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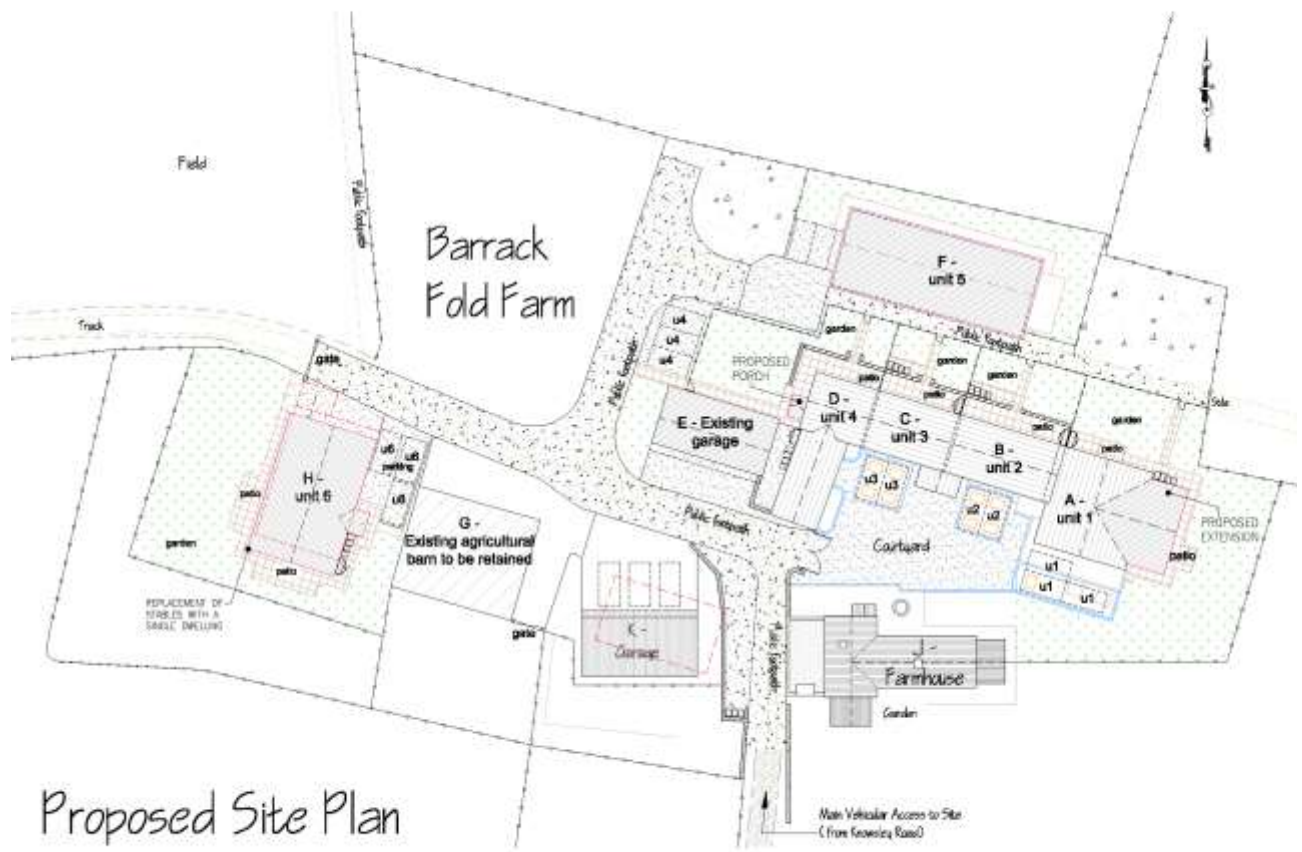
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Design and Access Statement

Conversion of barns and replacement of stables to form five dwellings at Barrack Fold Farm, Knowsley Road, Ainsworth, Bolton, BL2 5PU.



This statement has been produced to accompany a planning application for the conversion of existing barns to four dwellings, and replacement of existing stables with a single dwelling within the curtilage of the previously developed farm holding.

Photographs of the building are included in Appendix 1

Issued 19th June 2023

Section 1a- Existing Use

The subject site is located to the north of Ainsworth village centre with access from Knowsley Road.

The premises comprise a cluster of buildings arranged around a central courtyard and existing access as follows;

- Farmhouse – grade II listed (occupied by the applicant since 2012),
- Stone built stables, attached large stone and slate built long barn, and brick built shippon wrapping around a central courtyard opposite to the farmhouse.
- To the rear (north) of the long barn there is an agricultural building (part steel frame, part block, and cladding sheets to the roof)
- Directly to the east of the main barn is a garage (stone and slate) that is used for storage and parking in association with the occupation of the farmhouse.
- To the west of the farmhouse there are further agricultural buildings extending along the existing access road comprising an agricultural storage building (timber and steel cladding), and a stables (block construction with steel cladding sheets to the roof).

The subject site was utilised intensively as a working farm up to the time of the applicant's purchase of the site in 2010. At this time the stone built farmhouse had fallen into a state of significant disrepair and was vacant.

Planning consents were granted in 2011 for modifications and refurbishment of the farmhouse, and conversion of the main barn to a single dwelling. Both consents were implemented with significant investment in the grade II listed farmhouse and the works being completed in 2011.

Works to convert the main barn were implemented but have not been completed and this building has been utilised for additional storage by the applicant.

Section 2- Proposed Use and Amount of Development

The proposal is to convert the existing barns and replace the existing stables with a single dwelling to form five additional dwellings to Barrack Fold Farm as follows;

	<u>Building ref;</u>	<u>Existing use</u>	<u>Proposed use</u>
A	Attached stables	Approval for use as single dwelling	Dwelling – unit 1
B	Long barn	Approval for use as single dwelling	Dwelling – unit 2
C	Long barn	Approval for use as single dwelling	Dwelling – unit 3
D	Attached shipon	Approval for use as single dwelling	Dwelling – unit 4
E	Existing garage	Garage for applicant	Retain existing use
F	Agricultural building	Prior approval granted in March 2023 for conversion to a single dwelling.	Dwelling – unit 5
G	Agricultural building	Storage of machinery & feed	Retain existing use
H	Detached Stables	Stables (rented)	Dwelling – unit 6
J	Farmhouse	Single dwelling	Retain existing use

A – D : Attached stables, long barn and attached shippon

It is proposed that the barns be converted into 4 dwellings and this can be done with minimal intervention to the existing external appearance.

H : Stables

It is proposed to replace the block stables with a single dwelling. A slight increase in the height of the existing roof is proposed to allow a pitched roof of sufficient gradient for a new slate roof. Stone external facings are proposed that would be in keeping with the existing farmhouse.

Section 3 – Layout

Units 1-4 are located opposite the existing farmhouse and are arranged around a central courtyard. The courtyard can be used for access and car parking and will also provide amenity space.

Further amenity space is provided to the rear of units 1-4 with a low level patio to the building side of an existing retaining wall and a garden area to the rear. Three bedrooms are incorporated for units 1-4.

Unit 6 is located to the footprint of the existing stables with reception rooms arranged with views over the amenity space to the south and west. Parking will be provided to the front of the building adjacent to the existing access and retained agricultural storage building.

Section 4 – Scale & design

It is proposed that the existing barns will be converted and the addition of a small porch extension (unit 4), and kitchen extension (unit 1) that will be of modest scale and subservient in height and scale to the existing buildings.

Traditional brick, stone and slate building materials will be utilised that will be sympathetic to the existing farmhouse (Grade II listed) and main barn.

The stables are proposed to be replaced with a single dwelling that would not be significantly larger than the existing building (4% increase in building footprint and 22% increase in building volume).

Section 5 – Landscaping

Each property will have a landscaped garden area providing an adequate area of external amenity space.

To the outer perimeter of the proposed dwellings it is proposed to incorporate new hedgerow planting and trees that are to be native species (shown to submitted landscaping proposals).

Section 6 – Appearance

The general appearance of the main cluster of barns will be maintained. There is an opportunity to improve the appearance of the replacement dwelling (H – unit 6) through the use of traditional building materials.

Section 7 – Access

Access to the property is made by a private road from Knowsley Road. The existing access already serves the residential use of the farmhouse, the approved residential use of the main barn and the use of the stables that are rented for private use.

Each dwelling will have a parking area that will allow parking for a minimum of two cars (three bedroom dwellings).

Level access and approach can be provided to the dwellings to enable the dwellings to be accessible to people of all ability.

APPENDIX 1 - PHOTOGRAPHS

Image 1 – Front elevation of long barn and brick shippon (proposed units 1 & 2)



Image 2 – Front elevation of brick shippon (proposed unit 1)



Image 3 – Side/east elevation of brick shippon (proposed unit 1)



Image 4 – Rear elevation of long barn and brick shippon (proposed units 1 & 2)



Image 5 – Front elevation of stone stables and long barn (proposed units 3 & 4)



Image 6 – Side/rear elevations to stone stables (proposed unit 4)



Image 7 - View to rear of main barn and agricultural building



Image 8 – View to rear of long barn (proposed units 2 & 3)



Image 9 – View to rear of long barn barn (proposed unit 3)



Image 10 – View to front elevation of stables (proposed unit 6)