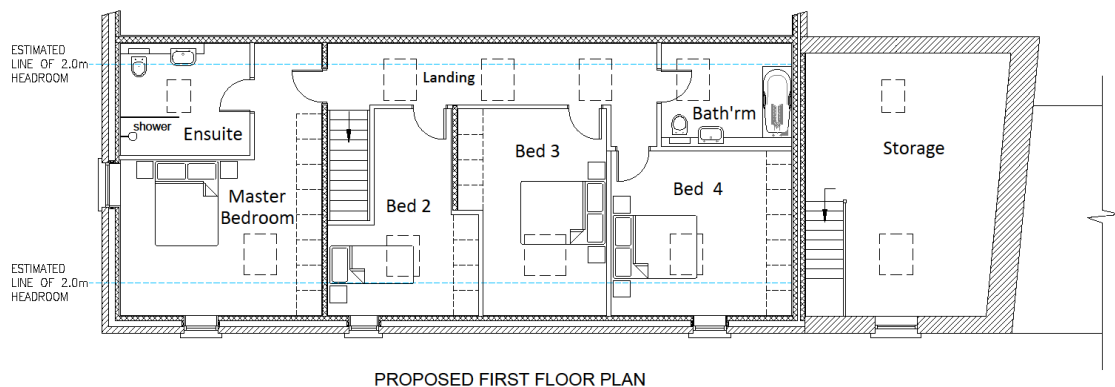


Image 6 – Proposed first floor layout

- 3.3 At first floor level four bedrooms (one en-suite) and a bathroom are proposed. All bedrooms meet the requirements of the Nationally Described Space Standard (NDSS).
- 3.4 An external plant room and storage building is proposed at the rear to provide space for the equipment needed for a ground source heat pump and solar panels. A bin store is proposed at the rear providing sufficient space for the collection and storage of waste for recycling.

Section 4 – Scale & design

- 4.1 It is proposed that the existing stone barn will be rebuilt, and an extension and external store will be added at the rear. The new buildings will replace the existing structures and there will be a 23% decrease in building footprint, and a 31% decrease in building volume.

Section 5 – Landscaping

- 5.1 The dwelling will have a landscaped garden at the rear providing an adequate area of external amenity space. To the rear boundary (east) it is proposed to incorporate new native hedgerow planting to form appropriate boundary planting inside the post and rail fencing.

Section 6 – Appearance

- 6.1 There will be a reduction in the massing of the existing cluster of buildings through the replacement of the steel framed stables building.
- 6.2 The location and pattern of door and window openings that was approved to consent ref; 65197 is generally maintained.
- 6.3 It is proposed that the existing stone facings from the barn will be reused. The use of traditional stone and slate building materials will be sympathetic to the existing farmhouse, and consistent with the existing barn.
- 6.4 The appearance of the stone barn will generally be retained albeit with the addition of the rear extension that is to be built with traditional materials to match the rebuilt barn.

Section 7 – Access

- 7.1 Access to the property is made by an adopted road from Hawkshaw Lane. The existing access already serves the residential use of the farmhouse and is suitable for an additional dwelling.
- 7.2 The new dwelling will have parking provision at the side within a fenced and gated area that will allow parking for a minimum of three cars (four bedroom dwelling).
- 7.3 Level access and approach can be provided to the dwellings to enable the dwellings to be accessible to people of all ability.

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