
Design and Access Statement

Bast House Farm House, Bury, BL9 5LZ

PROJECT NO: 1119

PROJECT NAME: BAST HOUSE FARM

DOCUMENT DATE: 25.07.2022

[illegible]

Contents

01 Introduction

02 Site and Context

03 Design Process

04 Use, Amount and Scale

05 Layout and Appearance

06 Access

07 Other Design Considerations

08 Conclusion



01

Introduction

Introduction

The statement should be read in conjunction with all other supporting information that forms this application which includes:

DOCUMENT	ISSUED BY
DESIGN AND ACESS STATEMENT	JDA
ARCHITECTURAL DRAWINGS	JDA

1.1 Foreword

The following Design and Access Statement has been written to meet the requirements of the Government Guidance on changes to the Development Control System which became effective from 1st August 2006.

The document follows the structure of the CABE guidance “Design and Access Statements—How to write, read and use them” in an effort to demonstrate the design process.

1.2 Application

This document supports the application for amendments to an existing house, located on the larger Bast House development and a new build car port to faciliate the wider site. Proposals include revisions to the internal layout, to provide larger, more adequate bedroom and bathroom layouts.



02

Site & Context

Site & Context



2.1 Overview

The proposals seek to refurbish the existing farm house, offering significant improvements to the internal layout.

The farm house will remain a four bedroom property, however an extension over the garage will allow for more useable space, increasing bedroom sizes to ensure that they are adequate for purpose.

As part of the wider development of the site, works have begun to the barn structures to the North of the site and a new build house to the south, which will create six dwellings

2.2 Site and Area

The site is located at Bast House Farm, Manchester Road, Walmersley, Bury BL9 5LZ, near to Nangreaves.

The picturesque site is surrounded by open fields with beautiful views. There is access directly from the private road onto Manchester Road (A56) and onto the M66.





2.3 Constraints, Opportunities and Approach

With the exception of the barn buildings, the surrounding properties in the vicinity are residential. Including the early-18th century farm house and the later built red brick manor type house.

Along Manchester Road (0.4km away) there are a collection of circa 60's and 70's bungalows, a hotel and an office building.

The bungalows and office building are constructed from brick, whereas the hotel is stone and slate style roof tiles which ties in with Bast House Cottage and Farm House.

Site & Context

2.4 Context Photos

Clockwise from top left:

- Existing Farm House, to be refurbished
- Lawful start to garage extension made to the Farm House
- View towards the site, highlighting the existing site access track.



Planning & Design

2.5 Heritage

West of the site, is the Refurbished Bast House Farm Cottage, a Grade II listed building (English Heritage Building ID 1317959). The proposed development was carefully designed to respect, enhance and complement this heritage asset.

2.6 Planning History

60091: Demolition of existing brick outbuildings and erection of two storey extension at side with a single storey garage attached; Renovation of porch at the front – Approved 21/07/16

60870: Conversion of two redundant agricultural outbuildings to create 6 dwellings – Approved 01/03/17

62862: Detached Double Garage with WC (Bast House Farm Cottage) – Approved 16/07/18; Situated to the west of the building to serve a separate dwelling

66016: Demolition of existing detached barn and erection of 1 no. dwelling– Approved

05/02/21

68337: Variation of condition 02 following approval of planning permission 60870 – Ongoing

68336: Variation of condition 02 following approval of planning permission 66016 – Ongoing

2.7 Planning Policy Review

Local Policies: Saved policies of the Bury Unitary Development Plan which are of relevance include the following:

- OL1 – Green Belt
- OL1/2 – New Buildings in the Green Belt; it should be noted that the wording of this policy is not consistent with paragraph 145 of NPPF as it does not refer to redevelopment of previously developed land
- OL1/4 – Conversion and Re-use of Buildings in the Green Belt states that the conversion and re-use of buildings in the Green Belt is

not inappropriate development and will be permitted providing that certain criteria are met.

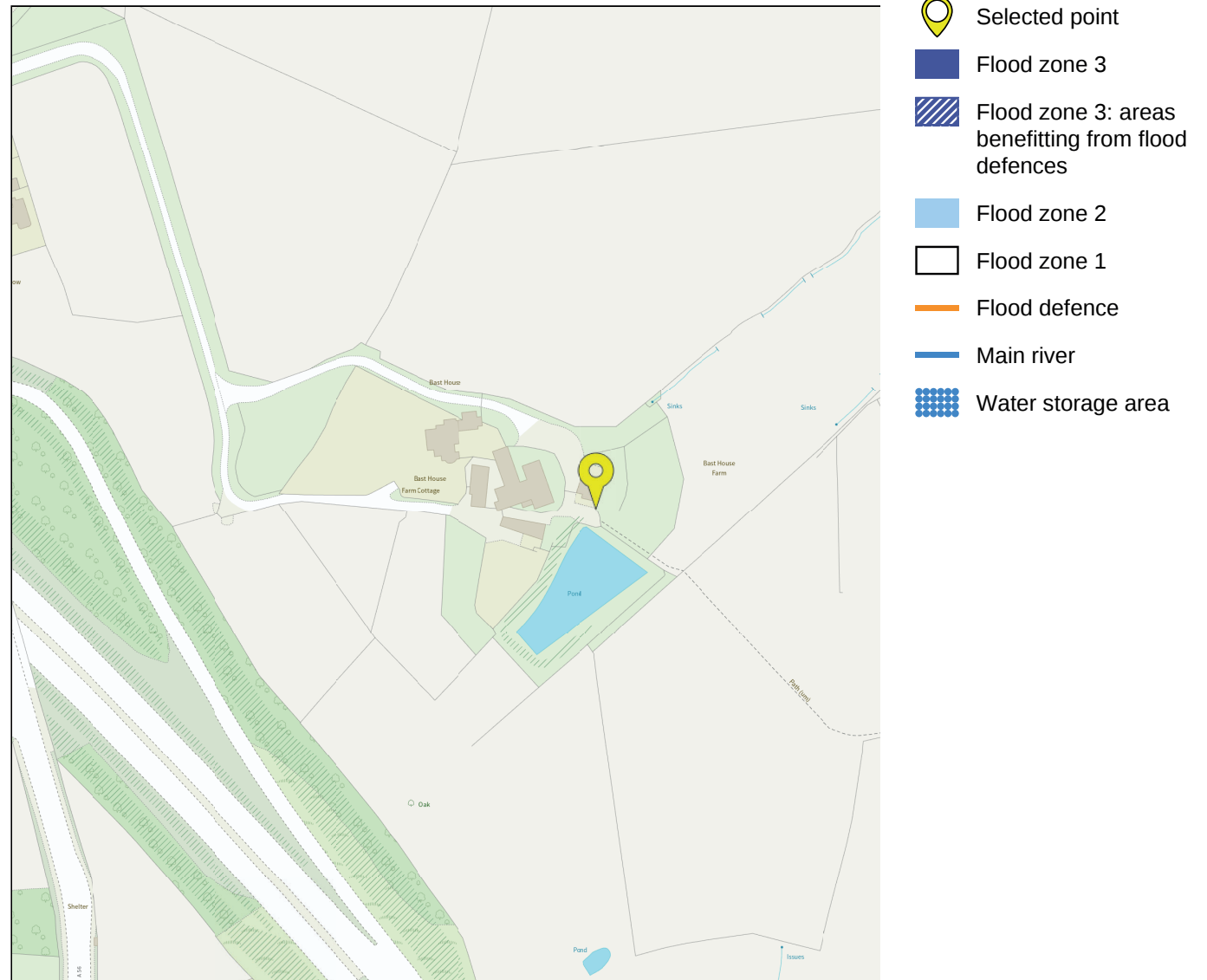
National Policy: Paragraph 11 sets out the application of the presumption in favour of sustainable development. In the absence of a 5 years supply of housing land, planning permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The first of these two exceptions as confirmed by the footnote includes policies relating to Green Belt and heritage assets.

2.8 Flood Risk

The Environment Agency Flood Map (adjacent) indicates that the site is not in an area considered to be at flood risk.

2.9 Assessment

The sketch proposals have been generated through an inclusive and thorough design process that has looked to address the physical constraints whilst maximising the opportunities for a quality development which will integrate sensitively into the site.





03

Design Process

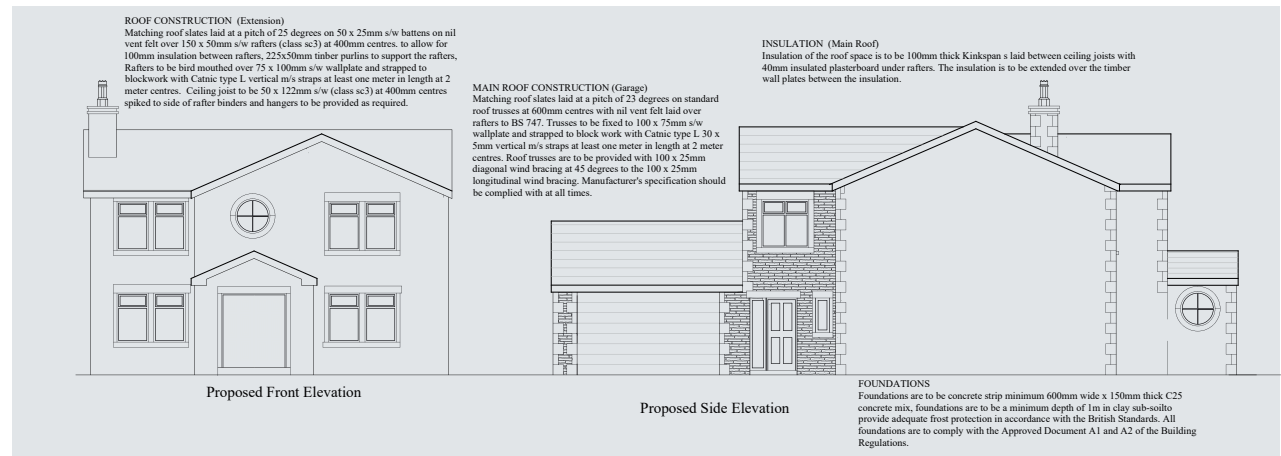
Design & Process

3.1 Design Evolution

Following approval of application 60091, for the demolition of the existing outbuildings and erection of a two storey extension and single storey garage, a lawful start was made in compliance with the planning conditions. However the farm house has remained unoccupied and in its current state since this start was made.

Whilst the original planning approval could still be implemented in full, the client is looking to take the opportunity to provide a more useable layout, with an improved internal layout and more adequately sized rooms.

A car port is also to be provided, with 4no parking spaces, and storage, for the adjacent apartments.



Elevations approved as part of Planning Application 60091



Site Photos



Proposed Elevations

3.2 Evaluation

As discussed in the sections above, the proposals respond to both local policy and the surrounding context.

The design process has adapted to feedback, reacted to opportunities and worked to find solutions to any constraints. The design team have worked to provide a scheme that will have a positive impact on the previously approved planning application.



04

Use, Amount & Scale

Use & Amount

4.1 Use

C3 - Dwelling

4.2 Amount

1no. 4Bed Detached House

4.3 Scale and Massing

The overall scale of the proposal retains the familiar appearance of the farm house, keeping a domestic scale with no increase to the ridge height.



Proposed Site Plan



05

Layout & Appearance

5.1 Layout

The proposed layout of the site has evolved through discussions between the clients and architects, and as part of the wider development of the site.

Key points include:

- Building designed to face primarily on to the private road, while not encroaching upon the privacy of the existing Bast House Cottage and apartments;
- Habitable rooms are placed to the front of the building, assisting in creating a safe and lively street scene;
- Cars access & egress the site safely, via a single point. Cars are parked off the road so as not to dominate the street scene, nor to interfere with pedestrian movement, though only residents would use the road.
- The car port will provide an additional 4no parking spaces for the adjacent apartments.

5.2 Character, Street Scene and Appearance

The proposals aim to add to the rural character of the site, reducing the impact on the Green Belt and adjacent Listed Building.

Materiality

5.4 Key Building Elements and Materials

Materials for the development have been considered with respect to the existing farm house and surrounding dwellings, being designed to be appropriate to its surrounding context.

The selected building materials are listed below. These have been chosen based on the proposed use and adhere to required specifications and standards of the industry.

Roof - Pitch Roof, Slate Tiles (Colour grey/blue to best match existing roof tiles). Rainwater Guttering & PVC Downpipes

External Wall Finish - Natural Stone (Colour buff to best match existing stone). Mortar Colour to be Natural.

Windows - Window Frame Colour: White to match existing



Existing Stone Facade -
Natural stone, colour to be buff, to best match existing

White uPVC windows - to match existing



Proposed Elevations



06

Access

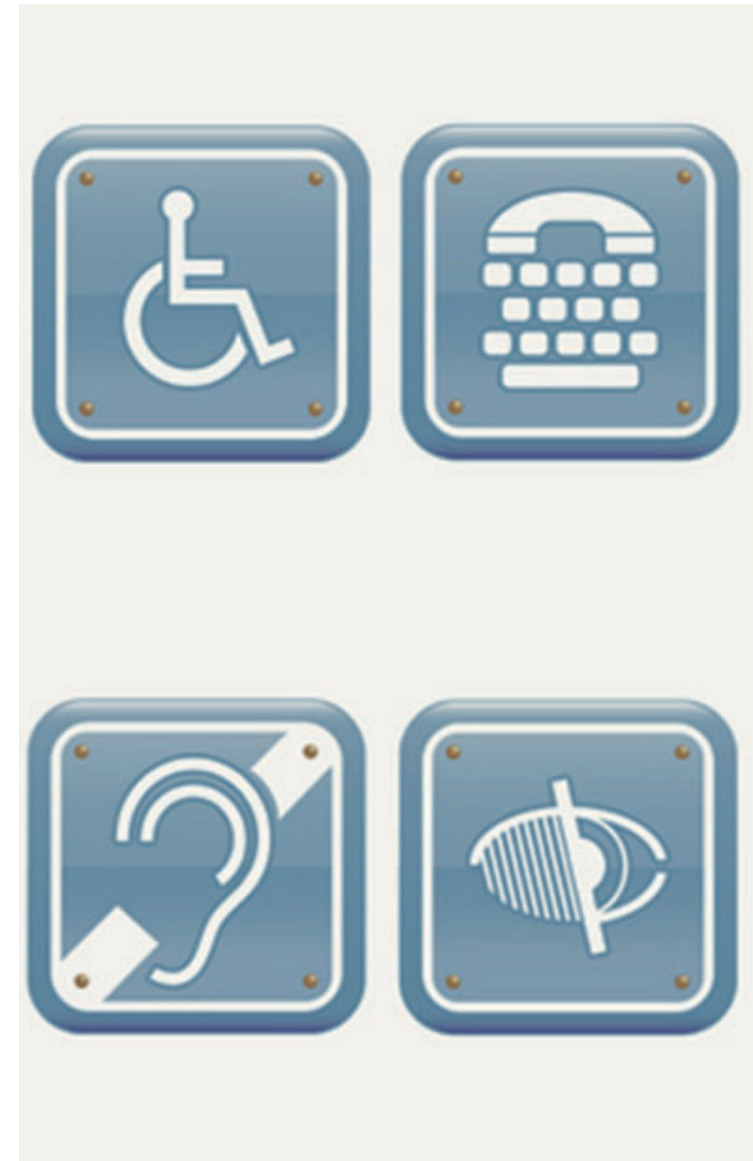
6.1 Access Equality and Inclusivity

Jennings Design Associates are fully committed to a policy of equality, inclusion and accessibility.

This commitment ensures that all practical steps have been taken to put inclusive design at its heart and it should be the intention of any further design development to achieve a higher standard than the acceptable minimum levels set out by the Building Regulations.

Through the preparation of this Design and Access Statement, the following design guidance has been followed:

Approved Document M	BS 8300 (2001)
Disability Discrimination October	Planning and Access for the Dis-
Building Bulletins	
Internal Environment	Approach to the site
Entrance	Pedestrian Appraisal





Proposed footpath diversion

6.2 Transport Assessment

The scheme accords with local and national policy to site development adjacent to good transport linkages and other attractions to minimise trips and share trip movements.

The site has a sustainable location and the site layout is designed to accord with good practice.

There are no safety and operational issues that would arise if the development was to proceed, it will also provide adequate off street parking as such the scheme would have a beneficial impact on the local network during peak activity periods.

It is considered that the residual impact of the development would not be considered severe as such there are no substantive reasons why the scheme should not be approved from a transportation point of view.

There is direct access onto Manchester Road (A56) approximately 150 metres from the slip road onto the M66.

6.3 Walking and Cycling

While the site is located within a rural location, there is a pedestrian access to Manchester Road from a public footpath which passes through the site.

It is proposed to divert this Public Right of Way in order to retain the privacy of future residents.



07

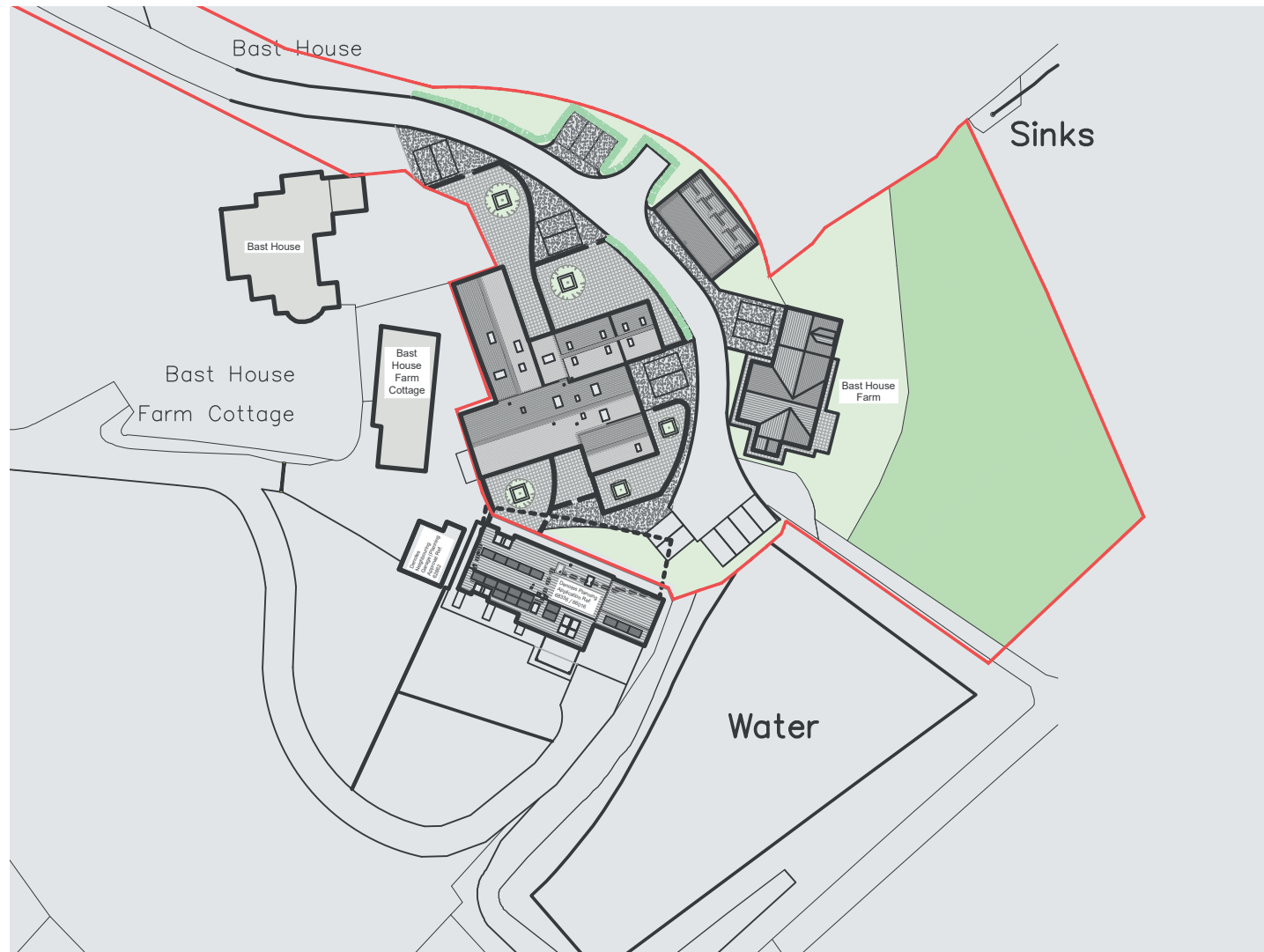
Other Design Considerations

Parking

7.1 Car Parking

Local policy includes expected Parking Standards. This states a maximum of 3no. car parking spaces per 4Bed dwelling. The proposals benefit from off street parking, as well as a garage, which will also serve as secure cycle storage.

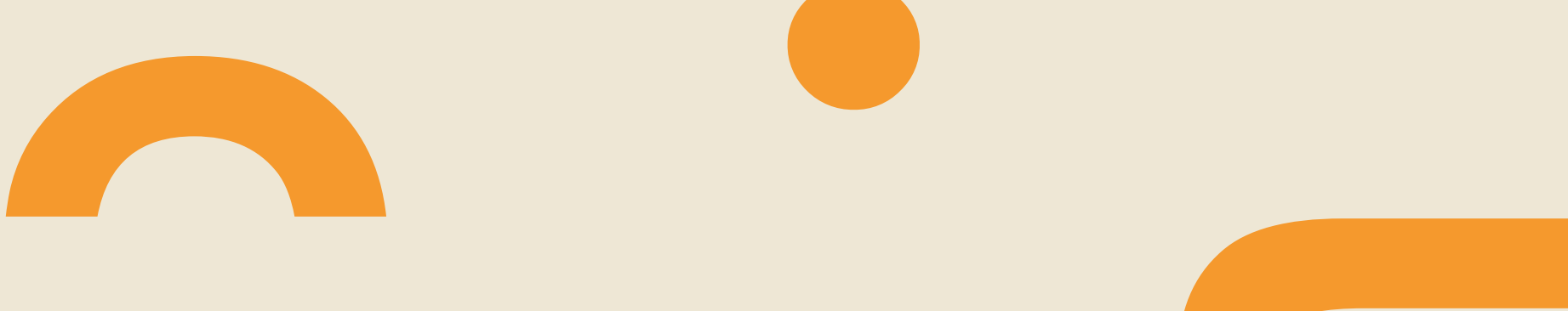
4no. parking spaces will also be provided in the proposed car port for the adjacent apartments.



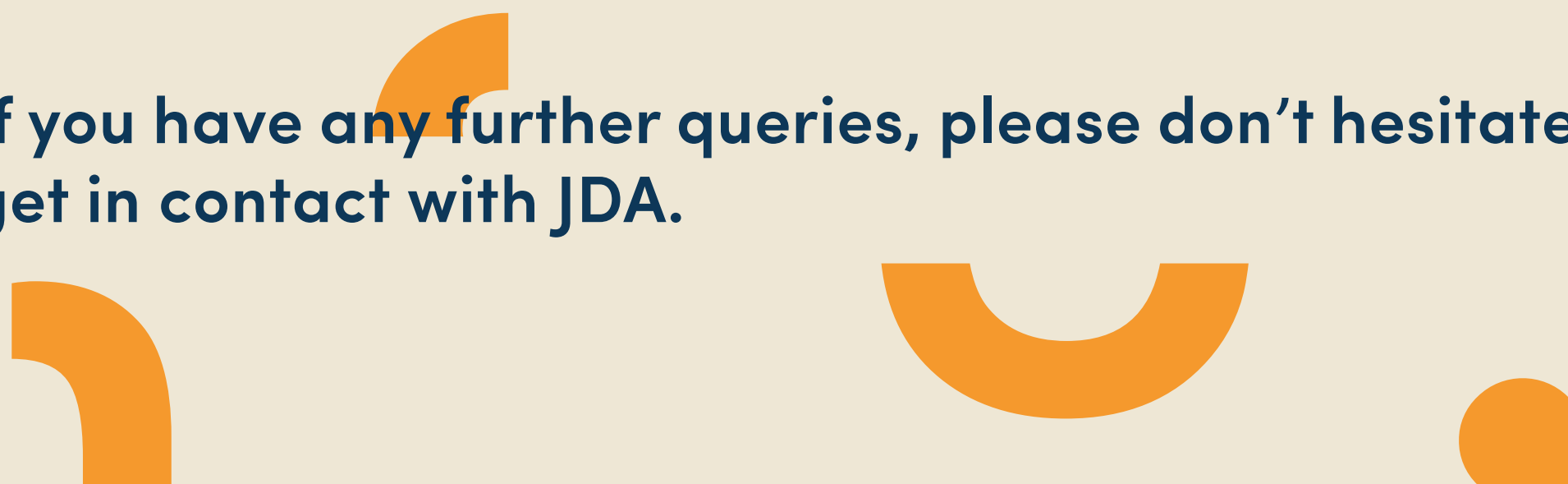


08

Conclusion



The Council has already accepted the conversion of the existing building. The general parameters of the development will remain the same as that approved, however the proposed changes will ensure that a high quality home, to current standards and regulations, is provided.



If you have any further queries, please don't hesitate to get in contact with JDA.



Thank you

JDA-ARCHITECTS.COM

