



Design, Access & Heritage Statement

Greenhalgh Fold Cottage, Greenmount, Bury, BL8 4HT

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I.0 Introduction

SKY Design & Consulting Limited have been appointed by Sarah Bourne as project agents to manage all application requirements for the proposed out-building works at her property, Greenhalgh Fold Cottage, Whipney Lane, Greenmount, Bury, BL8 4HT.

This document is to supplement the Listed Building Consent application and provide support and context to the proposed installation.

A pre-application advice request was sought in April 2024 with a generally positive outcome. There were requests for additional information within any formal planning application submission, all of which has been provided within this report and via supplementary drawings and documents.

2.0 Building and Location

Greenhalgh Fold Cottage is located just within the Green Belt boundary at the end of Whipney Lane, slightly east of the Greenmount Gold Club clubhouse – see ‘Figure 2’

The application site is bounded on all sides by Greenmount Golf Club and comprises of the main dwelling, a detached converted barn, car parking/driveway and garden amenity space to the east.

The main dwelling is a Grade II listed building, with natural stone façade and grey slate roof.

The detached barn is a predominantly red brick structure with natural coursed stone plinth and grey slate roof.

There is a public footpath that runs along the front, southern boundary and continues through the golf course.



Figure 1 | Google Maps extract to provide context to site location | not to scale

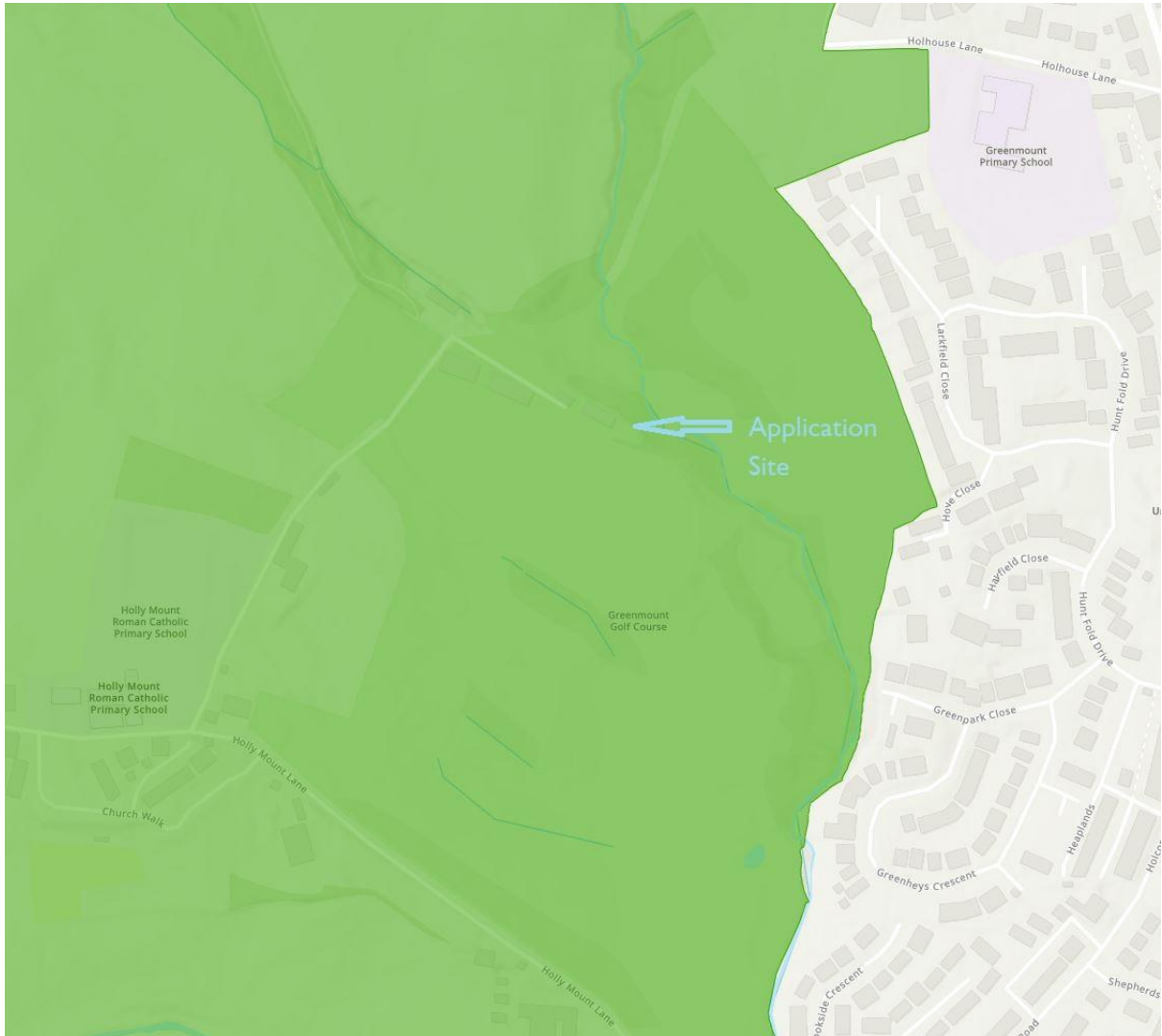


Figure 2 | Map demonstrating extent of Green Belt to provide context to site location | not to scale

3.0 National Planning Policy

The National Planning Policy Framework (NPPF) as revised on 20th July 2021 has been considered within this application. The relevant sections of the NPPF are considered below.

The NPPF includes a presumption in favour of sustainable development which is recognised as having three mutually dependent dimensions: economic, social and environmental. The NPPF advises that these should be sought simultaneously through the planning system in conjunction with high quality design. The NPPF also advises that the presumption in favour of sustainable development means in practice that development which accords with the Development plan should be approved without delay and that where a Development Plan is out of date or silent, permission should be granted unless any adverse impacts from the proposal would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate that the development should be restricted.

Core Principles

The NPPF sets out 12 Core Planning Principles. These are that Planning should:

- Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk, and coastal change, and to encourage the reuse of existing resources including conversion of existing buildings;
- Reduce pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies within the Framework;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value;
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas; and

- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

Those principles most relevant to this proposal are considered below. Specifically with regard to Heritage the NPPF sets out how proposals should be viewed:

NPPF paragraph 200 states:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

NPPF paragraph 202 states:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

In addition to the NPPF, Places for Everyone (PfE) and Unitary Development Plan (UDP) are being considered within this application.

The most relevant policies that will be taken in to consideration are:

- EN1/1 – Visual Amenity
- OL1/2 – New buildings in the Green Belt
- OL5/2 – Development in River Valleys
- EN2/3 – Listed Buildings
- EN6/4 – Wildlife Links and Corridors

EN1/1 – Visual Amenity

The proposed building will be sited to the east of the application site and will nestle within the existing dense wooded area that surrounds the site in this location. This area of the garden sits at higher ground, with the surrounding land outside of the site boundary falling away at roughly 45°. The public footpath running along the southern boundary falls away towards the east and therefore the visual impact on passers by is negated with the existing timber fence shielding the majority of the new buildings massing.

OL1/2 – New buildings in the Green Belt

The new building is to replace an existing garden structure and hardstanding patio within the same area of the site. There will be no impact upon wildlife habitats, nor will there be any loss of greenery within the garden.

The new building is a single storey structure with flat roof construction in order to minimise massing, ensuring that there is not a disproportionate addition to the site, over and above the existing dwelling. The proposed building would sit subserviently and hidden by the existing woodland in the most part.

OL5/2 – Development in River Valleys

As mentioned previously, the topography to the north and east of the site falls away and leads down to relatively small brook.

As the site is located within the Green Belt, the relative Green Belt policies are applicable and take precedent.

EN2/3 – Listed Buildings

The intended siting of the new building is amply detached away from the main listed building and the pre-application advice received provided the following comments from the Conservation Officer:

“there would be no harm caused by the proposal to the setting of the listed building and therefore its special architectural or historic interest would be preserved”

EN6/4 – Wildlife Links and Corridors

The design of the proposed building has been considered to ensure that there would be no negative impact upon the local wildlife and habitats. The massing of the building has been kept to single storey to ensure that it sits below the existing tree canopies and comfortably within the confines of the site boundary.

It is proposed to replant the Holly tree that is currently planted in an area that the proposed building would accommodate. Whilst the Holly tree does not provide any significant qualities for the surrounding wildlife, it will be replanted within the existing garden.

4.0 Planning (Listed Building and Conservation Areas) Act 1990

Further to NPPF policies, the following sections of the Planning (Listed Building and Conservation Areas) Act 1990 are also applicable:

Section 16 – Decision on Application

Section 66 – General duty as respect listed building in exercise of planning functions

Section 72 – General duty as respects conservation areas in exercise of planning functions

5.0 Property Designation

The Historic England list entry for the property is set out below:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1163302

Date first listed: 18th May 1979

Statutory Address 1: GREENHALGH FOLD (GREENMOUNT GOLF CLUB)

Location

Statutory Address: GREENHALGH FOLD (GREENMOUNT GOLF CLUB)

District: Bury (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD 77301 14428

Details

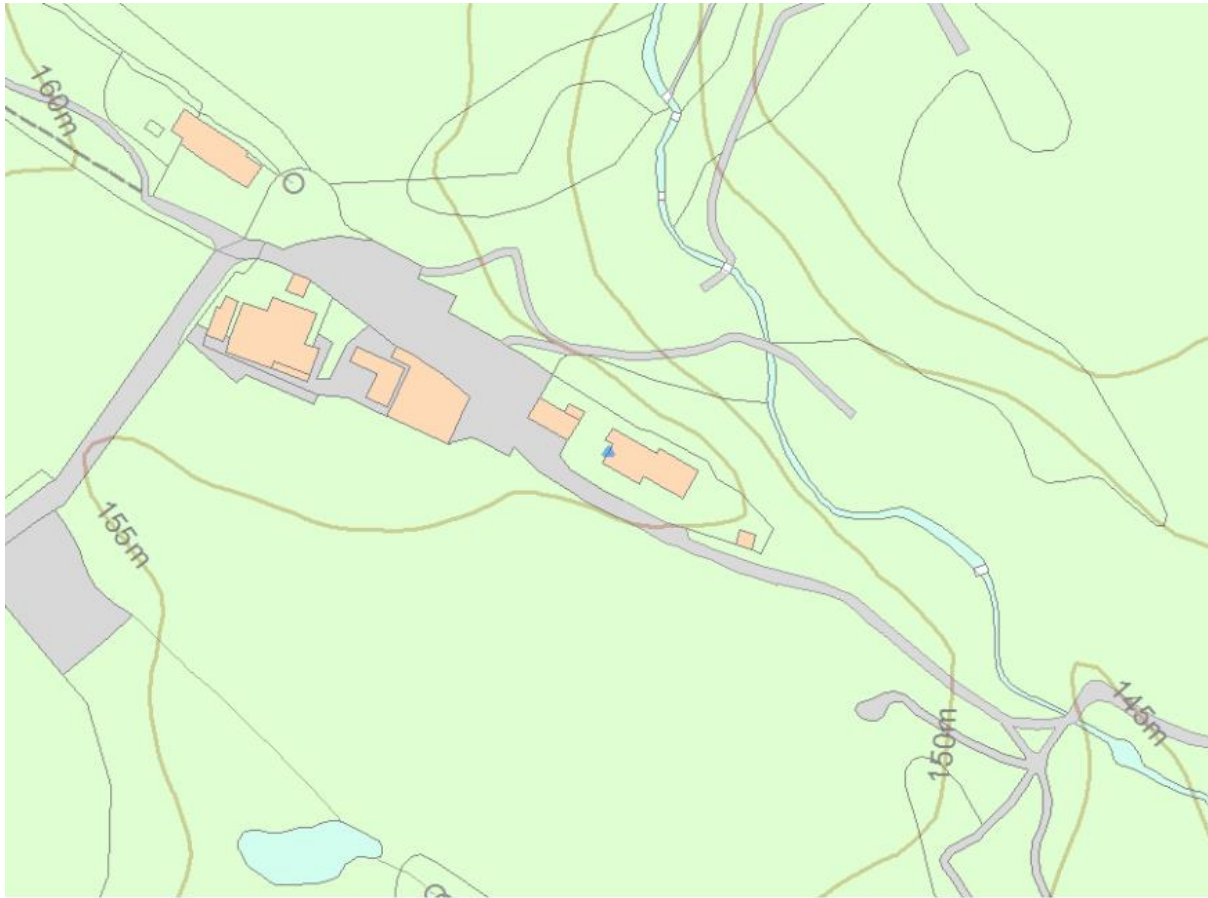
SD 71 SE GREENMOUNT 5/10 Greenhalgh Fold 18.5.79 (Greenmount Golf Club)

II

Triangular panel over door dated "GBTB 1744". Coursed rubble. 2 storeys. 2 stone-mullioned windows, 5 lights to right-hand ones and 4 lights to left. Drip mould across front over ground floor windows. Central door with architrave, eared corners and keystone. Additional moulded panel, formerly inscribed, above date-panel. To right on ground floor is round-headed blind window or date panel. Slate roof. Later brick gable stacks. Elevation is virtually unaltered

Listing NGR: SD7730114428

Map



6.0 Historic Significance

It is suspected that the original building was constructed in the mid-1700's based on the date stone over the main entrance door. The style of architecture is reflective of this time period.

The name 'Greenhalgh Fold Cottage' is thought to have origins from the Greenhalgh family who originally resided in nearby Brandlesholme.

There are a cluster of buildings shown on the 1786 Yates' map within the application site and it is the assumption that Greenhalgh Fold Cottage is one of these. It is again shown on the 1847 Ordnance Survey map.

In 1861 the building group was inhabited by Cyrus Smith, a farmer of 15 acres and his family and by Issac Jackson and Neddy Fairbrother and their families.

The building later became part of the golf club and it was under this ownership when the building received its listed status. The site was later sold on and was utilized a private residence.

7.0 Planning History

Planning consent has been sought for various development in relatively recent past as listed below:

Reference: 61601

Description: Change of use from a barn to a supplementary family annex

Decision: Approve with Conditions

Date of decision: Fri 29 Sep 2017

Reference: 55893

Description: Listed building consent for frameless glazed balcony to front elevation at first floor level

Decision: Approve with Conditions

Date of decision: Wed 06 Feb 2013

Reference: 55765

Description: Non-material amendment following grant of planning permission ref. 54807 for the addition of glazed balcony to first floor at front

Decision: Approve

Date of decision: Wed 06 Feb 2013

Reference: 54807

Description: Two storey side extension; new porch and entrance at side; internal and external alterations

Decision: Approve with conditions

Date of decision: Fri 16 Mar 2012

8.0 Proposed Development

8.1 Proposed Works

The proposed works pertaining to this application relate to the demolition of existing lightweight timber garden shelter and the erection of new garden room.

8.2 Assessment of Impact on the character of the Green Belt and river valley

The new building is a single storey structure with flat roof construction in order to minimise massing, ensuring that there is not a disproportionate addition to the site, over and above the existing dwelling.

The proposed building would sit subserviently to the host dwelling and be hidden by the existing woodland in the most part.

It is proposed that the proposed structure will not demonstrate any visually detrimental impact upon the host dwelling or the wider surroundings.

The orientation of the building has been considered to ensure that the largest element of masonry massing fronts the northern boundary which does not have any public access whatsoever. The southern site boundary fronting the public footpath will accommodate the narrowest element of the proposed building and the al fresco dining area, therefore minimising the visible masonry massing and subsequently the lessening the exposure of the new build structure upon passersby.

8.3 Assessment of Impact on a Listed Building

The intended siting of the new building is amply detached away from the main listed building and the pre-application advice received provided the following comments from the Conservation Officer:

“there would be no harm caused by the proposal to the setting of the listed building and therefore its special architectural or historic interest would be preserved”

8.4 Drainage

The proposed building will not require any means of foul drainage. The only aspect of drainage provision to serve the new building will be surface water drainage.

Considering that existing surface water falling on the area is taken on the existing hardstanding patio and then dispelled to be absorbed by the surrounding soft landscaping, the proposed structure will actually slow this absorbency rate down and improve the potential for pooling water.

The proposed structure has a flat roof laid to fall to the rear elevation, facing east. From there, the rainwater will be collected within 2No water butts that will have overflow facilities. Only when these water butts are full will the rainwater discharge in to the surrounding soft landscaping.

The water butts will be easily accessible and provide readily available water provision for the gardeners that tend the garden on a weekly basis, therefore providing a sustainable approach to the development.

9.0 Supporting Information

The drawings have been submitted to supplement this application and provide detailed context of the proposed construction:

- Existing Site and Location Plans, reference name:
24009 - 001 Existing Site and Location Plans
 - Proposed Site and Location Plans, reference name:
24009 - 100 Proposed Site and Location Plans
 - Proposed Floor Plan and Elevations, reference name:
24009 - 101 Proposed Plans and Elevations
 - Existing and Proposed West Facing Streetscape, reference name:
24009 - 102 Existing and Proposed West Facing Streetscape
 - Existing and Proposed South Facing Streetscape, reference name:
24009 - 103 Existing and Proposed South Facing Streetscape
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