
DESIGN & ACCESS STATEMENT

The development of a single detached four-bedroom dwelling following the demolition of existing outbuildings.

Brookhouse Farm, Holcombe Road, Greenmount, Bury BL8 4BQ

Statement prepared by Peel Design Partnership Ltd on behalf of Mr N. Mordin.

April 2021



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INTRODUCTION:

This Design and Access Statement has been prepared by Peel Design Partnership Ltd on behalf of Mr N. Mordin to accompany the planning application with respect to the construction of a new four bedroom detached dwelling following the demolition and removal from site of five existing dilapidated outbuildings. The proposed property is to be located on the area of the former garages in the northern quarter of the site known as Brookhouse Farm, 216-218 Holcombe Road, Greenmount, Bury BL8 4BQ.

HISTORY:

The history of this site and associated properties are extensively reviewed in the Heritage Statement prepared by Jenny Wetton Conservation dated February 2015 plus Addendum Heritage Statement dated April 2021.

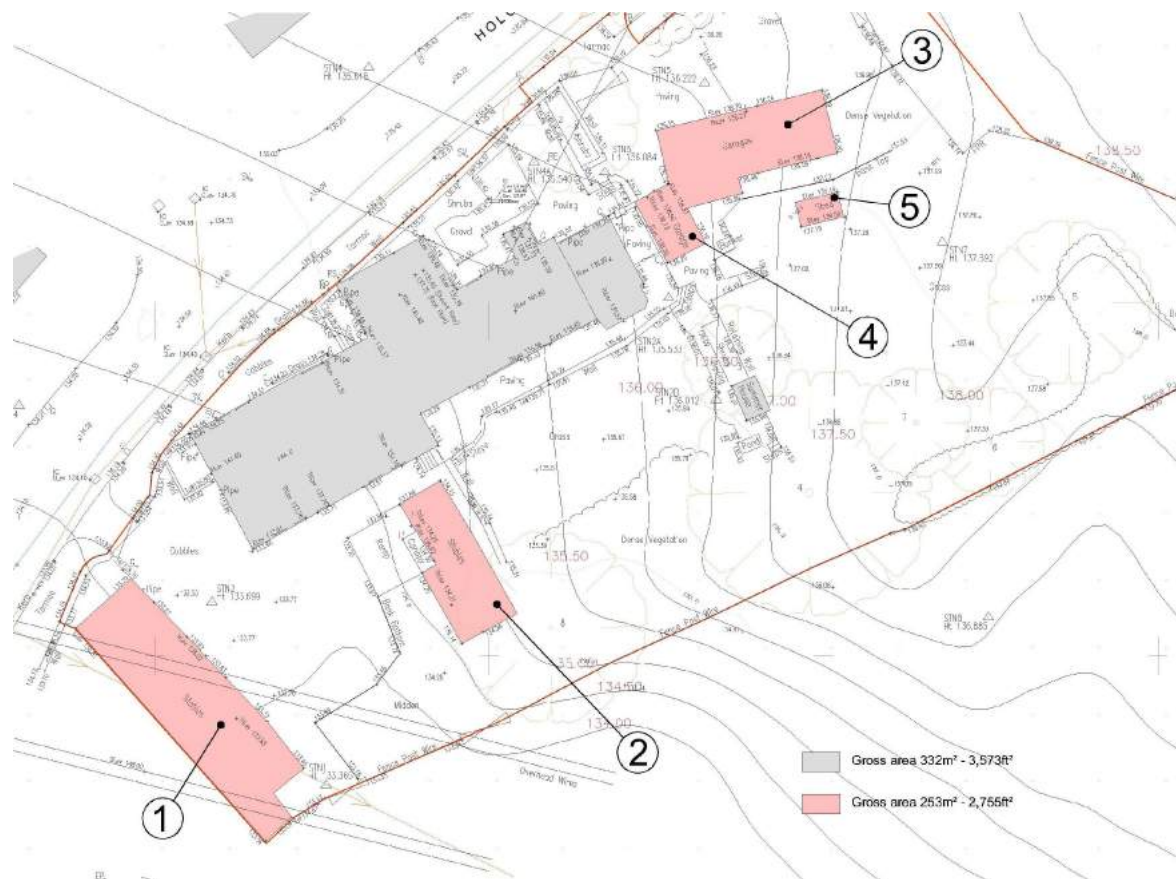
For Planning history see the Planning Statement prepared by John Hodgkinson.

USE:

The site area at Brookhouse Farm is 0.7 acres (2,880m²). This site currently accommodates two dwellings numbered 216 and 218 Holcombe Road plus an attached Barn. Property 216 is a one bed cottage and 218 is a four-bed dwelling. The site also has five outbuildings. These comprise of two separate stable buildings (Numbered 1 and 2), a five-bay brick garage (No 3) with an attached stone-built single garage (No 4) plus a garden shed/woodstore (No 5).

The existing brick structure containing the five garages and the attached single stone garage are not used by the current owner of the property and are in a poor state of repair. The two stable buildings and garden shed are also not used and are in a dilapidated state. The garden to the rear of the garages has been neglected and is overgrown.

All outbuildings to be demolished and removed are indicated in pink below.



AMOUNT OF DEVELOPMENT:

The application is for a single detached four-bedroom house on two levels, with a separate single garage to the front of the property. The ground floor comprises an entrance hallway and landing with utility room, WC, cloak/boot room, bathroom and three bedrooms accessed off the hallway. Also on this level is the open plan kitchen, dining room, lounge area with direct access to the patio area via sliding glazed doors. The Hallway also provides access via stairs to the lower ground floor area. This lower level contains another bedroom, study, plantroom, and access to the lower lounge area again with direct access to the lower patio area.

There are external steps providing access to the lower patio from two sides of the property and a Juliet balcony with sliding glazed doors to bedroom three. The remaining bedrooms also have access via sliding glazed doors direct to patio areas.

The total net internal floor area excluding the garage is 203m² (2,185ft²) and would be considered to be a medium sized family home.

The proposed plot area measured from within the perimeter fence, the boundary wall and the access gate is 1,012m². The Gross floor area of the proposed dwelling is 163m² including the garage, and therefore the proposed dwelling would occupy approximately 16% of the available plot area.

The following table summarises the footprint / volumes for the existing outbuildings (for removal) and proposed dwelling:

	Footprint (GEA) m ²	Volume m ³
Existing Outbuildings (for removal)		
1) Large stable	112.8	251.8
2) Small stable	50.9	118.0
3) Five bay brick garages	66.1	144.2
4) Stone garage	16.6	38.9
5) Garden shed	6.1	12.7
Total	252.5	565.6
Proposed Dwelling	163.0	754.0
% change	-89.5 (- 35%)	188.4 (33%)

* Outbuildings and new dwelling footprint / volume calculations are provided at the end of this statement

The proposed dwelling therefore represents a **35% decrease** in total footprint compared to the existing outbuildings that would be removed and a 33% increase in total volume. However, the above ground volume is 537m³ which is 5% less than the combined outbuildings.

Pictures of Out-buildings to be demolished

Large Stable



Small Stable



Brick Garage



Stone Garage



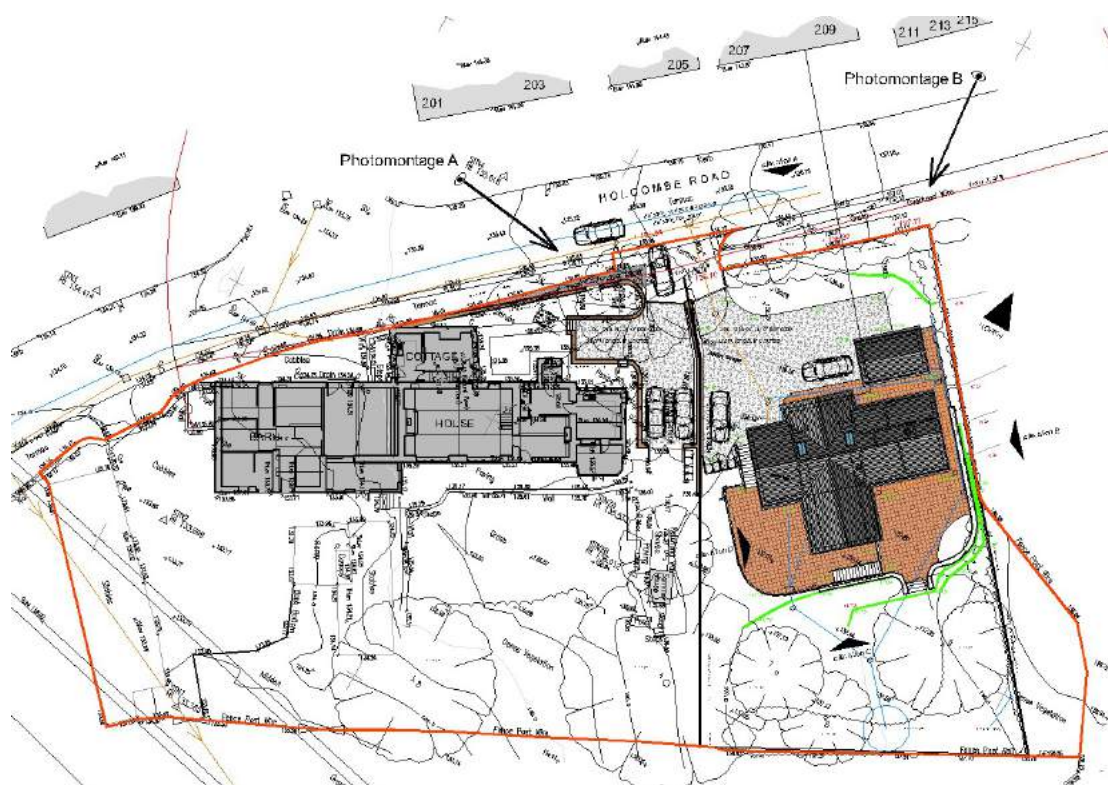
Garden Shed



LAYOUT:

The proposal is to provide high quality high specification, thermally efficient living accommodation as befits the 21st century, with a traditional, vernacular appearance similar in nature to the immediate surrounding properties. The proposed dwelling is positioned on the site in the general area of the original garages, set back from Holcombe Road to afford sufficient space for vehicles to enter and leave the property in forward gear. The nearest elevation of the dwelling is positioned 29m away from 207-209 on the opposite side of Holcombe Road and is 16m away from the nearest road kerb.

The proposal includes a 6.9m wide, at its narrowest point, shared access from Holcombe Road splitting into separate driveway gated entrances, with onsite turning and parking for at least four vehicles not including the garage. The driveway gates are set back from the road over five meters affording vehicles the opportunity to pull off the highway whilst waiting for the gates to open, with minimum 43m visibility splays in both directions when exiting the site.



SCALE:

The property proposed for this site is similar to the adjacent properties in terms of scale and proportions, bearing in mind the additional overall floor area and enhanced facilities required for a 21st century dwelling. The property occupies a significantly smaller gross footprint (35% Less) than the five outbuildings proposed for removal and only equates to 16% of the total plot area. The scheme proposed respects the character of surrounding properties by incorporating certain visual references into its design, such as stone dental quoins, stone mullions, sills, and lintels. The overall height of the proposed property is proportionate with that of the original farmhouse and follows the lay of the land as it rises up Holcombe Road. The ridge height of the proposed property is more than four meters lower than that of property No's 207 & 209 on the opposite side of Holcombe Road. As the Street section indicates because of the density of the existing shrubs and trees around the site and the positioning of the property within the plot very little of the building can actually be seen from Holcombe Road. The ridge level of Brookhouse Farm is 141.80 making it 6.1m above Holcombe Road level. Compare this to the proposed ridge height of the proposed dwelling at 141.37 which is 430mm below that of Brookhouse Farm, which is just over 5m above the Holcombe Road at its most westerly point and just over 4m at its most easterly point.

See Terrain Map on Page 11 which clearly shows how the land rises to the north-east allowing the proposed new dwelling to nestle into the landscape. The Visual Impact Assessment also demonstrates that the new building will in most cases not be visible.



LANDSCAPE:

The proposed new dwelling sits comfortably on the site with little modification to the perimeter landscaping. The lower ground floor is only visible on two sides of the property and none of these are overlooked from outside of the site. Access to the site is in the same location as it was previously. The width has increased to 6.9 meters with the removal of a small amount of hedging plus modification to the original boundary walls to afford better visibility. Additional shrub planting is proposed to the boundary with Holcombe Road to supplement the existing planting and further shrub planting is proposed to the northwest boundary. New soft landscaping with some additional trees is proposed to the south west boundary along with a new timber fence. The existing trees and shrubs to the southeast boundary are to be retained maintaining the boundary with the open fields. The internal drive area is to be constructed using a free draining bonded granular material, stone colour to match the building stone. The patio area and perimeter paving are to be constructed of similar free draining granular material and new matching stone paving slabs laid to falls.

APPEARANCE:

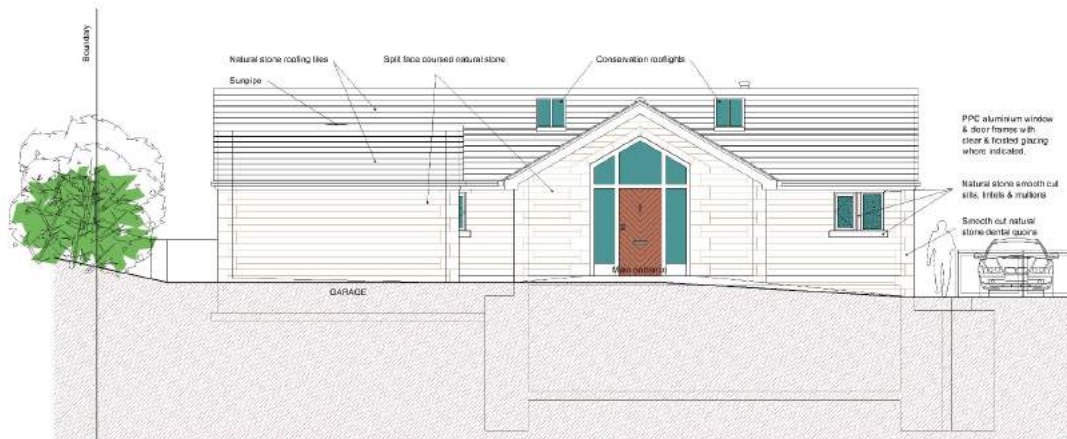
The design of the proposed dwelling has been developed to fit into the street scene of Holcombe Road with little impact. The view of the new dwelling from Holcombe road will be of a single storey building, a modest structure which respects its neighbours, using split faced coursed stone walling and stone roofing tiles, small rectangular window proportions facing the road with larger openings to the rear. The building also respects the adjacent property by incorporating within its design, matching features such as stone lintels, mullions, sills and dental stone quoins at the corners. The materials are all to match the adjacent farmhouse in terms of texture and general appearance, excluding the weather staining and surface deterioration. The roof is to be constructed with stone slab roofing tiles similar in appearance to the roof slabs on the adjacent farmhouse. All the door and window frames are to be Polyester powder coated aluminium. The property will be constructed with high levels of insulation to the walls, roof, and floor, and will incorporate an "A" rated energy efficient heating system with Air Sourced Heat Pump. Electric Car Charging facilities will be located within the garage and will also include all the latest in Hi-tech equipment and facilities as necessary for a property of this calibre and the demands of 21st century living.

Photographs of the existing stone features to be seen on the House Cottage and Barn at Brookhouse Farm

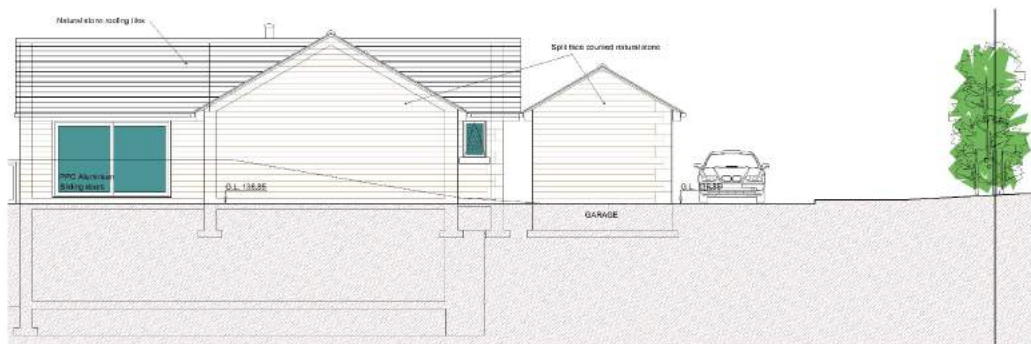


Features incorporated into the design of the proposed dwelling



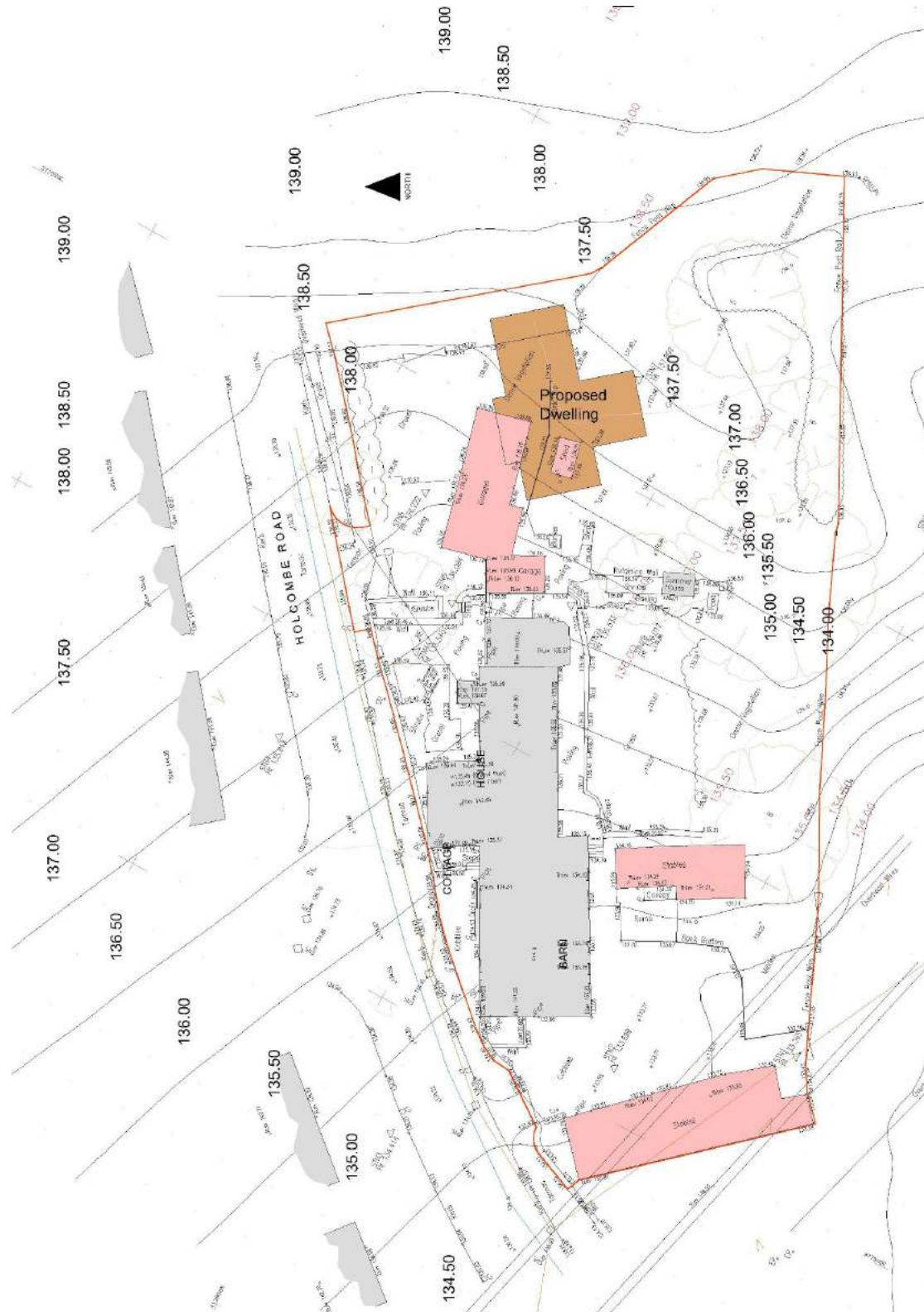


Elevation facing Holcombe Road



Elevation facing onto open field

TERRAIN MAPPING:



CALCULATIONS:

The proposed four-bedroom dwelling has a total gross floor area of 163m²

Ground level volume = 481m³

Lower Ground level volume = 217m³

Garage = 56m³

Total volume of the house 754m³.

The total volume of the existing outbuildings to be demolished and removed from Brookhouse Farm as part of this proposal is as follows:

Existing Outbuildings	Area	Volume
Large Stable	112.8m ²	251.8m ³
Small Stable	50.9m ²	118m ³
Brick Garages	66.1m ²	144.2m ³
Stone Garage	16.6m ²	38.9m ³
Garden Shed	6.1m ²	12.7m ³
Totals	253m²	566m³

Outbuilding Area and Volume calculations.

Large Stable

$(19.1 \times 5.6 = 106.9) + (2.2 \times 2.7 = 5.9) = 112.8\text{m}^2$

Total footprint for Large Stable **112.8m²**

$(19.1 \times 5.6 \times 2.05 = 219.3) + (2.2 \times 2.7 \times 2.05 = 12.2) = 231.5\text{m}^3$

$(0.37 \times 19.1 \times 5.6) \div 2 = 19.8 + (0.18 \times 2.2 \times 2.7 \div 2 = 0.5) = 20.3\text{m}^3$

Total volume for the Large Stable **251.8m³**

Small Stable

$(2.6 \times 3.5 = 9.1) + (8.9 \times 4.7 = 41.8) = 50.9\text{m}^2$

Total footprint for Small Stable **50.9m²**

$(2.6 \times 3.5 \times 2.28 = 20.75) + (8.9 \times 4.7 \times 2.28 = 95.4) = 116.1\text{m}^3$

$(8.9 \times 4.4 \times 0.1) \div 2 = 1.96\text{m}^3$

Total volume for the Small Stable **118m³**

Five Bay Brick Garage

$(12.7 \times 4.8 = 60.9) + (4.3 \times 1.2 = 5.2) = 66.1$

Total footprint for Five Bay Brick Garage **66.1m²**

$(12.7 \times 4.8 \times 1.93 = 117.7) + (4.3 \times 1.2 \times 1.93 = 9.96) = 127.7\text{m}^3$

$(12.7 \times 4.8 \times 0.54) \div 2 = 16.5\text{m}^3$

Total volume for the Five Bay Brick Garage **144.2m³**

Stone Garage

$5.2 \times 3.2 = 16.6$

Total footprint for Stone Garage **16.6m²**

$5.2 \times 3.2 \times 1.87 = 31.1\text{m}^3$

$(5.2 \times 3.2 \times 0.96) \div 2 = 7.89\text{m}^3$

Total volume for the Stone Garage **38.9m³**

Garden Shed

$3.2 \times 1.9 = 6.1\text{m}^2$

Total footprint for Garden Shed **6.1m²**

$3.2 \times 1.9 \times 2.1 = 12.7\text{m}^3$

Total volume for the Shed **12.7m³**