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Ref; 25/1336/301– Design and Access Statement

Design and Access Statement

Rebuilding of existing barn and attached storage building, with increase of 460mm to eaves height of barn, and change of use to provide two dwellings at Yew Tree Farm, Ringley Road West, Radcliffe, Manchester, M26 1EB

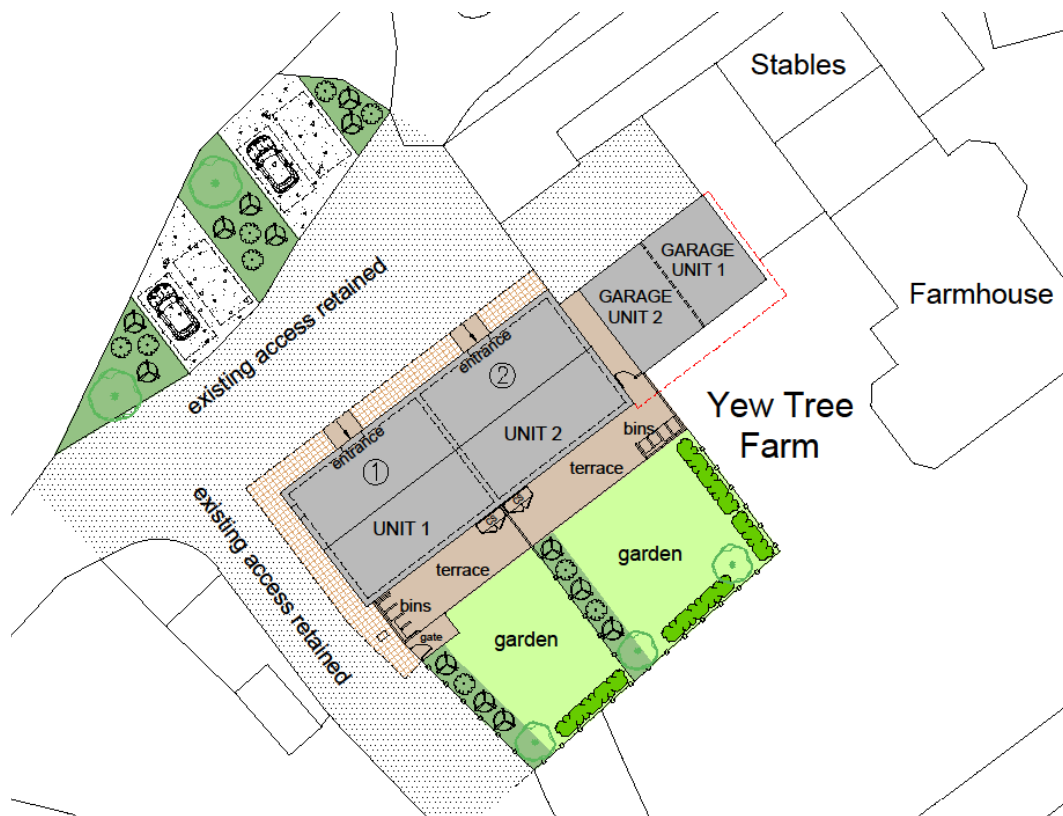


Image 1 – Proposed site plan

Section 1- Existing Use

- 1.1 Yew Tree Farm comprises a collection of buildings arranged around what was originally the Farmhouse, with the subject barn and yard area to the west, various outbuildings, stables and manege to the north and east, and a substantial man-made lake to the south that is enclosed in mature landscaping.



Image 2 - Existing barn and storage buildings

- 1.2 The subject barn suffered from fire damage in 2024 resulting in the loss of the roof and timber first floor structure, and damage to areas of the upper walls. A substantial block structure remains with concrete floor slabs, foundations and drainage connections. An attached single storey storage building is intact with block and white render walls beneath a mono pitch roof clad with corrugated sheets.
- 1.3 Access to the premises is from Ringley Road West by an existing private road that is surfaced with tarmacadam and is in a serviceable condition.



Image 3 – Private access road to Ringley Road West

- 1.4 The subject building was approved as an “Extension to stables for plant garage with increased ridge height...” in 2004 (consent ref; 43458).
- 1.5 In 2014 an application for “Amendments to outbuilding including reconstruction with lower roof/eaves height” was approved (consent ref; 57390). This consent was implemented and completed in 2014 and the building was used for the storage of vintage tractors, a workshop, bee hive maintenance, and storage.

Barn

- 2.1 The barn is a rectangular building built with block walls that previously had vertical timber boarding to the upper storey with dual pitched roof clad with natural slates. There are existing door and window openings to the front and rear elevations, with a door for vehicular access to the rear (south) elevation.



Image 4 – Rear elevation of barn

Attached storage building

- 2.2 The attached storage building is built with block walls and white render, beneath a mono pitch roof clad with corrugated sheets. Three stable doors are incorporated to the front elevation, and further door and window openings to the gable and rear elevations.



Image 5 – Attached storage 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 barn will be rebuilt to provide two dwellings that will be developed as a self-build project for the applicant and their daughter.
- 2.2 The proposed dwellings will follow the same footprint as the existing barn, and it is proposed to reuse the existing foundations.
- 2.3 The existing and proposed heights of the building are as follows;

	Barn (approved & constructed)	Proposed dwellings	Change (metres)
Ridge height (metres)	6.69	6.27	-0.42
Eaves height (metres)	3.68	4.14	+0.46

- 2.4 It is proposed to increase the eaves height of the barn by 460mm in order to increase the available height at first floor level and provide improved bedroom accommodation. A 420mm reduction in the ridge height of the barn is proposed, and overall there will be a reduction in the height of the previously approved building.
- 2.5 The attached storage building is rebuilt with a slightly reduced footprint and detached from the dwellings to provide garaging for both units, and external access to the rear garden of unit 2.
- 2.6 To the front and side of the building a cobble path is included to provide a visual demarcation from the existing access. An existing parking area to the opposite side of the access is utilised to form two parking spaces for each unit (three bedroom dwellings), with landscape planting separating these areas. An Electric Vehicle Charging Point (EVCP) is provided for each dwelling.

Section 3 – Layout

3.1 The proposed dwellings have accommodation over two storeys as follows:

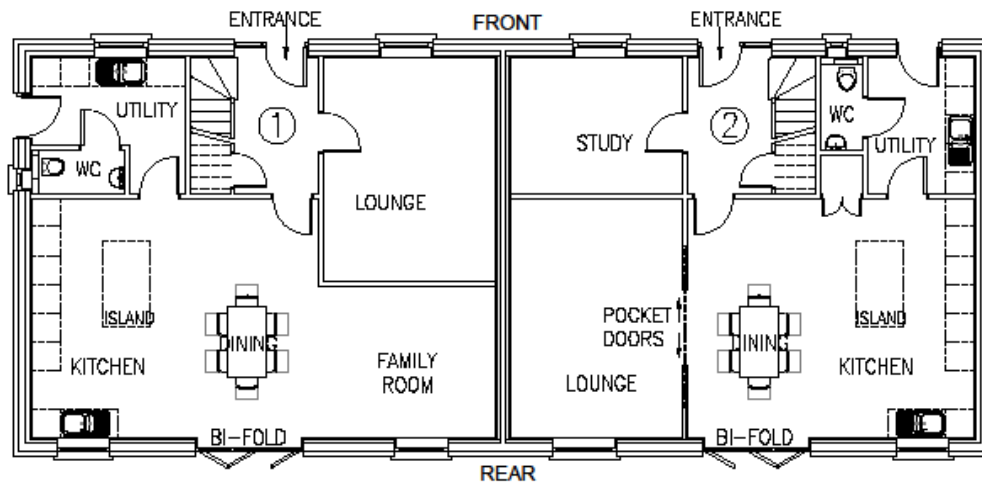


Image 6 – Proposed ground floor layout

Ground floor

- Entrance hall and stairs with access to open plan kitchen/dining, family room (or living room), and utility, WC, and lounge (or study).

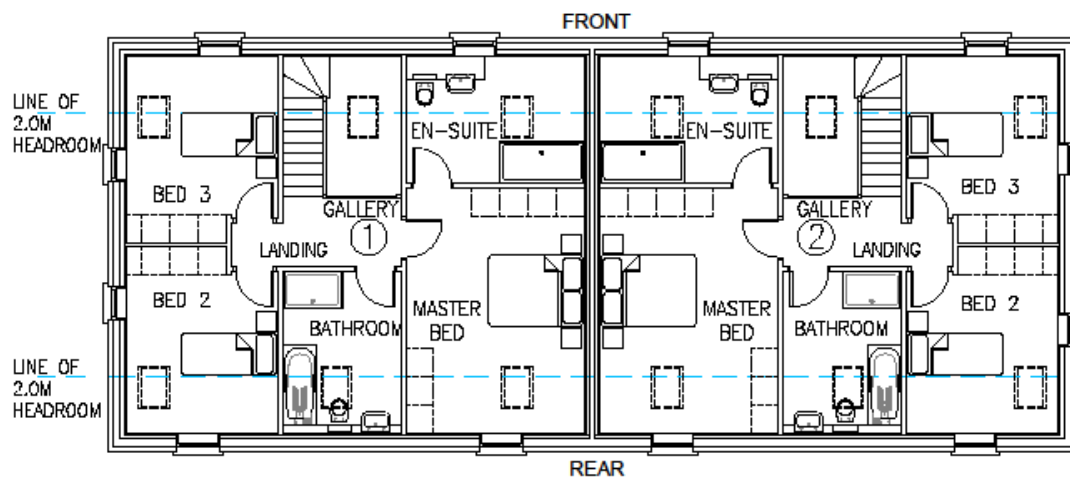


Image 7 – Proposed first floor layout

First floor

- Three bedrooms (one en-suite bathroom), and bathroom. All bedrooms meet the requirements of the Nationally Described Space Standard (NDSS).

3.2 Each dwelling comprises a Gross Internal Floor Area (GIA) of 154.818m².

3.3 An existing storage building is re-built to provide a garage for each unit.

Section 4 – Scale & design

- 4.1 It is proposed that the existing barn and storage building will be rebuilt, to the existing footprint. The foundations and ground floor slabs to the existing barn are to be reused. The new buildings will replace the existing structures and there will be a 11% decrease in building footprint, and a 4% decrease in building volume.

Section 5 – Landscaping

- 5.1 The dwellings will have landscaped gardens at the rear providing an adequate area of external amenity space. To the rear boundary (south and 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 The form and massing of the existing / previously approved buildings will generally be retained.
- 6.2 This development has been designed to make a positive contribution to the form and quality of the surrounding area. The proposed dwellings are designed to reference the existing buildings in the locality in terms of form and scale, and a sympathetic use of materials is proposed.
- 6.3 The height of the adjacent buildings has been considered and the proposed dwellings are designed to be of a comparable, or a lesser height to other dwellings in the locality (6.27 metres from finished floor level to ridge). The first floor bedroom accommodation is partially housed within the roof space to achieve a lower overall eaves and ridge height, and the proposal comprises low rise development.

Section 7 – Access

- 7.1 There is an existing private access to Yew Tree Farm. This includes use by larger horseboxes and agricultural machinery for maintenance of the site, lorries, and an existing refuse collection.
- 7.2 The existing access is to be utilised and is suitable to serve the two dwellings proposed. A safe access is provided and traffic generation from two dwellings will be minimal and would not have any perceivable impact on the highway network.
- 7.3 There are turning and parking facilities to the front of the dwellings that will allow parking for a minimum of 2 cars, this is in accordance with Bury Council's parking standards. Level access and approach can be provided to the dwelling to enable access by people of all ability.

Issued 20th January 2026