



Proposed Demolition of Existing Farmhouse and Construction of new dwelling.

OUTWOOD GATE FARM, RADCLIFFE ROAD WEST, BURY

DESIGN AND ACCESS STATEMENT

May 2022

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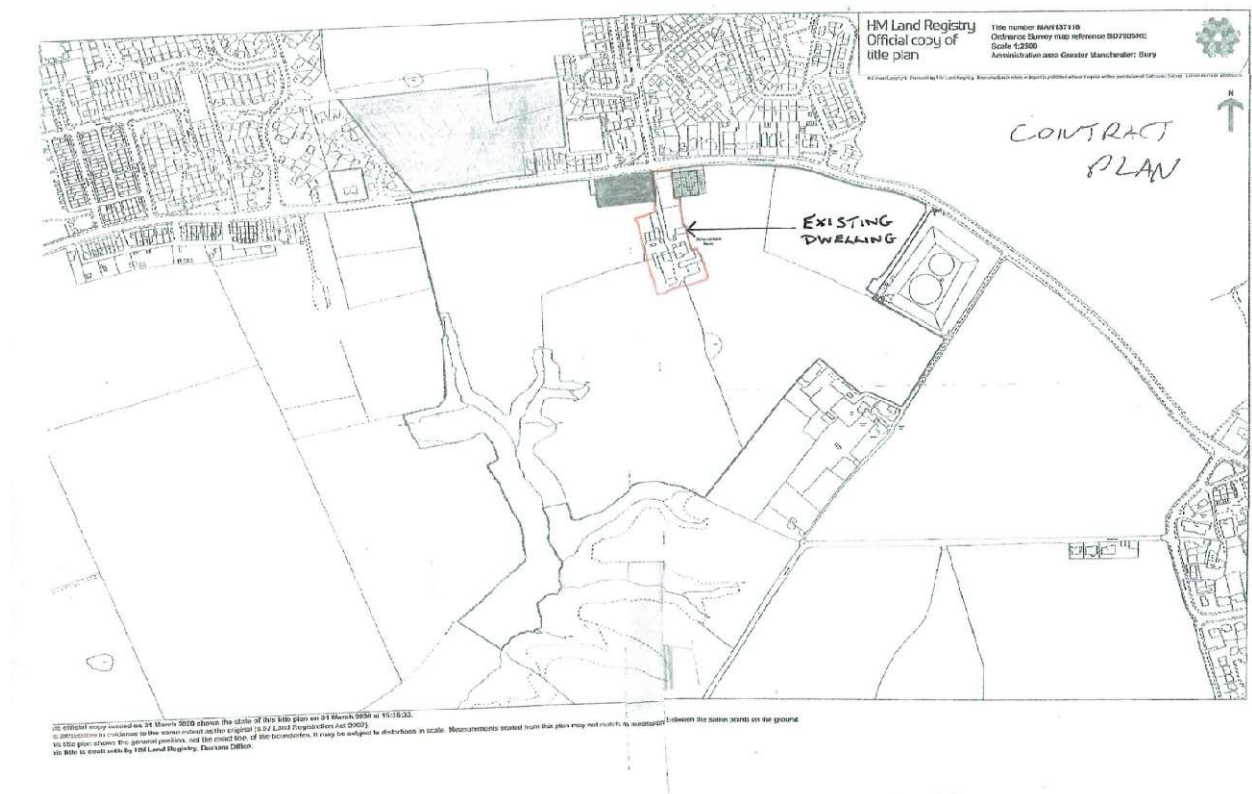
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1. INTRODUCTION

1.1 This Planning Statement has been prepared by Neil Pike Architects (NPA) for and on behalf of the applicant.

1.2 The document is prepared in support of a Planning Application for the demolition of the existing farmhouse at Outwood Gate Farm and the construction of a new dwelling in the same location.

1.3 The image below identifies the existing location of the farmhouse at Outwood Gate Farm with the farm itself being edged red. The farm is located in the green belt and is a non-designated heritage asset and as such careful consideration has gone into the various options in redeveloping the site.



1.4 The retention of the farmhouse was the initial consideration, but upon further investigation and analysis, this has been deemed both unviable and impossible.

1.5 The decision has been made to therefore demolish the existing farmhouse and construct a new dwelling in its place. It is the intention to leave the remainder of the farm buildings in-situ and to farm the land.

2. PROPOSAL

2.1 With the farm being a non-designated heritage asset, it is the intention of the applicant to construct a dwelling that resembles the simple architecture of the existing dwelling and where possible to re-use the materials that form the existing construction.

2.2 The demolition of the existing dwelling is a necessity due to its existing condition. The property has been the subject of vandalism and arson over recent years to the point where the property is certainly no longer habitable.

2.3 Structurally, the property is also in a poor state of repair. The main issue is the crack in the West elevation that runs through nearly the full height of the building. As seen on the photo below there have been numerous attempts to repair the crack, primarily by installing the odd section of brick work. However, these have always been an attempt at a 'quick fix' solution as opposed to a long term one.



2.4 The result of this being that the situation has only got worse leaving the renovation of the property to a modern living day standard, practically unattainable.

2.5 The proposed dwelling will be constructed of brick, of a type to match that of the existing outbuildings, with a pitched slate roof, again using a slate that will match that of the existing dwelling and outbuildings.

2.6 The proposed design is reflective of the farmstead history of the site. The size and shape of the windows will be similar to those on the existing dwelling, including the retention of the stone sills. Within the proposed design, there is more a variety of window sizes and the introduction of a circular window, all of which are a theme of farm stead houses.

2.7 As stated previously, the site is located in the green belt and the planning policy as stated in the NPPF for a replacement dwelling in a green belt location is as follows:

Section D of Paragraph 149 states that the replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces, is appropriate development in the green belt.

2.8 This is reflected in Bury Council's own policy OL1/2 and is also referenced in Supplementary Planning Document 8, which states that a new dwelling should reflect the original in terms of massing, siting, and area of footprint and height and should not be materially larger than the one it replaces. It goes on to state that in general terms an increase of up to a third above the original volume may be acceptable, however each proposal will be considered on its own merits.

2.9 Given the sites location and the areas of development around it, it was decided that special circumstances can be demonstrated to justify the dwelling being larger than the 33% allowable under policy terms.

2.10 The existing dwelling has a volume of 690 cubic metres and the proposed dwelling has a volume of 998.3 cubic metres. This means the proposed dwelling is 44% larger than the existing dwelling.

2.11 Whilst this is over the allowable 33% as stated in policy, the enhancement of a non-designated asset is the special circumstances through which the additional 11% could be deemed acceptable.

2.12 The proposed dwelling will have the traditional features of a farm house building and be constructed of materials that are conducive to the existing outbuildings and the historical features of the site and existing property.

2.13 The location of the site is such that it cannot be viewed from the public highway and also cannot be seen from the surrounding areas or fields. Its impact on the green belt will be negligible when assessed within the context of the site and surrounding areas.

2.14 It should be noted that a development that was approved and has been constructed adjacent to the access road to this site, is extremely out of context to its surroundings and will undoubtedly have more impact on the green belt than the proposed dwelling for which permission is sought under this application.

2.15 The site is currently accessed by a driveway that only serves this site. As part of this proposed development, the driveway and access will be significantly upgraded.

2.16 Part of the development involves creating sufficient turning areas for cars to be able to leave and enter the site in forward gear. This area will be well screened by a combination of existing and proposed trees and bushes.

2.17 The turning area is also to be located between Radcliffe Road West and the proposed dwelling and is therefore not further impacting on the remainder of the farm yard area or the green belt. It is essentially already part of the brownfield area of the site.

3. CONCLUSION

3.1 The proposed dwelling is going to provide a much-needed enhancement of a brownfield site that has been left to fall into a very dilapidated state of repair. The existing dwelling is definitively structurally unsafe and is not capable of being renovated.

3.2 Whilst the proposed dwelling is slightly larger than the 33% allowable under planning policy, the benefits that the development will bring to the area and the site itself far outweigh any minimal impact on the openness of the greenbelt.

3.3 Outwood Gate farm is a Non-Designated Heritage Asset, however it is currently a blight on the area and its setting. The proposed development will bring significant enhancement to the area resurrect the historical character of the Locally listed site.

3.4 All the materials utilised in the construction of the dwelling will be a consistent match to those used in the existing dwelling and in the existing outbuildings on the remainder of the site.

3.5 The proposed dwelling will utilise the existing access, which will be upgraded to a standard suitable for a new dwelling.

3.6 The special circumstances justify the additional volume of the proposed dwelling and when assessed within the context of the site and its locality should receive the support of the Local Authority.