

# NEW FARM

## 47 ROWLANDS ROAD, BURY

Planning Statement



Rev A  
Alterations to Rear Extension  
and Garage - Aug 2020

## 1.0 INTRODUCTION:

This document has been prepared by Mr Lee Wood on behalf of Mr Geoff Cross, in support of the planning application for the alterations of 47 Rowlands Road Bury BL9 5NF.

The aim of this report is to provide a tool for the planning authority to understand the nature of this development, its significance and the overall contribution it makes to the conservation area and satisfy the requirement of paragraph 128 of the National Planning Policy Framework, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting).

This Heritage Statement is to be read in conjunction with the following architectural drawings and documents;

Pre Application Advice Document Ref: 02274E  
Architectural drawings; BL95\_001, BL95\_002, BL95\_003, BL95\_004, BL95\_005, BL95\_006, BL95\_007, BL95\_008, BL95\_009, BL95\_010, BL95\_011, BL95\_012, BL95\_013  
New Farm 47 Rowlands Road Design and Access Statement  
Structural report document prepared by Shear Chartered Structural Engineers.  
Bat Survey carried out by Angela Graham

## 2.0 NATURE OF THE ASSET

The proposal site sits at the easterly end of the residential portion of Rowlands Road with the front elevation sitting on the highway with farmland to the North, East and South. Rowlands Road itself sits at the Easterly edge of the Brooksbottom/Rowlands Conservation Area within the greenbelt

The building consists of a 4 bedroom dwelling to one half and a disused barn to the other. The building is of stone construction likely taken from one of the local quarries in use at the time of its construction.

The dwelling has timber windows and doors with stone cills. There is a small coal store to the gable end of the dwelling. As the property sits on the highway there is no front garden but it does have a large turfed garden to the rear with a hardstanding area adjacent to the house. Internally the dwelling has had extensive modification with a sympathetic renovation and features being made of the buildings structure and size with double height spaces and exposed stonework.

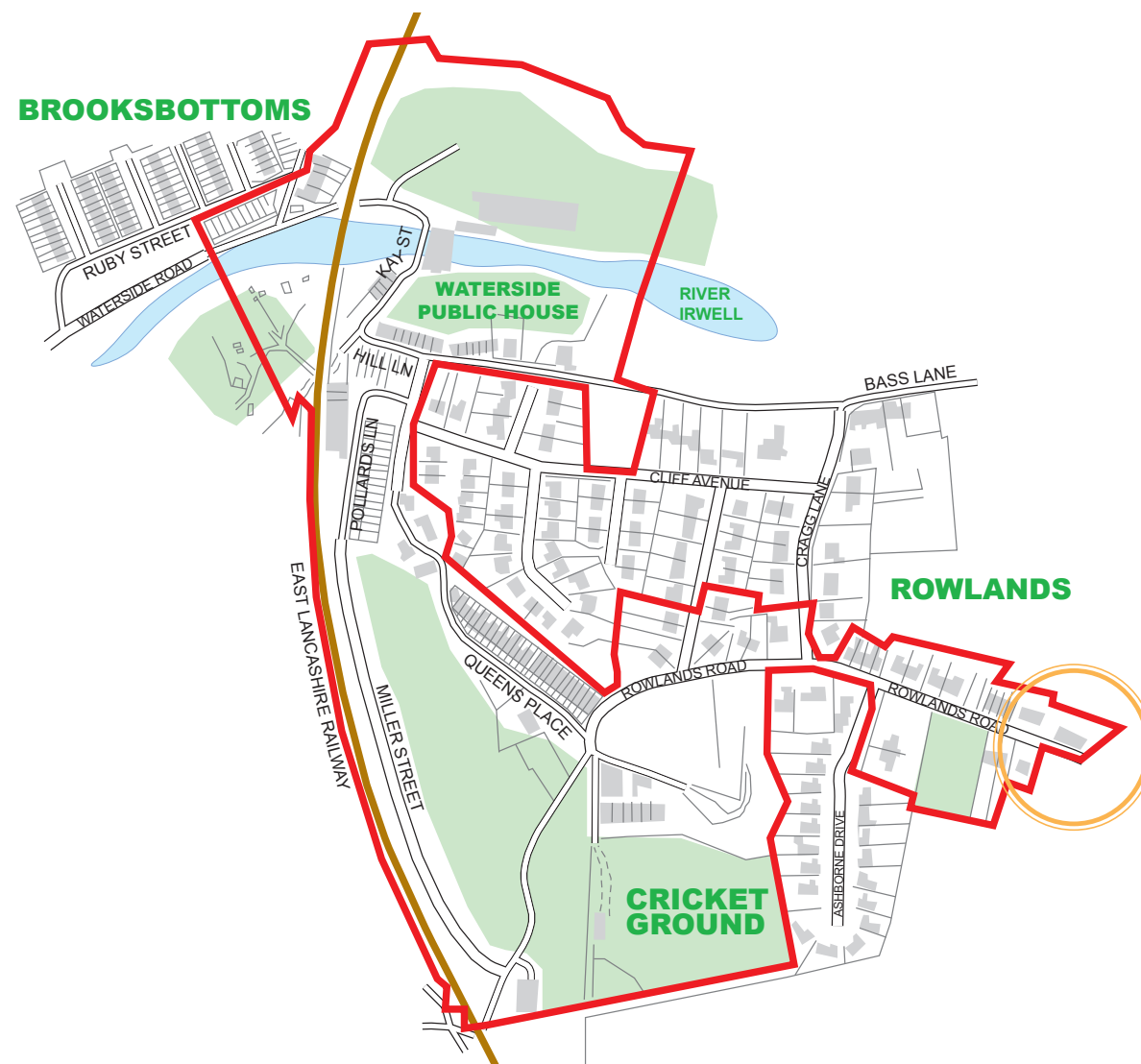


FIG. 1 BROOKSBOTTOM/SUMMERSEAT CONSERVATION AREA

The disused barn is part of the same building with an access door from the dwelling. In its current form the barn is open to the rafters with the original trusses visible. There is a raised platform of more recent construction. The Gable wall has a sizeable buttress which has been added on to the building as structural support. Other examples of this type of barn in the area do not have buttress structures, demonstrating that this is an addition purely for structural support. The existing large barn door is in need of repair and the window to the gable end is boarded.



FIG. 2 HISTORIC MAP 1891



FIG. 3 HISTORIC MAP 1894

### 3.0 SIGNIFICANCE OF THE BUILDING

The original building at number 47 Rowlands road was part of New Farm as shown on the ordinance survey maps from 1844 and 1891. With the origins of Summerseat and Brooksbottom/Rowlands Conservation Areas being in seventeenth century farming community the building is thought to have always been part of this.

Historic ordinance survey maps show the building to be part of New Farm as a 'combination' barn with 2 cottages attached. The 2 cottages have since been renovated in to one single property with the barn being used as storage for the dwelling.

Rowlands road now consists of a mixture of period and modern properties with the newest being built on the adjacent plot at 39 Rowalnads Road seen in the images oposite. Most of the buildings are set back from the road with small front gardens except for no. 47 which is built up to the road. Most are of 2 storeys with only the school being a tall single storey building. The architectural styles vary from the vernacular stone combination barn and stone terraces with the school having gothic Victorian arched windows.

There are examples of similar properties in the area that have been converted to residential properties which represent a succesfully sustainable use for these historic buildings.

The building represents the history of this area and the origins of the settlement and forms an important part of the community. Research has revealed that local residents have ties to the building with previous generations of local families having been born and lived in the original cottages.

The building sits on the route of a popular walking route and stands as a marker to the areas roots in farming before the emergence of the cotton industry in the area.

The fabric of the building has been modified in a considerate manner over its life with extra windows being added, French doors to the rear have also been installed. The stonework has been repaired and maintained and the addition of the buttress to the gable end of the barn has been built to avoid the collapse of that wall and ultimately the collapse of the barn.

This style of combination barn is one that is seen across the area with other examples (refer to the images on next page and the design and access statement) that have been renovated to repair the structure and ensure the building remains for the future generations as a reminder of the area's history. All of these example properties have been converted to residential properties which again demonstrates this sustainable use for the historic buildings.



FIG. 4 ROWLANDS ROAD STREETSCENE



FIG. 5 VIEW FROM FARMERS FIELD TO THE REAR OF 47 ROWLADS ROAD

#### 4.0 THE PROPOSED WORKS

The proposed works to the building are to convert it to provide a modern two bedroom dwelling for the clients who plan to spend their retirement in the area where their family has been residing for generations.

##### Envelope

The external stonework requires some remediation work to secure its structural stability. A structural survey has been carried out (included in this application) which has highlighted the gable wall as needing attention. The structural engineers proposals include the removal of the remedial buttress returning the building to its original form. Additional stability will be added to the gable wall by tying it back to the internal steel structure.

The barn door which is currently in need of repair will be replaced by a timber framed glazed window to fit in the existing opening with a timber cottage style entrance door to the property.

##### Layout

The internal layout will include the addition of a first floor with two bedrooms and bathroom. This will be constructed using a steelwork platform which will serve a dual purpose of providing a structure for the first floor living space and tying in to the existing envelope to stabilise the external walls and prevent any further deterioration.

The ground floor layout will largely be open plan using the existing materials to create features that will give double height space and expose the stone walls to retain a feel of the agricultural building. The new material palette is to be sympathetic to the existing building with timber and stone being used to create new features.

The addition of the single storey extension to include extra living space and a double garage to serve both 47 and 47A Rowlands Road is to be constructed in agricultural material. Please refer to Design statemtn by Andre Claire Living included in Appendix 1 of the revised Design and Access statement.



FIG. 6 EXISTING & PROPOSED AXO VIEWS

The proposal application is made in line with the NFFP conservation guidelines in the conservation of designated and non designated heritage assets.

The renovating and conservation of this asset is an opportunity to secure its heritage and far outweighs the little, if any harm caused by the proposals. The design is considerate to the existing building and looks to keep the key characteristics of the original building.

This is outlined int the NPPF Section 16. Paragraph 200;

*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

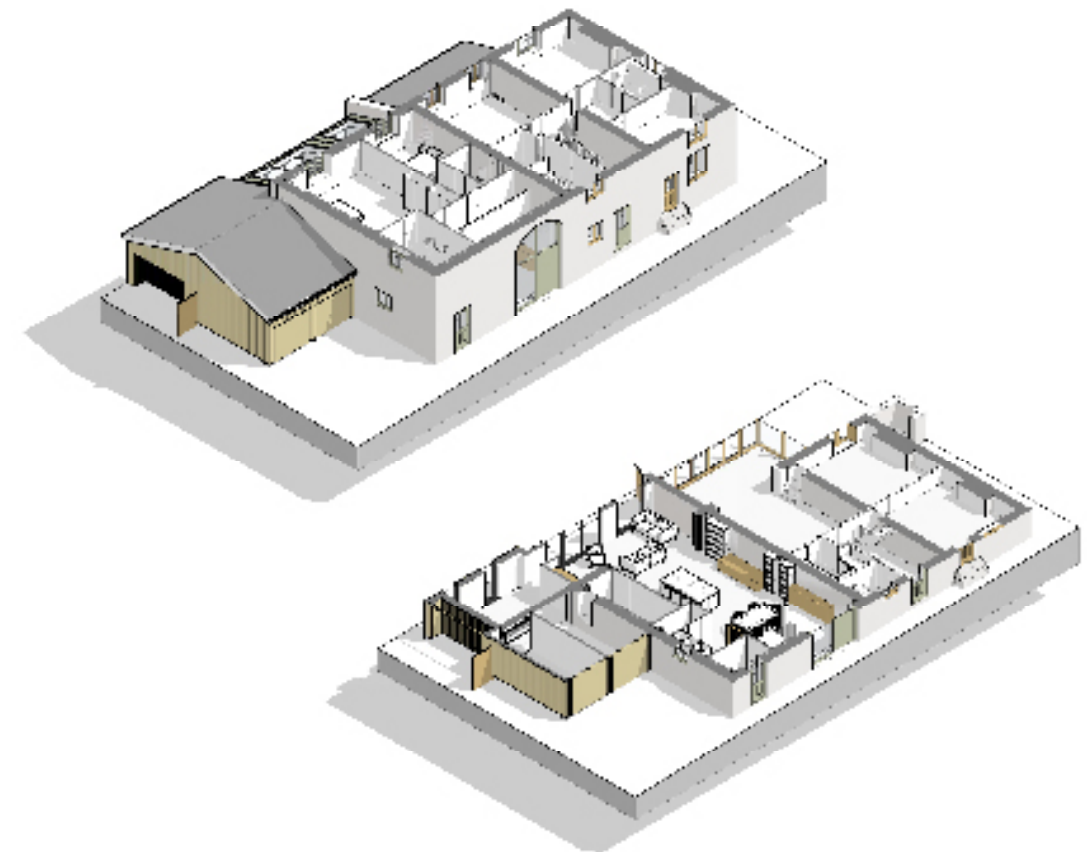


FIG. 7 PROPOSED LAYOUT AXO VIEWS

## 5.0 RELEVANT PLANNING HISTORY

Planning Portal Ref: PP-01242153

Bury Planning Ref: 53199

Construction of a detached dwelling with integral garage. This development was recently completed on the site of 39 Rowlands Road and has made an impact on the street scene in creating a large modern style dwelling directly alongside this historic building.

Planning Portal Ref: PP-07454994

Bury Planning Ref: 63630

Erection of single building containing 16 no. dwellings and associated car parking; Creation of an upgraded vehicular access from Kay Street

With the development of a number of sites in the area including new flats off Key Street it has become even more pressing that the areas heritage maintained and given a sustainable use within the community. In retaining its character and historic significance we can avoid these buildings falling in to disrepair and eventually being replaced with such developments as that at 39 Rowlands Road.

## 6.0 PRESERVE, ENHANCE & MITIGATE

The proposal aims to repair the buildings structure in a sympathetic way in order to return it to its former state whilst providing a modern dwelling. Externally avoid the use of any new external structure, The External walls will be repointed and all the existing windows replaced with new timber cottage style fenestration. The roof will be repaired and form maintained.

A structural engineer has been instructed to carry out the survey and design a solution to stabilising the building in a way that will not harm the characteristics or add any structure to the exterior.

The garage/outbuilding has been designed with an agricultural style in order to fit with the barn and the surroundings with the glazed link maintaining the separation from the main building.

## 7.0 SOURCES CONSULTED

The National Heritage List

National Planning Policy Framework (NPPF)

The Current Local Plan

Conservation Character Appraisal for Brooksbottom/ Rowlands (2010)



FIG. 8 STREETSCENE FROM PLANNING APPLICATION TO 39 ROWLANDS ROAD



FIG. 9 PRECEDENT PROPERTIES IN THE LOCAL VICINITY

## 8.0 GREENBELT STATEMENT

The proposal for 47 Rowlands Road has been carefully considered and designs alongside the NPPF and Bury Councils Supplementary Document 6.

As Fig.10 shows the overall volume of the proposed single storey extension and the new outbuilding, when compared to the existing barn and garage results in an increased volume of 27%. This is within Bury's guidelines outlined in the supplementary planning document 6 of a third or 33% of the original volume.

The single storey extension has a high quality materiality matching that of the existing barn and the proposed outbuilding is timber clad with a slate roof in order to keep the materials as the existing garage.

The proposed extensions are to the rear of the property which is a large lawned garden fenced off from the farmland to the north. The proportions of the proposed extensions to the garden are small and therefore do not significantly impact on the openness of the area.

The existing building form is not being raised, the ridge and eaves height of the roof is to remain unchanged.

The proposal is providing a high quality family home at a time when new dwellings are in short supply and numerous developments in the area are in progress in order to address this issue.

The landscape is to remain largely unchanged. The front facade of the property bounds the highway and has little scope for alterations. The rear will stay as a lawned garden with the possibility of some hard standing areas being created in the future using regular paving so as not to promote the possibility of standing water/flooding.

Overall the proposals are sympathetic to the environment having little impact on the current surroundings and habitat.

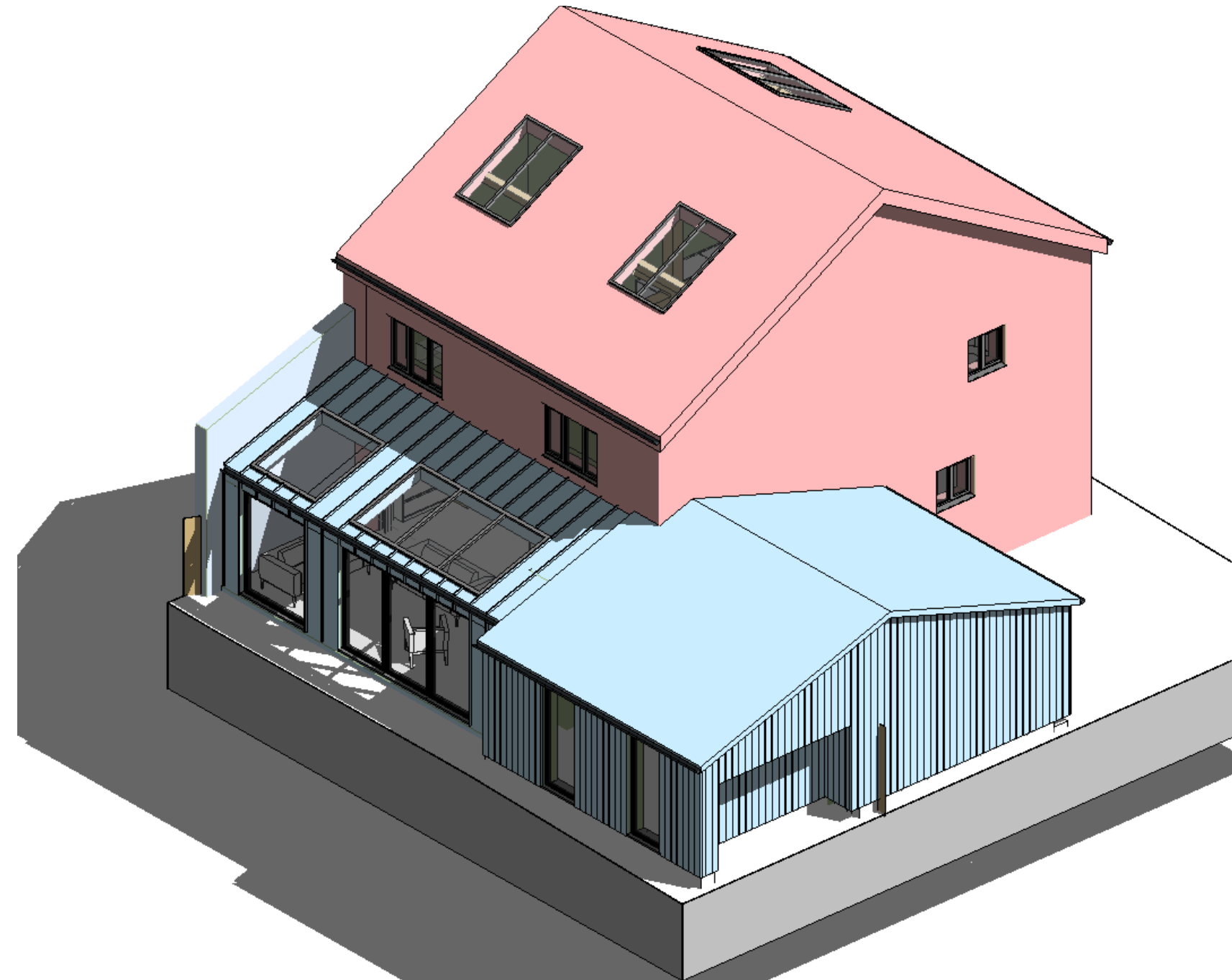


FIG. 10 EXISTING/PROPOSED VOLUME CALCULATION

### Volume Calculation

Existing  
Barn 617m<sup>3</sup>  
Garage 30m<sup>3</sup>

Total = **647m<sup>3</sup>**

Proposed  
Extension 70m<sup>3</sup>  
Garage 167m<sup>3</sup>

Total = **237m<sup>3</sup>**

Increase in Volume = **36.5%**