

DESIGN & ACCESS STATEMENT 9th October 2019

CLIENT:	Mr M. Jagger
CONTRACT:	Demolition, conversion and extension of existing livestock buildings into a single storey three-bedroom detached dwelling with enclosed rear external area and vehicle hard standing.
LOCATION:	Land at the corner of Arthur Lane and Bury Old Rd
PDP CONTRACT NO:	19-50

1) The Site

The group of three existing livestock buildings are located towards the north-eastern corner of open land at the junction of Arthur Lane and Bury Old Road. Established vehicle access to the buildings is on Arthur Lane approximately 70m from the junction with Bury Old Road.

These buildings and other buildings of a similar nature have been located in this area of the property for several years dating back to the 1950s if not earlier and were occupied for various agricultural and non-agricultural uses. The current arrangement of livestock buildings has been established in this location for over 30 years.

One of the buildings (Building A) is believed to be a 1940s AIROH aluminium alloy "Prefab House" which was erected on this site in the 1980s for use as a stable. Aluminium composite walls form the vertical envelope of the building, the roof cladding is not the original and has been replaced over the years with coloured profiled steel sheets on timber rails fixed to the original timber trussed rafters. The floor is 150mm thick concrete construction and the building is currently used as storage for animal feed, horse tackle, other animal well fair products plus general tool storage and clothing.

Building B is long timber framed barn construction utilizing coloured profiled steel sheeting to form the building envelope on two elevations and the roof, with the gable ends being left open for tractor access and storage, one of the gable ends has a galvanized steel farm gate. The floor is part earth and part aggregate hard standing. This is currently used as cover from the sun and rain by sheep.

Building C is a concrete framed structure with concrete infill panels forming the vertical envelope on three sides with profiled cement sheeting for the roof fixed to timber rails on steel trussed rafters. Partially open gable to allow access with coloured profiled steel sheets forming the remaining vertical enclosure. This building is currently used as a livestock shelter.

Drawing 19-50 04 Existing Buildings A B & C Plans & Elevations shows the overall layout of the Buildings and group elevations. Existing Photographs in section 10 of this document give visual images of the external appearance.

The collection of buildings has a total gross area of approximately 190m². Building A has a volume of 180m³, Building B 259m³ and Building C 81m³ giving a total volume of 520m³. The maximum height of the tallest building is 3.3m.

2) Use

The current use of the buildings is as follows:

Building A is used for stabling, storage of animal feed, horse tackle, other animal well fair products plus general tool storage and clothing.

Building B is a sheep pen and shelter with tractor access and storage and is also used for Hay-bail storage when required.

Building C is used to shelter livestock.

This proposal for the Buildings is to demolish and remove from site buildings B and C. Remove the roof cladding and existing timber rails from Building A, leaving the existing timber trusses in situ. The composite aluminium wall panels to the front, gables and rear are to remain in situ or be retained for re-use. Originally an AIROH Prefab building would have been delivered to site in two or three complete sections each on the back of a wagon and lifted into place by crane. Prior to arrival a shallow brick plinth would have been constructed to support the perimeter walls and floor construction. Once in place the sections would be bolted together. Final connections made for all utility services and the building would then be ready for habitation.

The retained Building A will need some refurbishment and repair. Once the retained front and rear walls have been further secured in place a new roof covering of profiled cement board is to be installed, colour dark grey, constructed on top of the retained timber trusses, some additional matching timber trusses may be required to support any additional loading from the new modern high specification insulated roof covering. The use of a profiled cement roof covering is to retain the overall appearance of the existing livestock buildings.

Having retained and refurbished the original building fabric of building A the proposal is then to bring to site two newly constructed single storey prefabricated mono pitched buildings which will connect to the original retained building one on either side of the structure. Once all connected and bolted together these will form the enclosure of a new three-bedroom detached dwelling and retain the overall appearance and silhouette of the original livestock buildings.

In summary, this proposal is to remove from site the buildings which are not to be reused, whilst retaining the building which has a realistic potential for re-use as a dwelling. With the addition of similar looking prefabricated structures attaching to the retained structure the intention is to maintain the overall appearance and general character of the original livestock buildings and yet repurposing and providing energy efficient living accommodation suitable for modern day living.

3) Amount of development

The original building volumes are:

Building A 180m³ Building B 259m³ Building C 81m³ Total **520m³**

The proposed new three-bedroom dwelling has a volume Total **443m³**

The dwelling has been designed in such a way to allow the incorporation of a private external area at the rear of the property, which is flanked on both sides by building, an external area which is not viewed or overlooked from any public viewpoint. The existing livestock buildings already have an established vehicle and pedestrian access route from Arthur lane by way of a gated, gravel hard standing and the proposal does not intend to alter this access way. There will be a small increase in the overall area of the existing hard standing to permit the parking and turning of vehicles accessing the property.

4) Layout

The proposal is to improve and reuse Building A to provide open plan living, dining and kitchen facilities with access to the private rear area via sliding folding doors. The new attached prefabricated wings to the property provide the sleeping, bathing, utility and main entrance accommodation all on one level. The existing structural openings to the south elevation of Building A are retained and reused as windows. Windows and door openings in the new prefabricated wings have been kept to a minimum and are of a size and proportion to give the appearance of stable doors. There are two rooflights proposed over the bathroom areas.

The proposed new dwelling occupies the same area of the field that the previous livestock buildings occupied. Retaining Building A and incorporating this into the additional accommodation wings on either side of the property, with their limited structural openings and vernacular cladding means the visual impression of the dwelling will very much reflect the original livestock buildings and its original materials.

5) Scale

The scale and proportions of the original livestock buildings have been retained and copied for the proposed three-bedroom dwelling. The total footprint of the original buildings is 190m². the total footprint of the proposed new dwelling is 144m². The total volume of the original livestock buildings is 520m³ and the total volume of the proposed dwelling is 443m³.

The proposed new dwelling reduces the overall building footprint by 25%.

The proposed new dwelling reduces the overall building volume by 15%.

The maximum height of the existing livestock building is 3.3m with the highest point of the new dwelling being 3.9m only 0.6 above the original height. The 3.9m high point is the ridge line of the mono pitched roofs over the new prefabricated wings and this is necessary in order to over sail the new high specification insulated profiled roof cladding fitted to the original structure of Building A.

6) Landscaping

The existing gravel hard standing to the buildings will become the access to the property. This gravel accessway is to be extended to the west of the proposed dwelling to provide space for up to two vehicles. A narrow gravel walkway will be created around the perimeter of the property to provide access for maintenance, this will be approximately 1.5m wide and will be lined with native bushes such as Hawthorn, Blackthorn, Common Dogwood and Hazel. To the north of the property the existing boundary of trees and shrubs is to be retained as these provide natural screening to what will be the enclosed rear external area. The refuge storage area will be screened by the proposed new hedging adjacent to the main entrance. See drawing 19-50-09 Proposed Block Plan.

7) Appearance

The retained walls of the refurbished Building A are fabricated from aluminium and these will be utilized and repainted, colour to be dark grey. The existing window and door openings will all be retained and reused as windows with new aluminium frames. The new profiled roof will be profiled cement cladding, colour dark grey. The mono pitched profiled roof cladding proposed for the two side wings will also be grey to complement the central roof. The wall cladding to the side wings will be sawn untreated 150mm wide vertical hit & miss larch timber boarding and profiled galvanized steel sheet cladding, both materials commonly used on many types of agricultural buildings. Window and door openings to be aluminium frames.

8) Access

Access to the proposed dwelling will remain as the previous access to the original buildings, off Arthur Lane via a setback farm gate. The gate is set back sufficiently from the highway with ample space for the vehicle to pull completely off the highway.

9) Planning History

Initial contact with Bury Council, Planning Department was made in August 2019 with Pre-application Enquiry 02313/E. Following the Planning Statement from the council further meetings were conducted directly with the applicant and Tom Beirne head of Planning.

Grant of Planning permission for the existing Stable Building (Building A) and the creation of a new access road. Land at Arthur Lane,
Bury Council Ref: C/15878/84 approved 26th July 1984

10) Existing Photographs of the Property



South Elevation of existing buildings.



East Elevation of existing buildings.



West Elevation of existing buildings.