

cadence

**CLOUGH
FARMHOUSE**

DESIGN AND ACCESS STATEMENT
REVISION A

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CADENCE ARCHITECTURE

Context



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1. Introduction

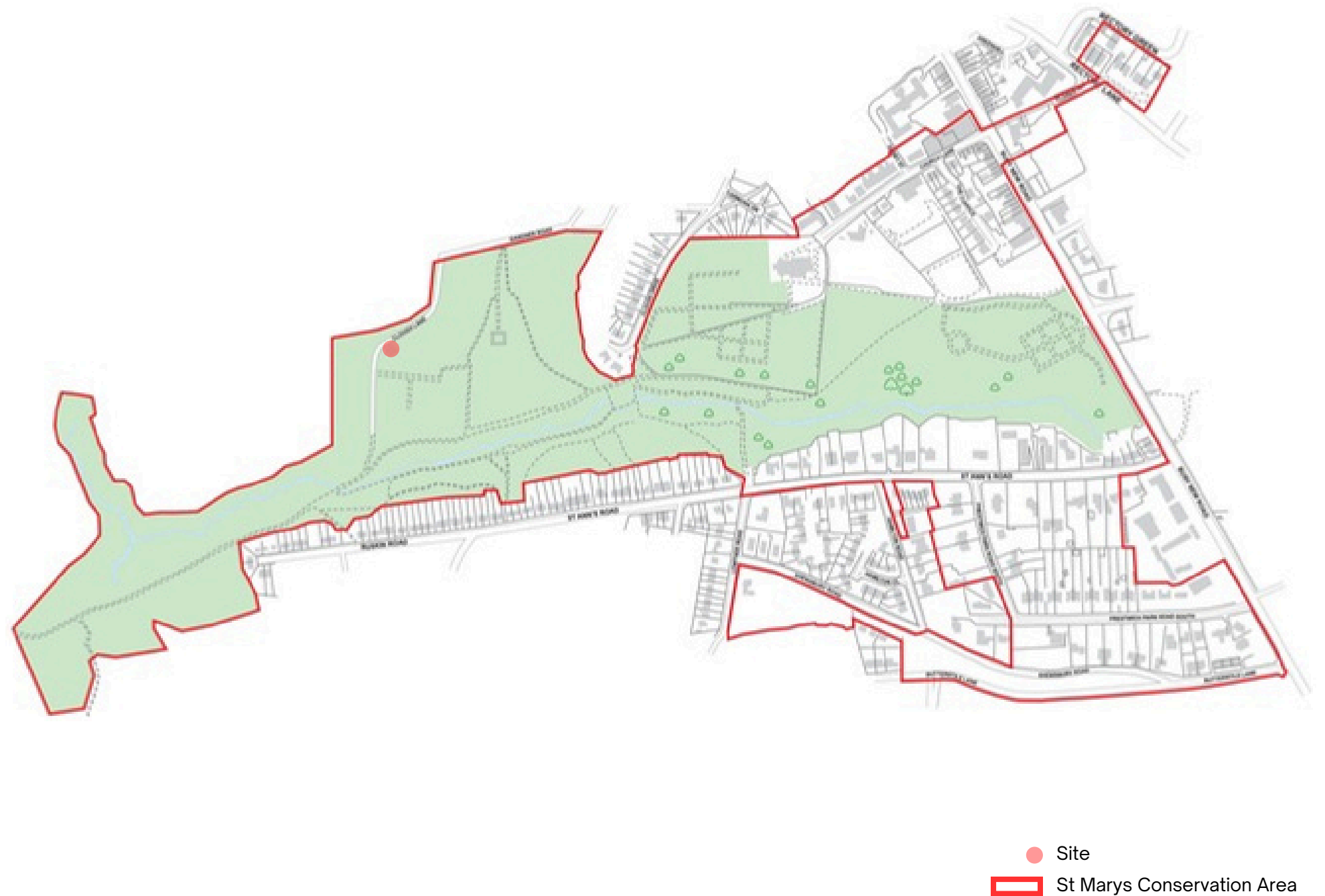
This Design and Access Statement accompanies a full planning application for the demolition of the existing dwelling and the erection of a replacement dwelling at Clough Farmhouse, Clough Lane, Prestwich, Manchester.

The site lies within the Green Belt and the St Mary's Conservation Area. The proposal has therefore been developed with careful regard to national and local planning policy relating to Green Belt openness, heritage significance, landscape character and visual impact.

The application seeks permission for a high-quality replacement dwelling of 5,209 sq ft (484 sq m). The design responds directly to the site's sloping topography, reduces visual prominence from Clough Lane and reinforces the established landscape and boundary character. The scheme delivers a considered and sustainable long-term residential solution appropriate to its sensitive context.

National policy set out within the NPPF establishes a presumption against inappropriate development in the Green Belt, subject to defined exceptions. Paragraph 154(d) provides that replacement buildings are not inappropriate development in the Green Belt where they are in the same use and are not materially larger than the building they replace. This is the primary policy basis for the application. The detailed policy assessment, including volume and floorspace analysis and the supporting case law, is provided within the accompanying Planning Statement.

The site additionally exhibits characteristics consistent with Grey Belt land as defined in the December 2024 NPPF, in that it comprises previously developed residential land within an established curtilage that is visually contained within a woodland setting and makes a limited contribution to the purposes of the Green Belt. This is noted as a supplementary contextual factor only. The primary route to approval is through the replacement dwelling exception under Paragraph 154(d), and the Grey Belt consideration is addressed in that context within the Planning Statement.



2. Site & Context

Site Context

The site occupies a secluded position off Clough Lane, accessed via a narrow cobbled track. It is set within a heavily wooded environment and bordered by allotments and open land, with limited visibility from the public realm and no direct relationship with neighbouring residential properties.

The surrounding character is defined by mature trees, informal lane structure and strong boundary treatments rather than continuous built frontage. Built form is typically glimpsed through landscape rather than openly presented to the highway.

The land slopes from north to south, providing a clear opportunity to integrate development into the natural topography. This allows accommodation to be partially set below existing ground levels, reducing perceived mass and visual impact. The site frontage is currently enclosed by railings and fencing, with established vegetation providing substantial screening along Clough Lane.



2. Site & Context

Existing Dwelling and Structural Condition

The existing dwelling extends to 181 sq m of floorspace, including a detached garage. It sits close to Clough Lane and presents a prominent elevation with limited boundary definition or landscape integration.

A structural inspection confirms the building is capable of repair but exhibits defects consistent with its age and construction. The report concludes that refurbishment would require substantial intervention and cost to meet modern standards, with limited long-term benefit in terms of performance or design quality. The current form and layout are constrained and do not respond effectively to the site's sloping topography or woodland setting. While demolition is not justified on structural failure alone, retention would represent an inefficient and unsustainable long-term solution.

The replacement dwelling therefore provides a balanced planning response, informed by structural evidence and the opportunity to achieve improved siting, integration and overall quality.

Planning History

There is no planning history relevant to the existing dwelling or replacement development on the site.



2. Site & Context

Historical Context

Historic maps of the site shows the development of the site and surrounding areas. The site itself remain largely unchanged however the land surrounding the site has changed use over time.

1891 - Clough Lane had started to branch out above the site (Clough Farm) towards Greengate, along what is now Gardner Road.

1910 - The Clough opened as a public park. Housing built along Gardner Road.

1915 - Allotments added above and below the site.

1932 - Farm yard opposite the site replaced with 25 houses called Clough Walk. Clough Walk houses are no longer present however some signs of the development still remain, including both junctions into the development.

1952 - Path leading to Prestwich Clough Farm removed.

1963 - Extent of Prestwich Clough Farm limited to just the site. Allotment gardens below the site remains.

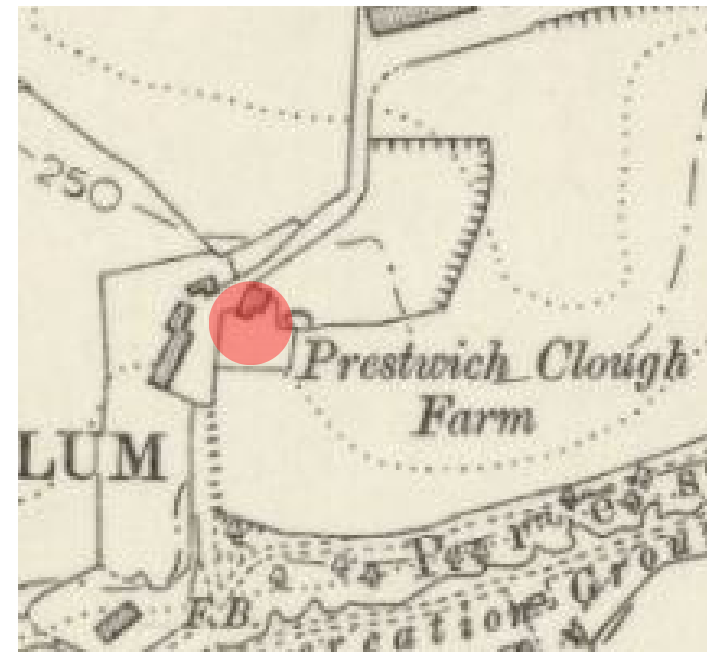
Key



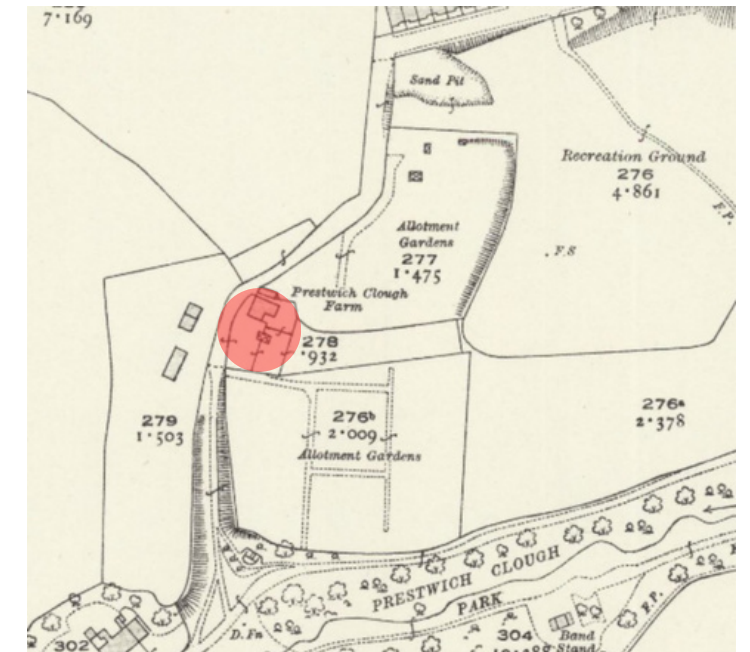
Site



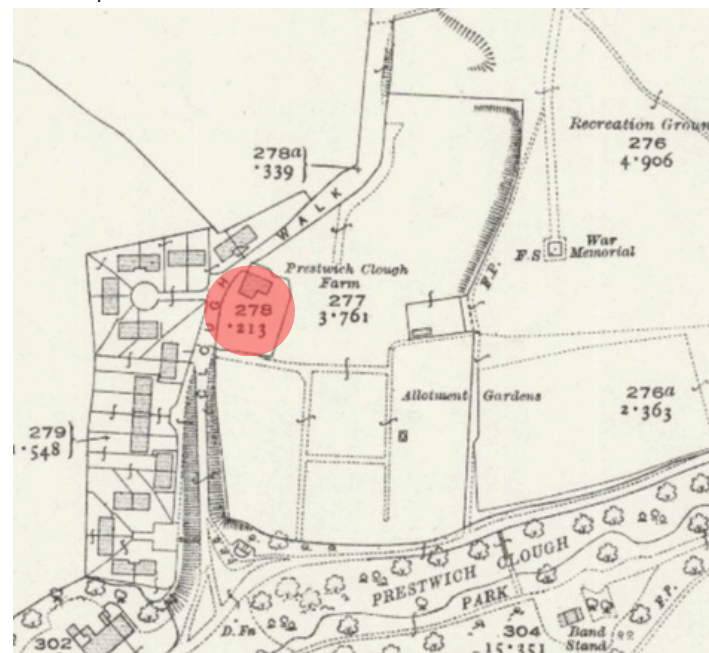
1891 Map



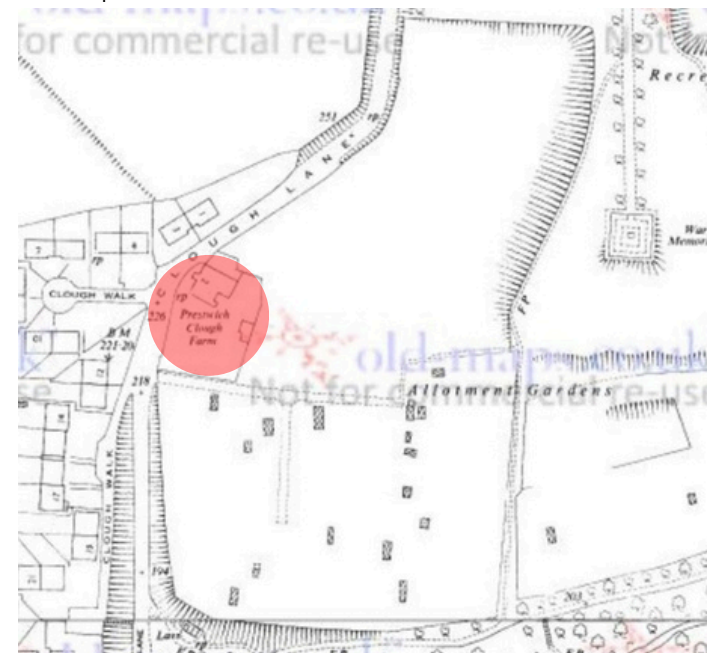
1910 Map



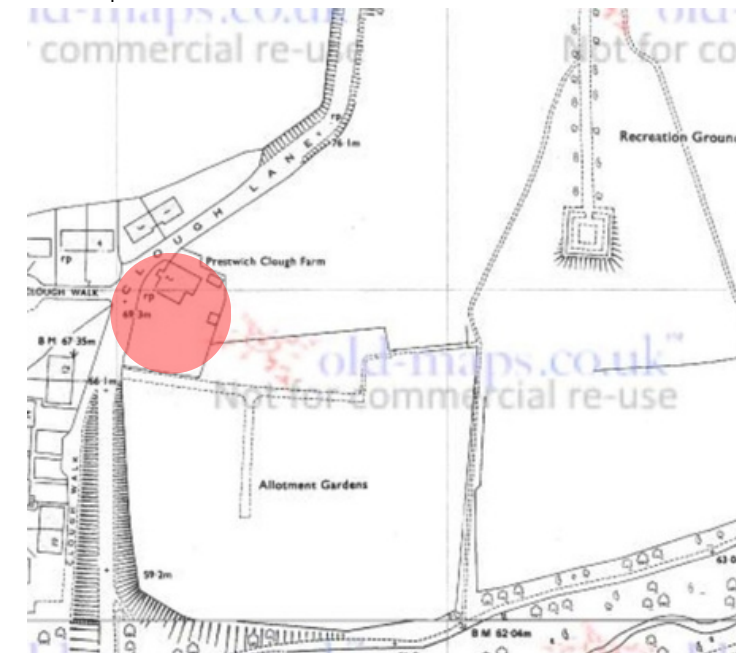
1915 Map



1932 Map



1952 Map



1963 Map

2. Site & Context

Impact on the Conservation Area

The site sits within a wooded, informal part of the St Mary's Conservation Area where built form is secondary to landscape and defined by strong stone boundary treatments. The existing dwelling makes a neutral contribution and lacks material or architectural quality reflective of the area's character.

The replacement dwelling has been repositioned further from Clough Lane and contained behind a reinforced stone boundary wall, reducing its visual prominence within the street scene. The lower ground floor is set into the slope and is not perceptible from public views, limiting perceived scale. The moderated roof form and controlled openings further reduce apparent mass.

Constructed in natural stone with a muted zinc upper element, the proposal adopts a restrained and recessive material palette appropriate to its woodland setting. In visual terms, the development will read as a contained form within landscape rather than as an exposed frontage.

The proposal therefore preserves and enhances the character and appearance of the St Mary's Conservation Area in accordance with statutory duties and planning policy.



St Mary's Church



St. Mary's Park



The Church Inn



Prestwich Clough



38 Church Lane



Allotment Gardens

2. Site & Context

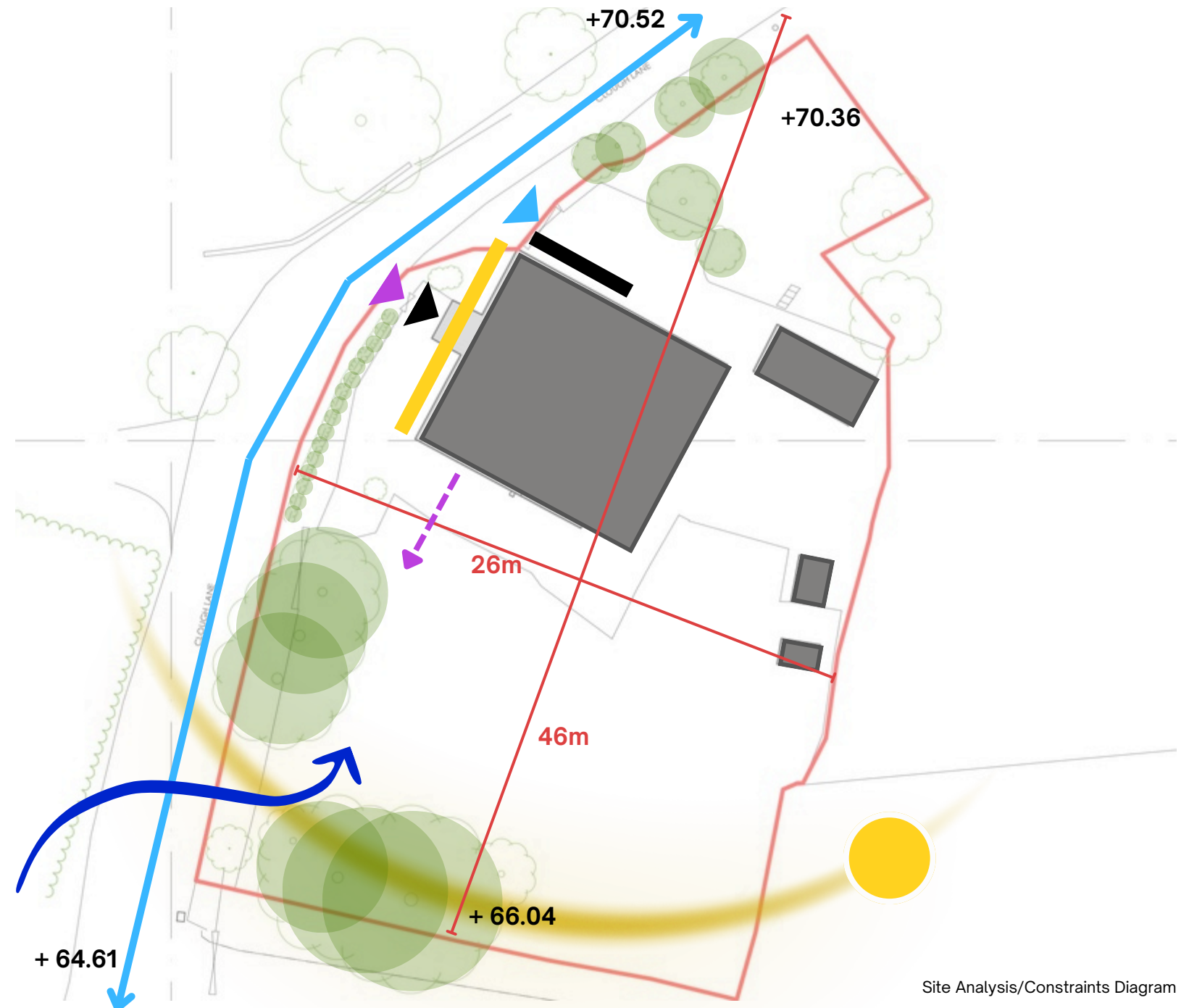
Site Analysis & Constraint

The main physical and technical constraint of the site is the topography. There is a significant level difference of approximately 4.3m from the south end of the site to the north end. The biggest challenge is how position and size the building to appropriately respond to the site. The existing building currently sits at the north-west corner of the site, imposing heavily on Clough Lane. Other constraints include:

- Limited south facing views
- Existing low quality trees
- Limited car parking space for the size of the existing dwelling.

Key

- | | |
|---|--|
|  Vehicular Access |  Existing Trees |
|  Pedestrian access |  Vehicular movement |
|  Building Entrance |  Sun path |
|  Existing Building |  Key views |
|  Views |  Prevailing winds |
|  Key frontage |  Blank facade |



Site Analysis/Constraints Diagram

2. Site & Context

Site Opportunities

The site presents many exciting opportunities for create a unique dwelling that respects and celebrates the history of the site. These include:

- Massing that respects the farming history of the (eg. pitched roof).
- Use of natural materials to celebrate the farming history of the site (eg. stone, metal, timber)
- Extended the landscape buffer along Clough Lane to provide protection against prevailing winds and existing woodland views.
- Vehicular and pedestrian located together off Clough Lane.
- Private building entrance located away from the Clough Lane.
- Maximised south-facing views.
- Special architectural features at each end of the site along Clough Lane (key corners)

Key

- | | | | | | |
|---|-------------------|---|---------------------------|---|------------------|
|  | Vehicular Access |  | Key frontage |  | Sun path |
|  | Pedestrian access |  | Landscape buffer |  | Key views |
|  | Dwelling Entrance |  | Extended landscape buffer |  | Praveiling winds |
|  | Developable area |  | Landscape | | |
|  | Views |  | Vehicular movement | | |
|  | Key Corners | | | | |



Site Opportunities Diagram

3. Planning Context

The site lies within the Green Belt where national policy establishes a presumption against inappropriate development, subject to defined exceptions.

The proposal comprises the replacement of an existing dwelling and has been designed to respond sensitively to the site and its surroundings, with particular regard to visual impact, siting and landscape integration.

A full assessment of Green Belt policy compliance, including consideration of openness and relevant national policy, is provided within the accompanying Planning Statement.

4. Design Principles

Use

The proposal is for a replacement dwelling of 5,209 sq ft, arranged over three floors:

- Basement level: 152 sq m
- Ground floor: 189 sq m (including attached double garage)
- First floor: 143 sq m

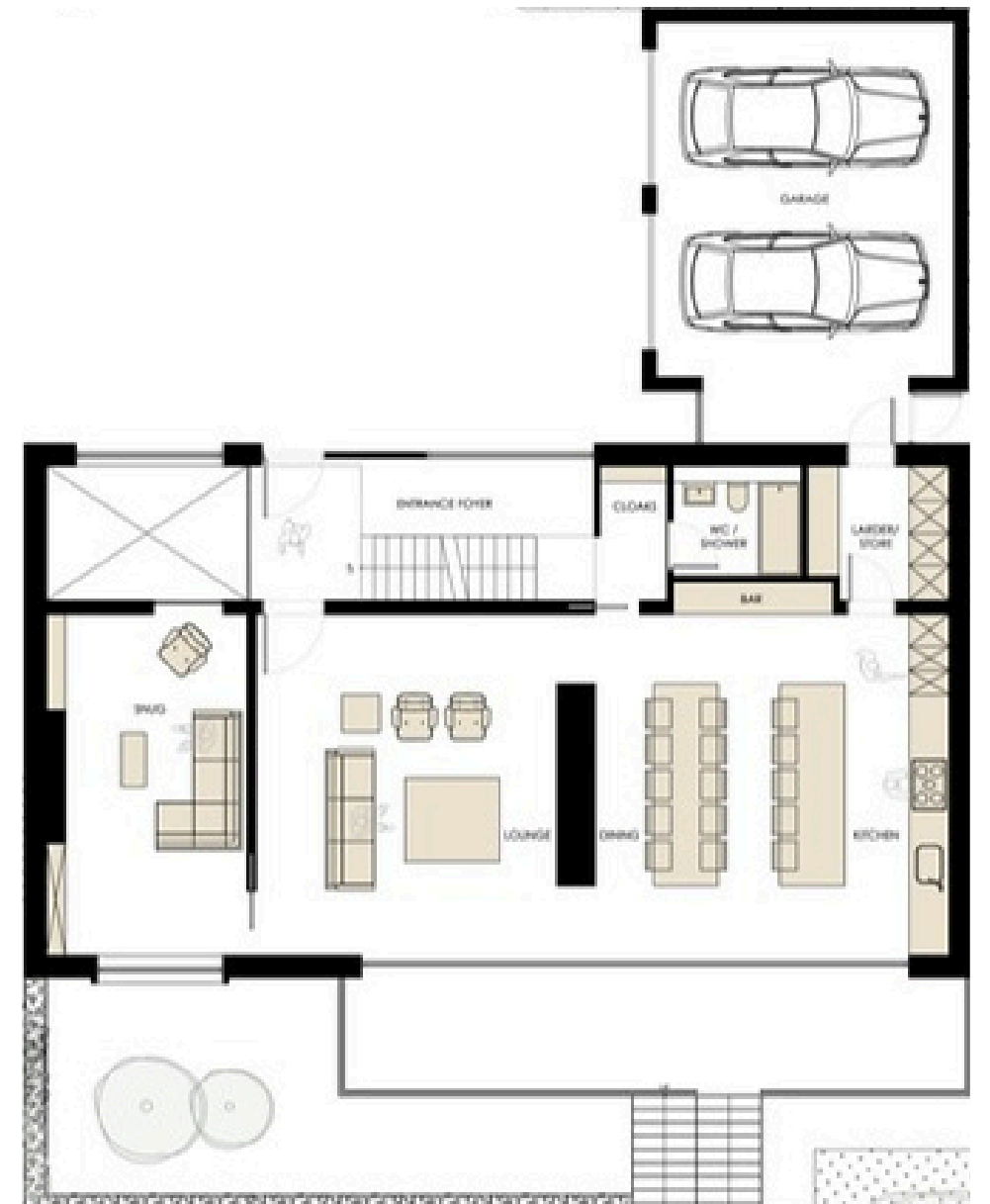
The basement level is partially sub-terrain, formed into the natural slope of the site, and is not visible from Clough Lane. Due to site levels, both the basement and ground floor benefit from direct access to the rear garden.

Accommodation Summary

- First floor: Four bedrooms, all with en-suite bathrooms
- Ground floor: Guest WC with concealed shower (wheelchair accessible), large entrance hall with feature staircase, broken-plan kitchen/living/dining space, snug, office, and integral double garage.



First Floor



Ground Floor

4. Design Principles

- Basement level: Fifth bedroom with access to a dedicated shower room across the hallway, together with gym, plant room, and ancillary accommodation

There is no family bathroom, reflecting the provision of en-suite accommodation and guest facilities.



Basement Floor

5. Design Response to Site

The design has been developed in direct response to the site's physical constraints, landscape character and planning sensitivities.

The primary design drivers are:

1. Reducing Visual Impact from Clough Lane

The dwelling is repositioned further from the lane and set behind a reinforced stone boundary and landscape buffer. This reduces its presence within the street scene compared to the existing dwelling.

2. Responding to Topography

The natural fall across the site is utilised to accommodate a significant proportion of the floorspace at lower ground level. This reduces perceived scale and allows the building to sit comfortably within the landform.

3. Contained Form Within Landscape

The building is designed to read as a recessive element within woodland, rather than a prominent frontage. Massing is broken down through roof form and material contrast.

4. Respecting Local Character

The use of natural stone, simple pitched forms and strong boundary definition reflects the prevailing character of the Conservation Area, where built form is secondary to landscape structure.

5. Improving Existing Situation

The existing dwelling sits prominently and does not respond effectively to the site. The proposed development improves siting, integration and overall design quality.

6. Scale, Massing & Appearance

Scale, Massing and Sitting

Although the proposed dwelling represents an increase in overall floorspace, the design has been carefully developed to minimise perceived scale and visual impact, particularly when viewed from Clough Lane.

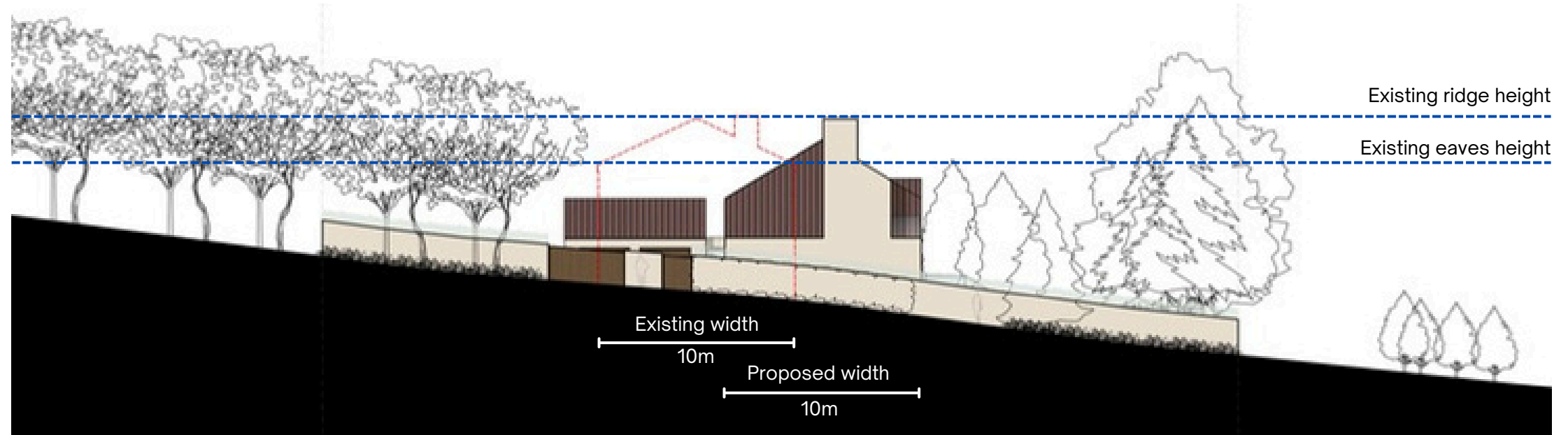
Key mitigation measures include:

- Significant sub-terrain accommodation
- Reduced eaves heights at first floor level
- Vaulted roof forms to limit perceived bulk
- Repositioning of the dwelling slightly further back from the lane
- Retention of the stone boundary wall
- Reinforcement of boundary planting and landscaping

As a result, the dwelling is visually well concealed from public viewpoints and sits comfortably within the woodland setting.

Key

--- Existing building footprint



Proposed Street Elevation



Existing



Proposed

6. Scale, Massing & Appearance

Appearance and Materials

The proposed architecture adopts a contemporary yet restrained approach, using a high-quality natural material palette that responds positively to the Conservation Area and landscape context.

Materials include:

- Natural stone
- Zinc cladding
- Timber accent elements
- Aluminium windows and doors

All materials are premium in quality and selected for longevity, subtle weathering and visual refinement.

Key

1. Natural stone
2. Zinc cladding
3. PPC aluminium windows and doors
4. Glass balustrade



Illustrative View from Garden

7. Landscaping

Landscape

Trees and vegetation along Clough Lane contribute to the character of the lane and Prestwich Clough.

Most of the trees on site will be retained, despite being of low quality (refer to the arboricultural report). The impact of any omitted trees will be mitigated by the new boundary treatment, tree planting and landscaping.

A new natural stone wall with hedges behind will run along Clough Lane, creating a landscape buffer between the site and the lane.

Raised planters are incorporated into external balustrades to the sunken courtyard. New trees will be introduced into courtyard to provide a visual connection to nature from the rooms located at basement level.

The existing vehicular entrance location will be retained and extended to accommodate cars for the dwelling and a pedestrian side gate. A sufficiently sized drive, finished with grave, provides the set-back from the lane to reduce visual impact.

Ecology and Biodiversity

An initial bat assessment confirms no evidence of roosting bats within the existing dwelling. The proposals include integrated bat and bird boxes and sensitive landscape management. Tree impacts will be addressed following receipt of the tree survey, with appropriate mitigation measures implemented.



Illustrative View from Garden



8. Access

Access and Inclusive Design

The site will continue to be accessed via Clough Lane using the existing access point, which is considered appropriate given the established residential use.

Visibility and vehicle movements remain comparable to the existing arrangement and are suitable for the scale of development proposed.

The scheme provides adequate on-site turning and parking, ensuring vehicles can enter and exit the site safely in a forward gear.

Inclusive access has been integrated at ground floor level, including step-free access and a wheelchair-accessible WC and shower, allowing adaptability over time.

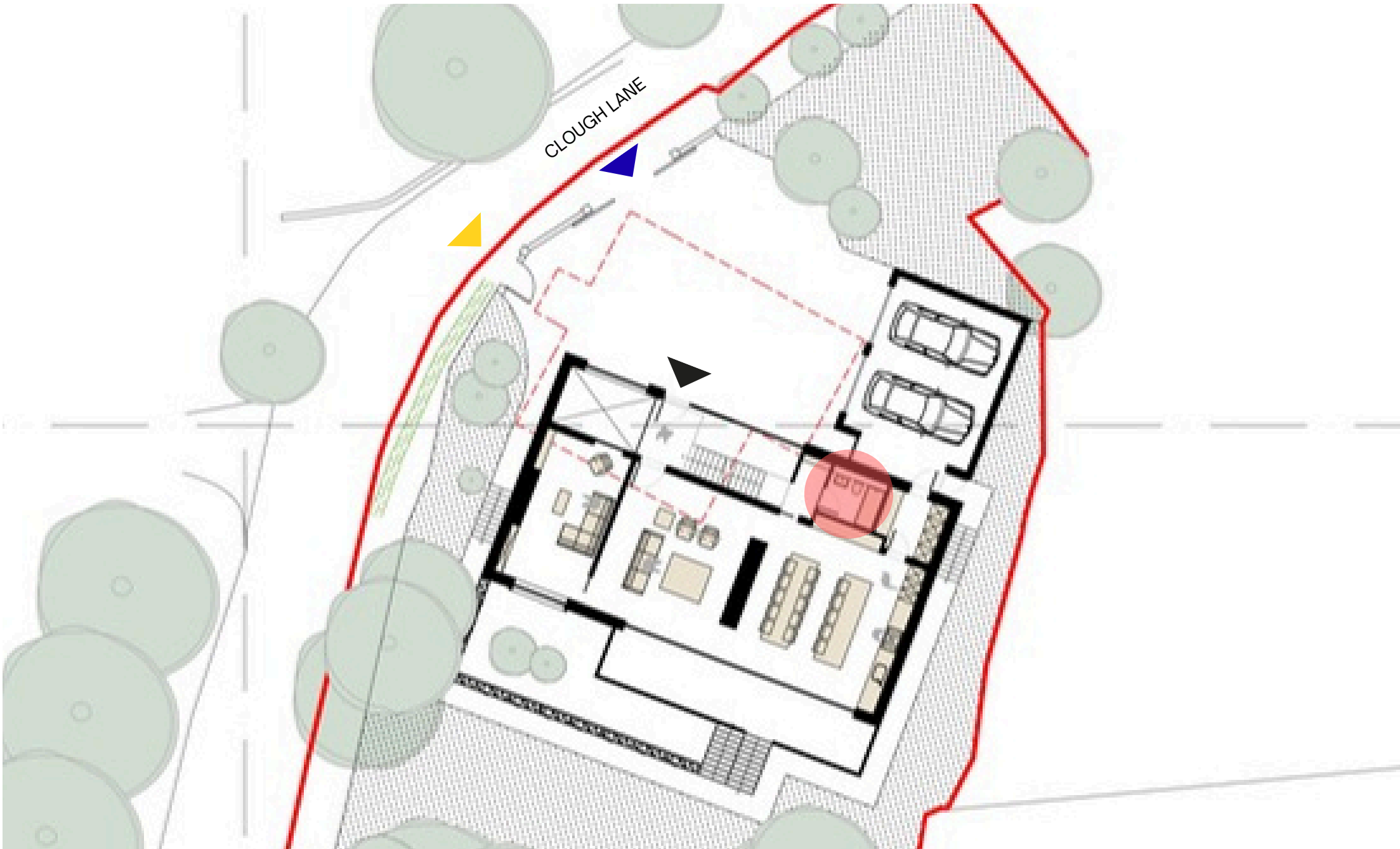
Key

Vehicular Access

Pedestrian access

Building Entrance

Wheelchair-accessible WC



Proposed Site Plan

9. Conclusion

The proposed development comprises the replacement of an existing lawful dwelling within the Green Belt and St Mary's Conservation Area.

The scheme has been carefully designed to respond to site topography, reinforce boundary character and reduce visual prominence from Clough Lane. A significant proportion of the additional accommodation is set below ground and does not contribute to perceived bulk. The dwelling is repositioned further from the lane, contained behind a strengthened stone boundary wall and moderated in height and massing.

In Green Belt terms, the proposal comprises a replacement dwelling that has been carefully designed to minimise visual impact and integrate with the site's landscape setting. Detailed assessment of compliance with Green Belt policy is provided within the accompanying Planning Statement.

In heritage terms, the existing dwelling makes a neutral contribution to the Conservation Area. The proposed replacement strengthens boundary definition, improves material quality and enhances the relationship between built form and landscape. The development therefore preserves and enhances the character and appearance of the St Mary's Conservation Area in accordance with statutory duty and planning policy.

Taken as a whole, the proposal represents a carefully considered and policy-compliant replacement dwelling that improves the quality, siting and visual integration of development on the site. Planning permission should therefore be granted.



Illustrative View from the Bottom of Clough Lane.