



Dry Gap Farmhouse

Design & Access Statement

July, 2022
Rev P02



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1.0 Introduction

1.1 Executive Summary

1.1.1 Location

This Design & Access Statement accompanies an application for planning submission for a 2 storey side extension to a detached property - Dry Gap Farm, Bury Old Road, Ramsbottom, BL0 0RX. It is primarily a residential area, though a short walk away from local restaurants and bus routes towards the Bury tram-link to Manchester's City Centre, Trafford Centre & Media City.

1.1.2 Client

The client is an owner occupier living with family who sees the potential of this existing detached property becoming a long term family home. It is desired to have a separate annex to the main house and therefore, the purpose of this planning application is to future proof the home & provide additional space to support a growing family.

1.2 Design Brief

The client has the following aspirations for this project:

- To extend the house to meet their family's growing needs, and improve day to day life with an open plan living arrangement
- To enhance natural daylighting to the main family living space and reduce its carbon footprint
- Remain in keeping with the traditional appearance of the existing and nearby properties



Above: Existing House at Dry Gap Farm



Above: Aerial photograph showing surrounding context

2.0 The Site

2.1 Location Plan

2.1.1 Location

Access to Dry Gap Farm is via a private road directly off Bury Old Road.

There are neighbouring properties at Dry Gap Farm:

- Dry Gap Barn (Grade II Listed)

The north house boundary faces onto:

- Top O’ th Lea Farm

The existing property is a residential farmhouse with land surrounding the property, associated fields for horses and stables forming Holt’s Equestrian Centre.

-  Red line indicates site boundary
-  Red fill indicates proposed extension



Site Location Plan

2.2 Site Photographs



2.3 Site Context

2.3.1 Site Context

The site is located in a greenfield of Bury, Greater Manchester. The surrounding area is dominated by 2 storey detached house-types on farm land - thought to have been built in the 17th Century.

The original designs for these houses were predominantly finished in local natural stonework. Surrounding agricultural buildings have a timber barn appearance. Windows are typically painted brown/ timber frames and roofing materials are either concrete flags or slate tiles. More recent developments have introduced larger areas of glazing and increased area of slate roofing. Enhancements have also been made using anthracite grey aluminium windows (Refer to 3.1).

The majority of homes in the area have undergone alteration and adaptation over the last 30 years, with the addition of a variety of different porches, extensions and outbuildings. There is little uniformity in how these have been approached, and how they have been attached to the original house. Some have flat roofs, others have hipped roofs, and others still have pitched and gabled roofs.

Despite the array of developments within the neighbourhood the principal elevation of the original property remains in tact, with the scale and proportions of the extensions within keeping of the local character.



Above: Existing House - Front (Faces Dry Gap Barn)



Above: Existing Property Rear (Faces Bury Old Road)

2.3.2 Physical Context

The site sits on a residential area clustered around Bury Old Road - connecting Ramsbottom to Edenfield but is not a main route. The site is surrounded by open greenfield land which is used to graze horses. The surrounding boundary dry stone walls are c. 1.5m high to the access perimeter.

The private access road slopes down to the existing property entrance. The site is also restricted to the rear where the land banks along the East elevation c. 1.5m away from the property, partially screening the ground floor from the main road.

The side towards Dry Gap Barn faces a largely solid elevation with a large double height obscure glazed window in place of where the historic barn door was located. The surrounding elevations face the owners open land.

The spaces within the house itself at ground floor level are not well lit from natural daylight impacting the way the family want to live - more glazing to the south is required to improve living conditions. It is desired to have a separate private bedroom & living accommodation from the existing house which can be moderated to be a fully accessible annex in the future if necessary.

It is preferred to extend to the southern side only in order to maximise the south facing aspect of the existing property which provides natural daylighting to existing rooms & the new living area.

There are existing water filtration services located in the existing lean to on the south elevation which will need to be relocated to the existing outbuilding. It would be beneficial to adjust the existing slope to the southern edge to keep existing services routes in tact.

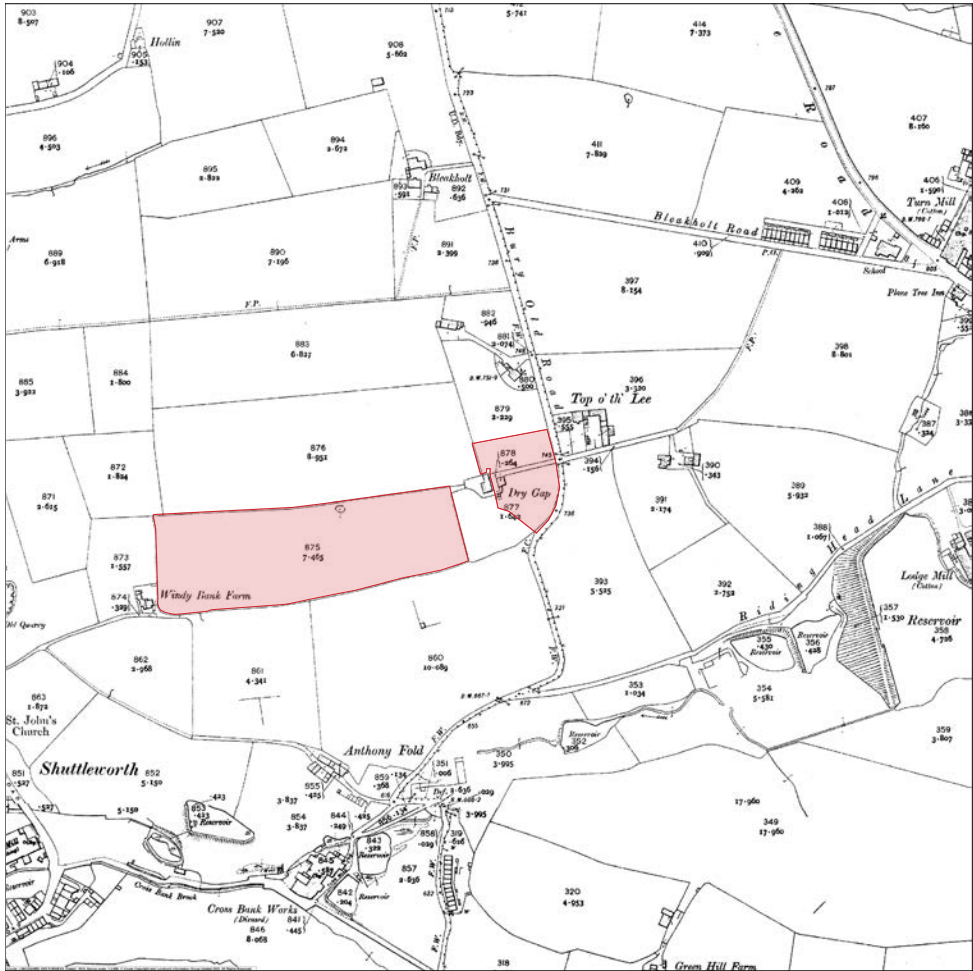


Above: View from site towards Top O Th Lea Farm & Bleakholt

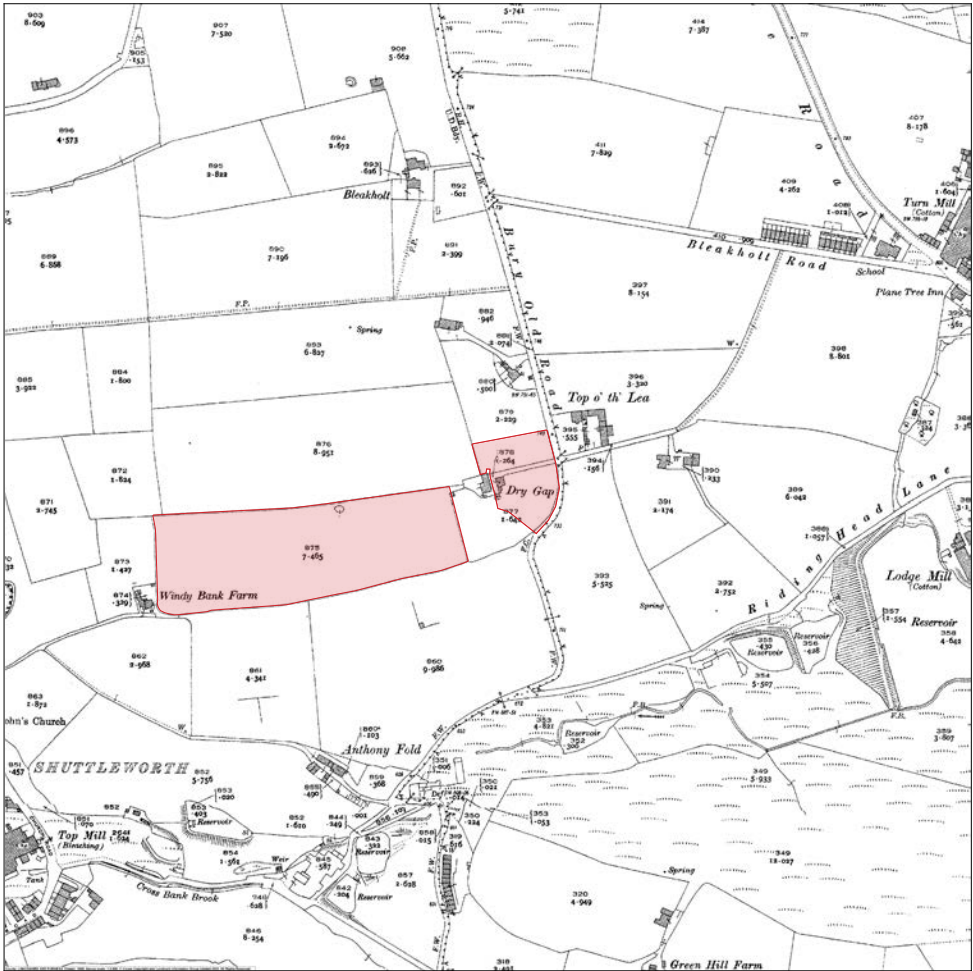


Above: View from site towards Fisherman's Retreat & Ramsbottom

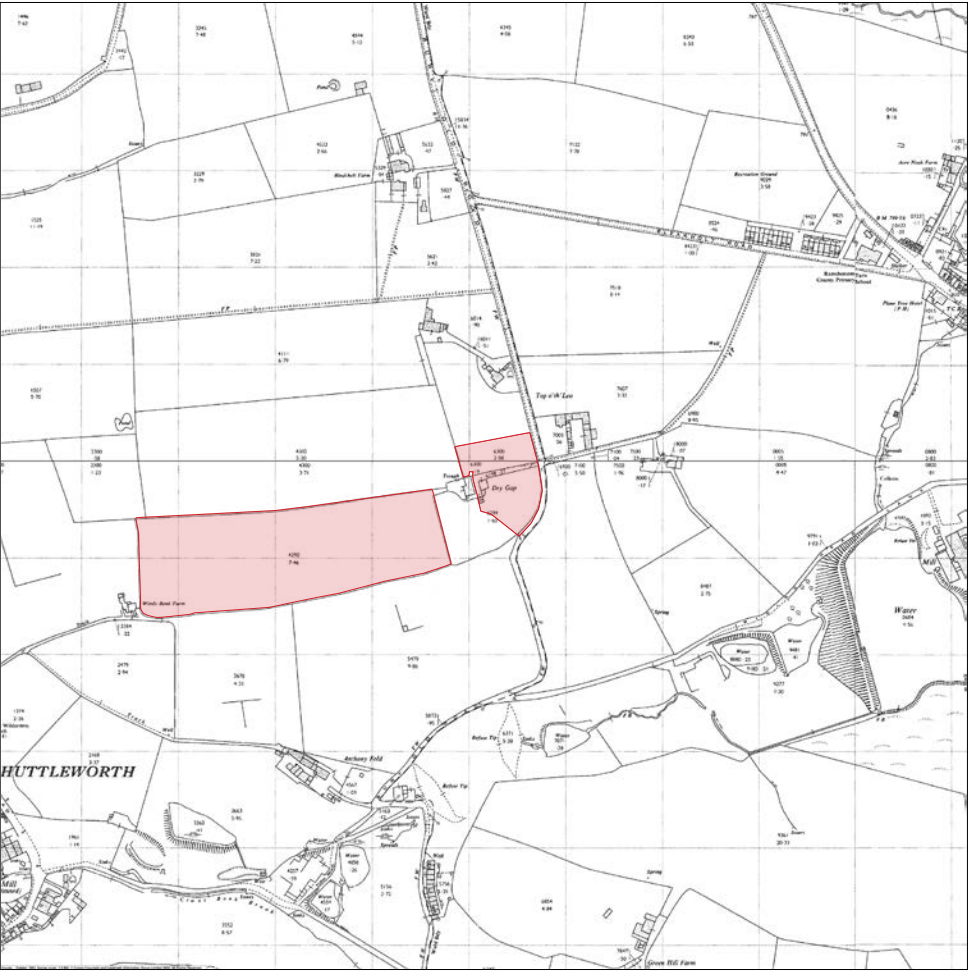
2.4 Historical Maps



Above: Historical Map - 1910



Above: Historical Map - 1929



Above: Historical Map - 1963

2.4.1 Historical Context

Historically there has been development in:

- Shuttleworth between 1910 - 1929.
- Bleakholt between 1929 - 1963

(Further development has taken place at Bleakholt in between 2005-2017)

There has only been development to the surrounding residential properties more recently:

- Dry Gap A Frame Barn in 2009.
- Tower View Stables in 2014.
- Top O Th Lea Farm in 2020.

The history of the site shows that the outbuilding and attached storage buildings are part of the existing dwelling and will be included within the volume calculations (Refer to 4.1).

2.5 Planning Policy & Regeneration

2.5.1 The National Planning Policy Framework

National planning policy and guidance is provided by the National Planning Policy Framework and the National Planning Practice Guidance, which are important material considerations in the determination of the planning application.

The Framework identifies three dimensions to sustainable development:

- economic
- social
- environmental

The Framework indicates that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

The Framework establishes a presumption in favour of sustainable development, and permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits,

when assessed against the policies in the Framework as a whole.

A set of core planning principles underpin decision making. Those most relevant to this development include:

- Achieving sustainable development (Chapter 2)
- Delivering a sufficient supply of homes (Chapter 5)
- Promoting healthy and safe communities (Chapter 8)
- Promoting sustainable transport (Chapter 9)
- Making effective use of land (Chapter 11)
- Achieving well-designed places (Chapter 12)
- Conserving and enhancing the natural environment (Chapter 15)

The Practice guidance is considered alongside the Framework including:

- When is permission required?
- Before submitting an application
- Making an application
- Consultation and pre-decision matters
- Determining a planning application
- Use of Planning Conditions
- Planning obligations

2.5.2 Statutory Development Plan

The relevant current Development plan comprises:

- Bury Unitary Development Plan 1997
- Supplementary Planning Documents

2.5.3 Bury Unitary Development Plan

The Bury Unitary Development Plan 1997 is the current adopted plan & contains a number of objectives relating to design & the environment which are considered to be relevant to the proposals set out in this application:

- EN1/2 Townscape and Built Design
- H2/3 Extensions and Alterations
- SPD6 Supplementary Planning Document 6: Alterations & Extensions
- HT2/4 Car Parking and New Development
- SPD11 Supplementary Planning Document 11: Parking Standards
- OL1 Green Belt
- SPD 8 New buildings and associated development in the Green Belt.
- SPD9 Supplementary Planning Document 9: Conversion and re-use

- of buildings in the Green Belt
- EN2/3 Listed Buildings
- MW1/1 Area of Search (Sandstone / Grit stone)
- EN9/1 Special Landscape Areas

2.5.4 Supplementary Planning Documents

SPD6 – A Guide for Designing House Extensions & Alterations
SPD 11 – Alterations & Extensions to Residential properties

How the design responds to the above planning policies will be addressed in the next chapter.

2.6 Planning History

2.6.1 Previous Planning Applications

47921 - Conversion of an a-frame barn to a dwelling – Approved 2007

47922 - Listed building consent for conversion of existing barn to dwelling – Approved 2007

50365 - Hay barn, 5 no. Loose boxes, tack room, feed store and repositioning of manege with change of use of 2 no. Stables to store – Approved 2008

50818 - Conversion of a-frame barn to dwelling (revised scheme) – Approved 2009

50819 - Listed building consent for conversion of a-framed barn to dwelling (revised scheme) – Approved 2009

60021 - Change of use of existing domestic stables to use as equestrian centre for able bodied people and individuals with autism and similar disabilities and creation of 3 no. new parking spaces – Approved 27/07/2016

2.6.2 Pre-Application Advice

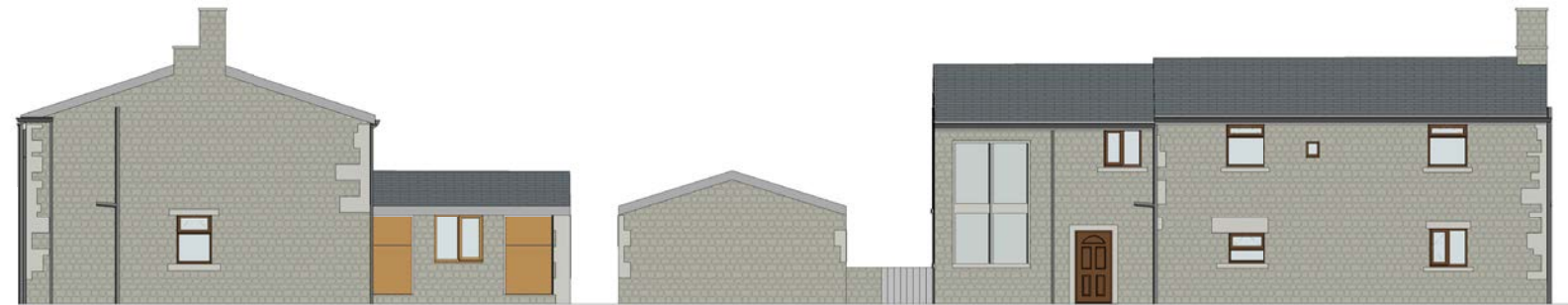
Pre planning advice has been sought for this development ref - 02709/E.

A summary of the comments are below:

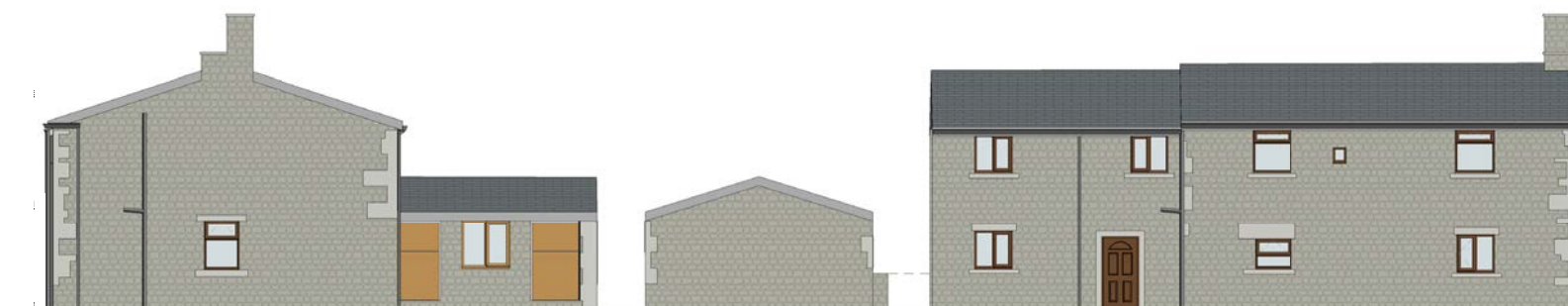
- The principle of residential use in this locality is normally acceptable
- It is considered that the proposed large section of glazing on what would be the new south/ SW gable elevation may be acceptable
- However, the section of large glazing on the east/SE elevation are out of context alongside the existing smaller windows on that elevation.
- In terms of boundary treatment this should be of a design appropriate to the rural setting plus listed building context and should avoid any urbanising features.

These comments have been addressed:

- The large glazing to the E/SE elevation has been changed to smaller punched windows with matching proportions to the existing windows.
- Hedging is proposed against the roadside to enhance privacy



Above: Scheme at Pre-Planning Stage



Above: Scheme at Planning Submission

3.0 Context Appraisal

3.1 Local Area Character Study

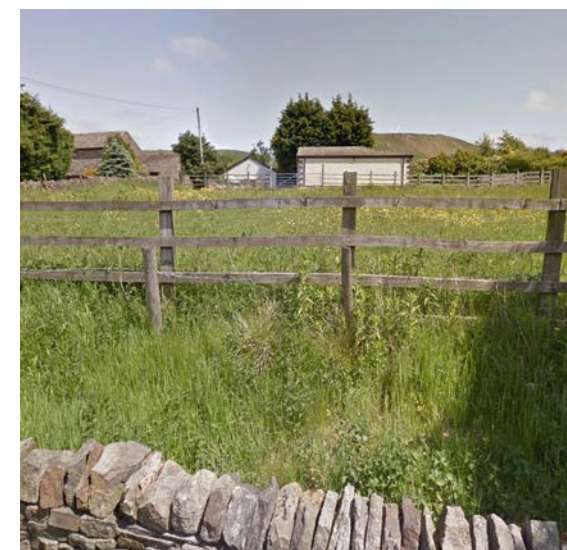
Within the immediate area the houses appear to have the following characteristics:

- Simple palette of materials & detailing
- Local stonework/ pre-cast detailing
- Timber cladding
- Brown Timber Window Frames
- Some light render
- Clay/ concrete roof tiles
- Slate roof tiles

The site faces onto a double height grade II listed building on the west facing elevation closest to the boundary.

Opposite the road the properties are set back from the road an equal distance so are not largely visible from this property. Top O Th Lea Farm can be seen in the distance to the North East direction.

The properties in the immediate context maintain a traditional look.



3.2 Character Study - Recent Developments

The more recent modern developments within the immediate area make use of increased glazing to living areas at ground floor level using dark grey aluminium bi-fold doors or french doors. There is also an increase in double height glazing to nearby properties extending to first floor bedroom accommodation to maximise the surrounding views within the property. Render and timber cladding are beginning to be introduced but the majority of buildings in this area are built with the natural stone local to the area.

The surrounding properties are typically 2 storey's. All properties appear to comply with the following principles:

- Maintain a maximum height below the existing ridge height of neighbouring properties
- Maintain accessible distance from the site boundary
- Compliment existing material palette
- Maintain residential scale & form

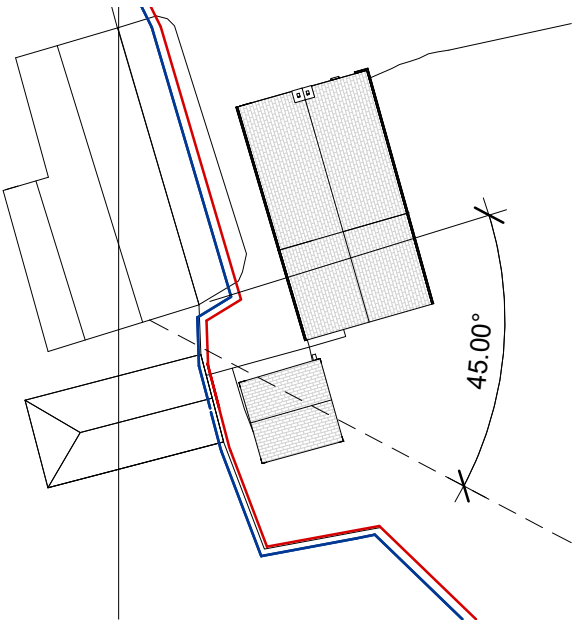


3.3 Site Sections - Right to Light

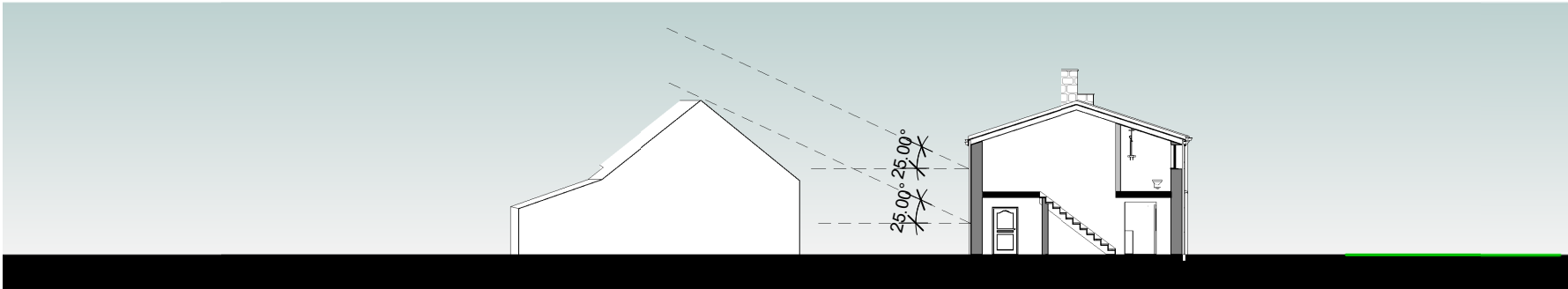
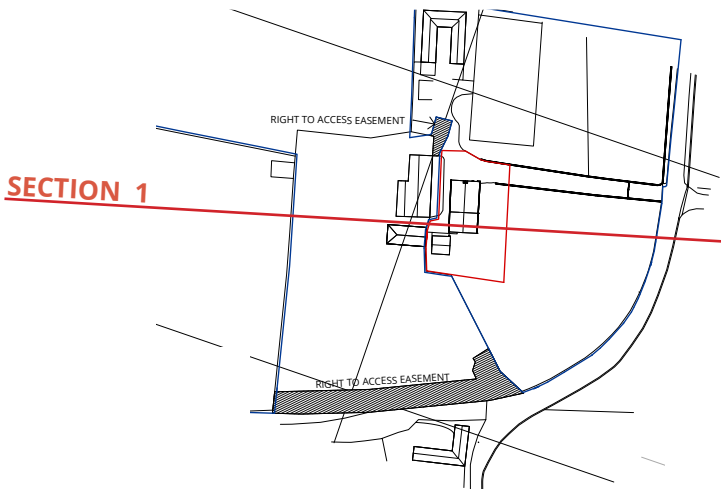
3.3.1 Relationship to Surrounding Buildings

It is strongly supported that this planning application does not have an adverse affect on daylight & sunlight to neighbouring properties & is demonstrated in the adjacent site sections at Dry Gap Farm & Barn.

The 25 degree test is shown & the proposed development remains well below this, meaning the proposed development will also receive adequate natural daylight.



PLAN - 45 degree rule



SECTION 1 - Section through Dry Gap Farmhouse towards Dry Gap Barn

4.0 Design Proposal

4.1 Scale & Massing

4.1.1 Massing

The massing of the scheme was developed in response to observed characteristics of the adjacent listed building & neighbouring buildings. The proposal extends c. 5m to the southern side to maintain the original farmhouse scale & massing. The massing is kept to the location of the existing single storey storage rooms footprint to minimise the impact on the greenfield and adjacent listed building. The further projection to the south provides an opportunity to maximise natural daylighting within the existing rooms of the house

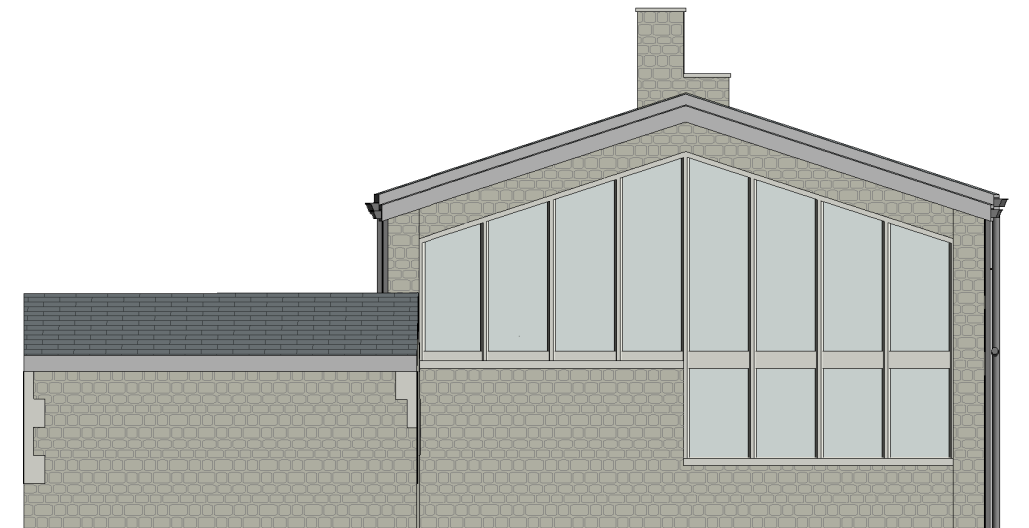
The walls project out to the south by c. 750mm meeting the roof overhang which provides:

- solar shading
- enhances privacy to close property
- helps balance the east elevation with the location of windows

4.1.2 Height

The roof follows a traditional format in keeping with the existing roof form set slightly lower than the existing ridge to allow the existing form to dominate, preserving the traditional character of the existing farmhouse.

The roof overhangs the south facing glazing by c. 750mm to provide solar shading within the building form.



Proposed South Elevation



Proposed East Elevation



4.1.3 Volume

Existing Property Volume 615.255m3

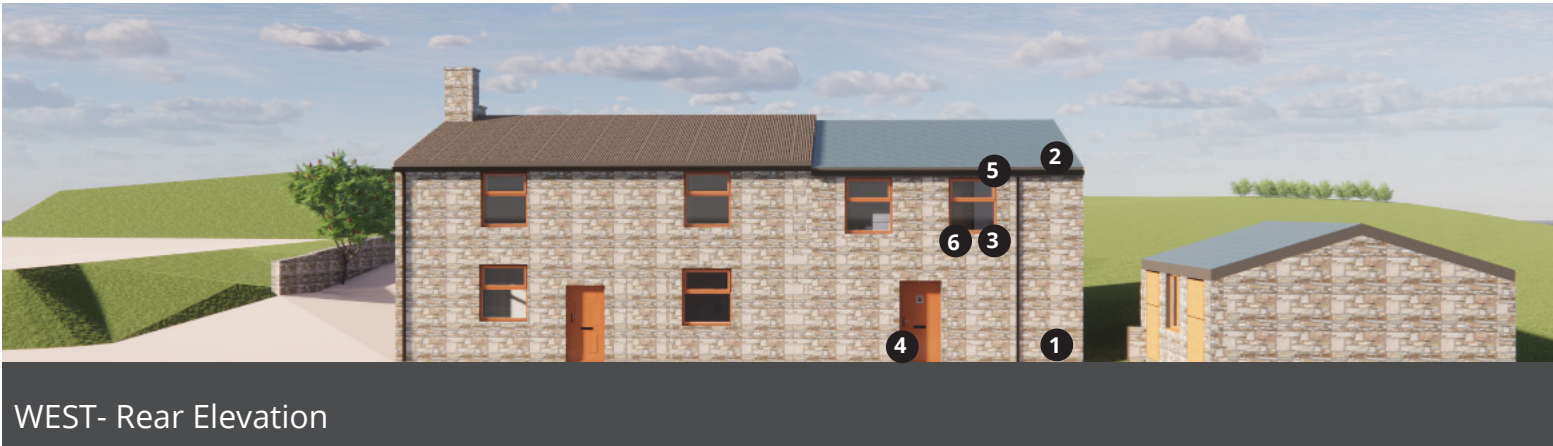
Additional Volume 203.034m3

The proposed extension is a c. 33% increase in volume from the existing dwelling.

House extensions in the Green Belt are considered in line with the tests set out within the National Planning Policy Framework where the impact upon openness must be considered.

Paragraph 145 (c) confirms that extensions and alterations to dwellings can be appropriate provided that they do not result in disproportionate additions over and above the size of the original building.

The Councils supplementary planning guidance document 6, considers that in general, but subject to the individual merits of each scheme, additions of up to one third (33%) could be supported so long as the addition maintains the openness of Green Belt.



- 1 Natural stonework to match existing
- 2 Slate roof tiles
- 3 Timber windows - clear glazing
- 4 New timber entrance door
- 5 Black rainwater goods & fascias
- 6 Pre case window reveals & sills

4.2 Appearance & Materials

4.2.1 Elevational Treatment

The extension is flush with the existing front east facing principal elevation in order to enhance the appearance from Bury Old Road.

The design of the facade was driven by a desire to remain in keeping with the character of the immediate context and of the neighbourhood as a whole from the principal elevation.

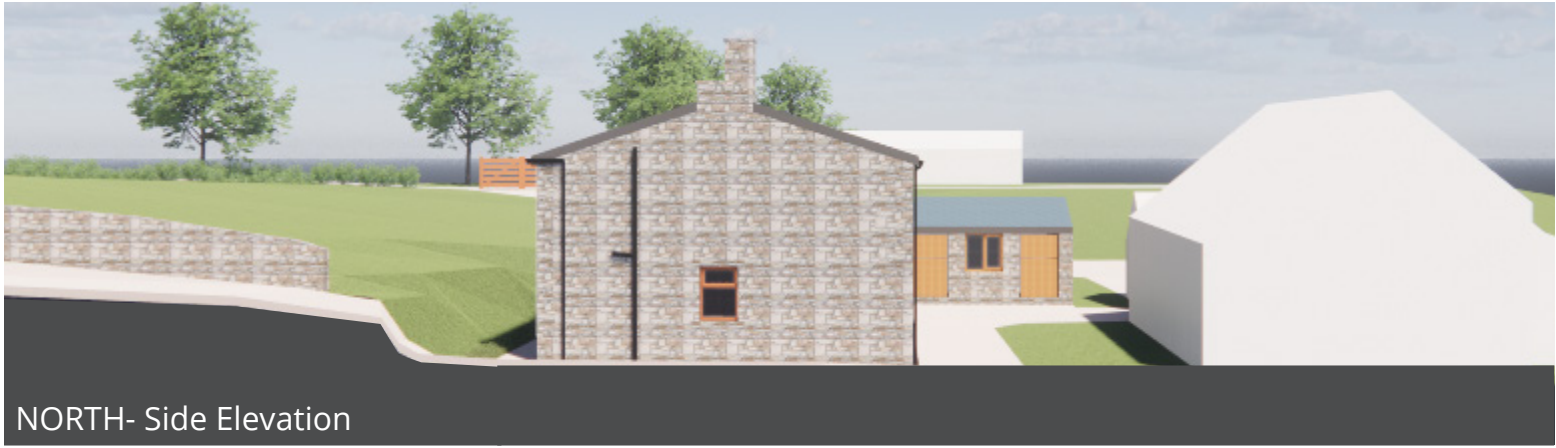
- The main elevational treatment is
- local natural stonework
 - precast window sills & reveals
 - slate roof tiles
 - Brown timber style windows to match existing proportions

The ordering of window openings and door openings are aligned to suit the internal spaces whilst keeping within the existing geometries. New windows to front, side & rear will be timber framed - similar to the existing style to complement the traditional feel to the property.

New doors will be dark timber to remain in keeping with the existing entrance.

There is no requirement to make any changes to the existing access or parking arrangements which are already in place.

The side field to the south elevation requires levelling c. 2m from the proposed footprint in order to reinstate the bank away from the house and provide a landscaped route around the property for maintenance, along with providing a separate entrance to the annex away from equestrian activities.



- 1 Natural stonework to match existing
- 2 Slate roof tiles
- 3 Timber windows - clear glazing
- 4 New timber entrance door
- 5 Black rainwater goods & fascias
- 6 Pre case window reveals & sills

4.3 Illustrative Views

4.3.1 View from Bury Old Road (East)

“Blending into existing street scene”



4.3.2 View from Holt's Equestrian
(North-West)

"Blending into existing character"



4.3.3 View from South



4.3.4 View from Front



5.0 Access Strategy

5.1 Transport

The proposed development does not in any way alter the existing motorised transport access arrangements to the site. The front driveway is retained & access as existing arrangements. There is adequate parking on the site.

The proposed development will introduce one extra bedroom from a total of 3 to 4. The drive at the front can fit more than 4 vehicles exceeding the recommended requirements.

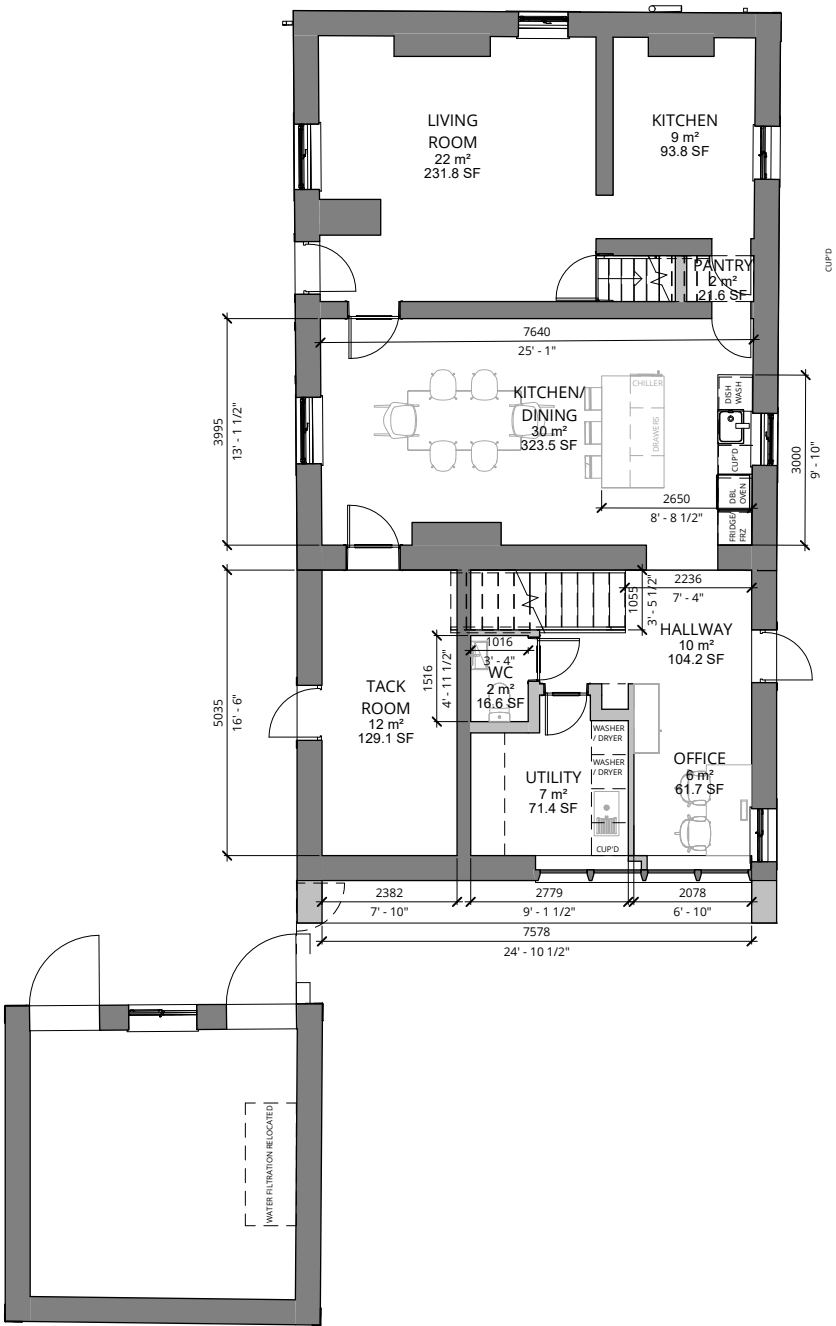
Access to the new annex is via the existing front path which will continue around the building perimeter.

The site is a 25 minute walk to ramsbottom & local bus stops and a 20 minute bus journey to Bury metrolink.

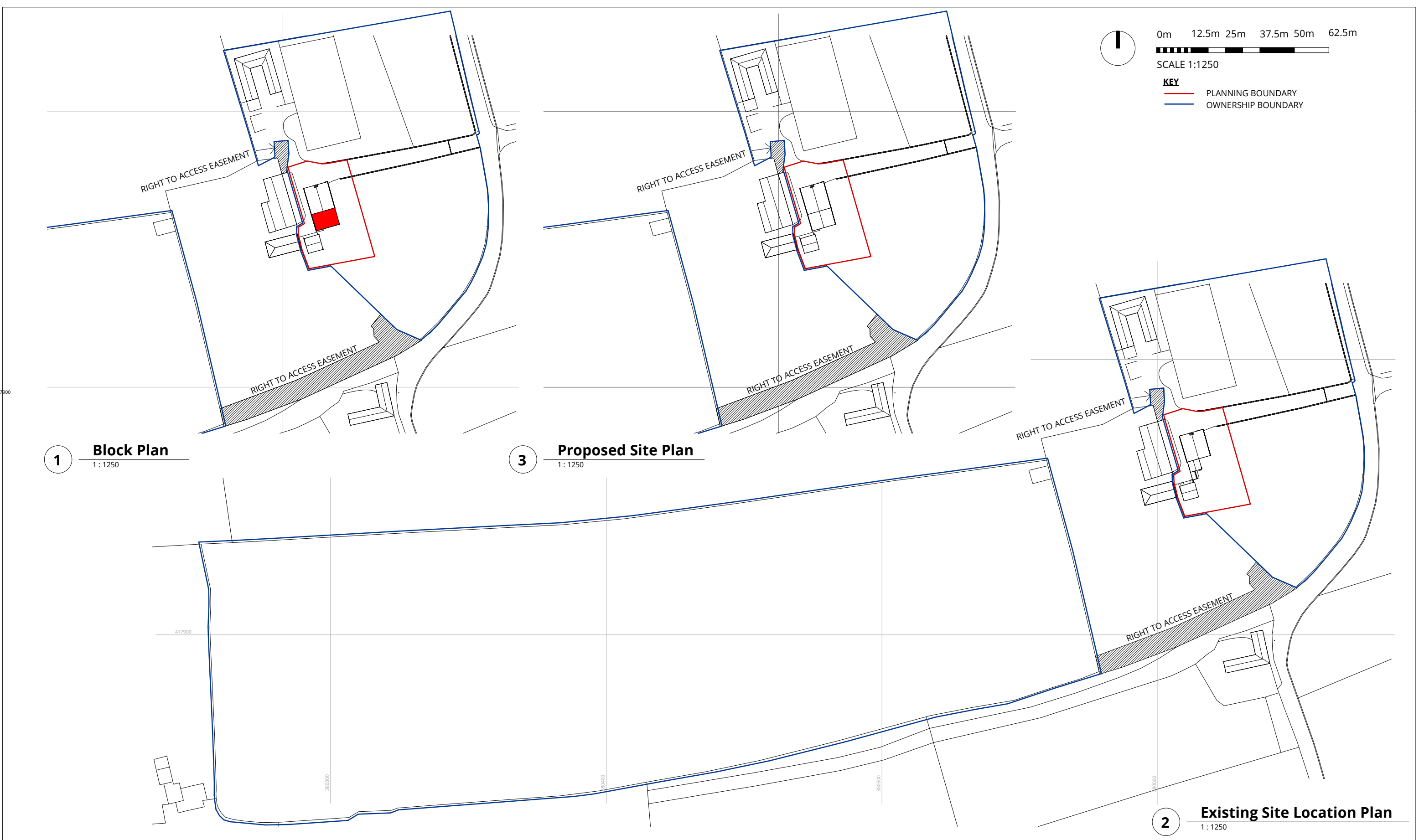
5.2 Inclusive Design

It is important to provide long term flexible accommodation for potential future use by elderly extended family members. The building is adaptable to these changing needs with the new stair width suitable for future fitting a chair lift.

There is also level access surrounding the property.



6.0 Application Drawing Package



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- THE RALA RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

P00	First Issue	RB	RB	18/02/22
P01	Pre Planning Comments	RB	RB	02/05/22
P02	Planning Submission	RB	RB	13/07/22

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RAL
Architect

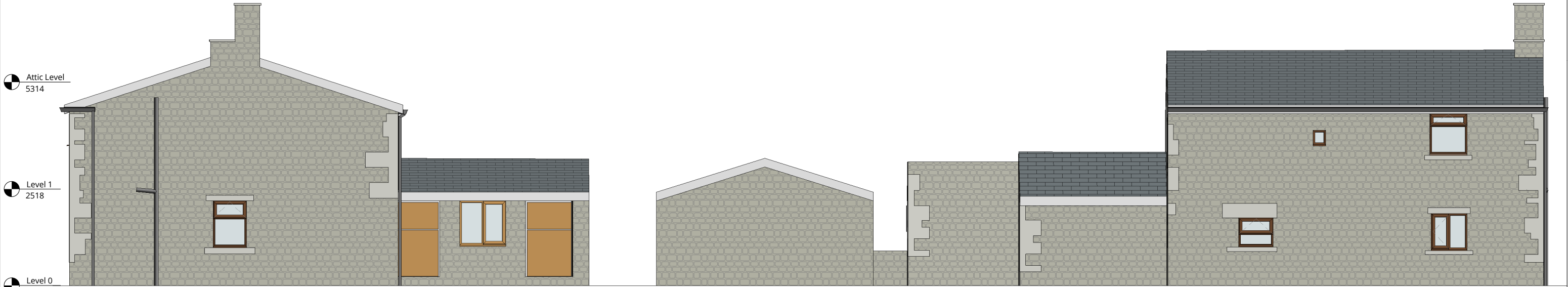
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ROP JOB NUMBER P0014	ISO 27001 CLASSIFICATION Planning
DRAWING TITLE Site Location Plan & Block Plan	
DRAWING NO. DGF-RALA-ZZ-XX-DR-A-(PL)-000	

SCALE @ A3 1 : 1250
DATE FIRST ISSUED 28/01/22
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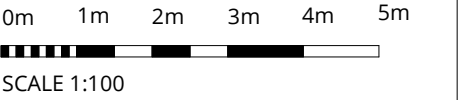
1 Existing North Elevation
1 : 100

2 Existing East Elevation
1 : 100



3 Existing South Elevation
1 : 100

4 Existing West Elevation
1 : 100



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P0014

ISO 27001 CLASSIFICATION
Planning

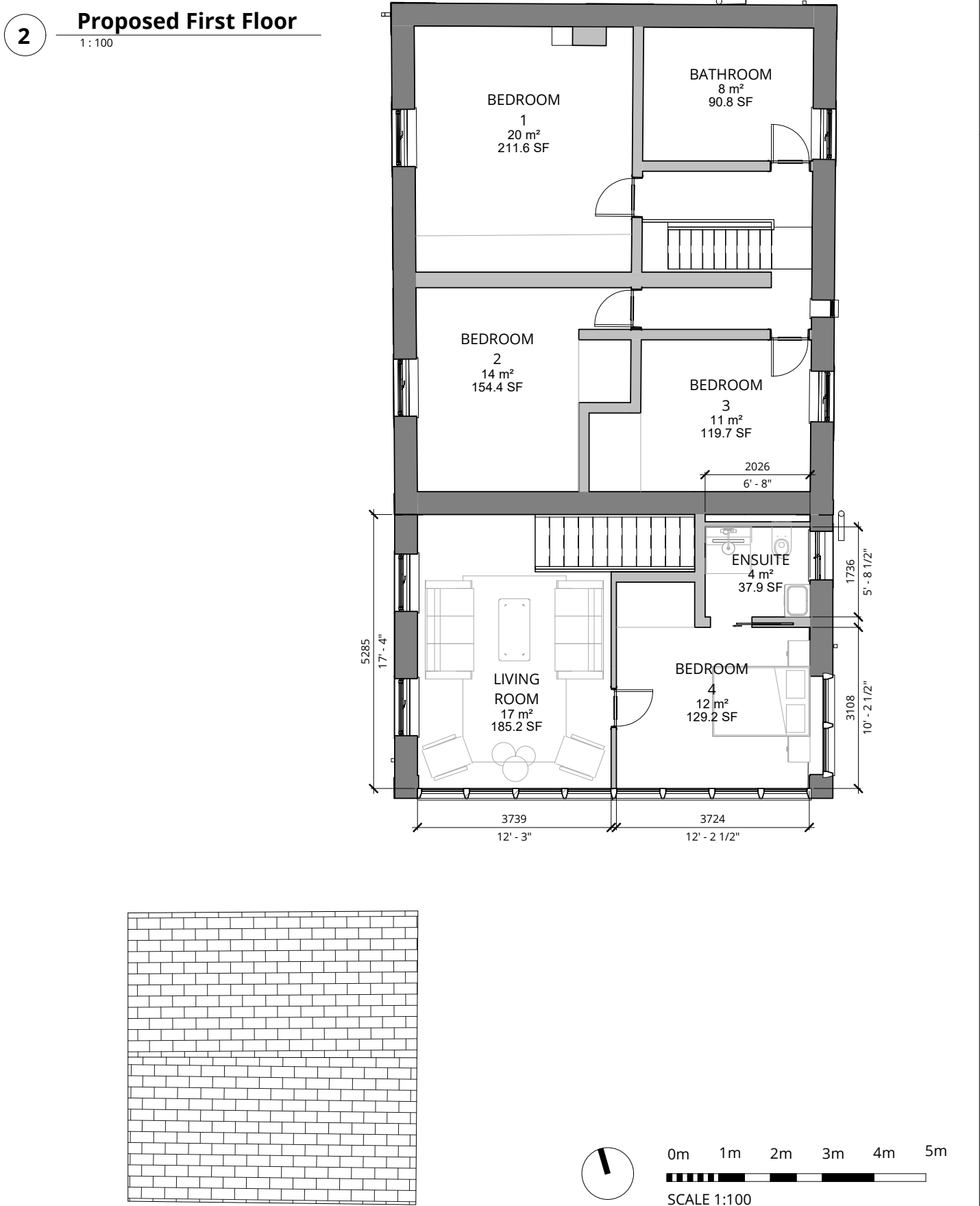
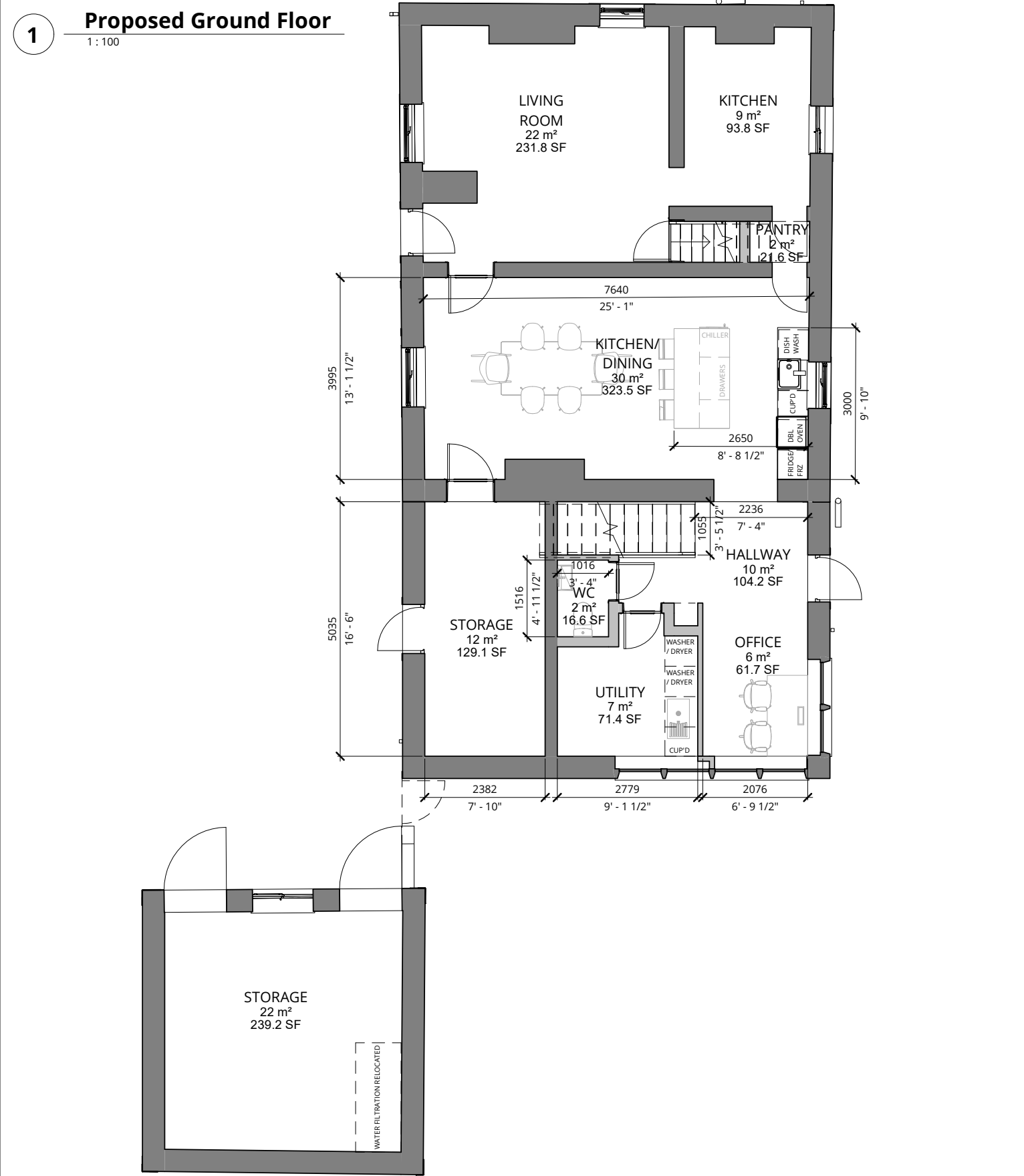
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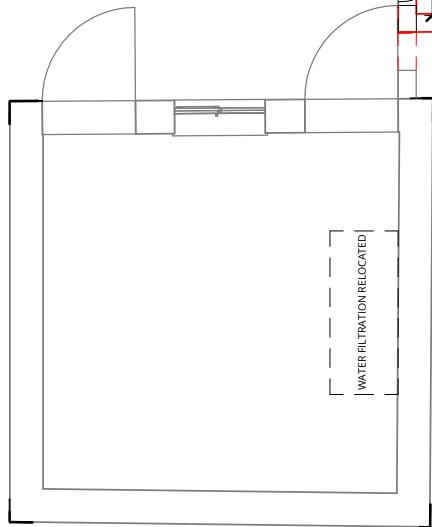
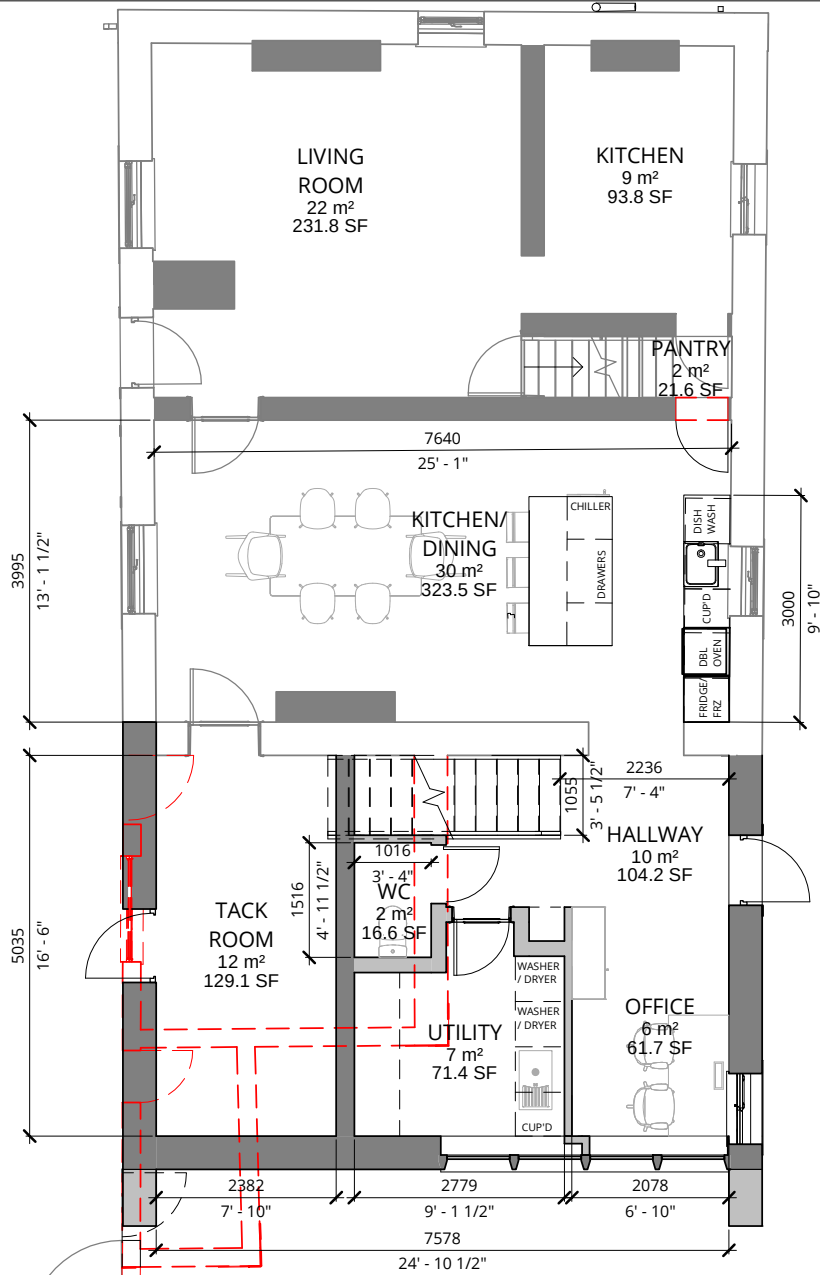
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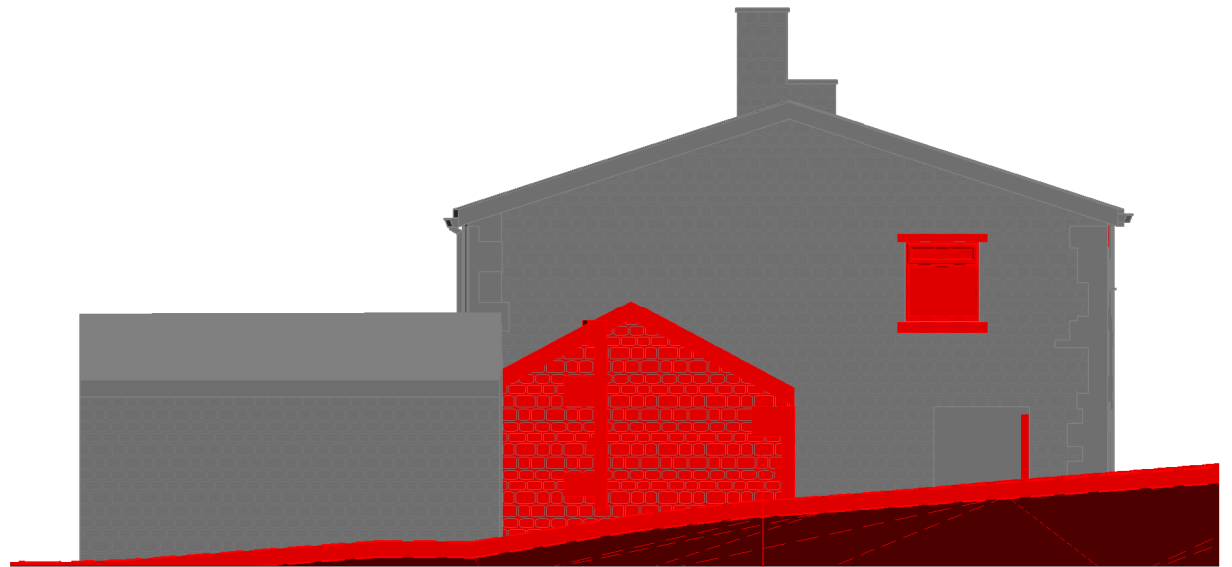


1 Proposed Ground Floor - Demolitions
1 : 100

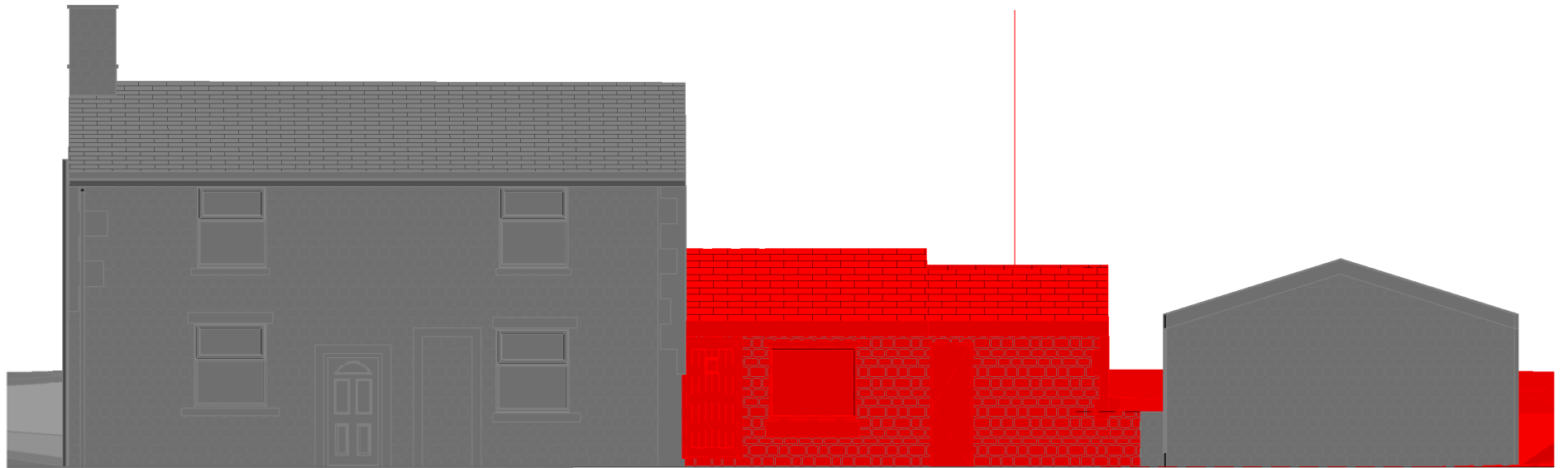
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Level 0
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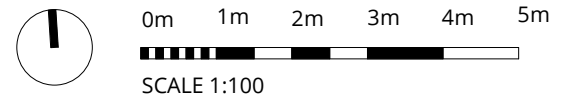
2 Proposed South Elevation - Demolitions
1 : 100



EXISTING STONEMWORK TO BE
CAREFULLY DISMANTLED &
STORED - TO BE REUSED ON
THE FRONT EAST ELEVATION
FACING BURY OLD ROAD



3 Proposed West Elevation - Demolitions
1 : 100



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ANY DRAWING ERRORS OR DIVERGENCIES SHOULD BE BROUGHT TO THE ATTENTION OF RALA AT THE ADDRESS SHOWN BELOW.

DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING BEFORE WORK COMMENCES:

- THE CDM DESIGN ISSUES REGISTER
- THE RALA RISK SERIES OF DRAWINGS
- THE PROJECT CDM RISK REGISTER

NOTES

P00 Pre Planning Comments RB RB 02/05/22

CLIENT

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PROJECT TITLE
Dry Gap Farm, Bury Old Road

RDP JOB NUMBER
P0014

ISO 27001 CLASSIFICATION
Planning

DRAWING TITLE
Demolition Plans

SCALE
@ A3

1 : 100

DATE FIRST ISSUED
02/05/22

DRAWING NO.
DGF-RALA-ZZ-XX-DR-A-(PL)-010

REVISION
P00



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Principal

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**Architects
Registration
Board**