

DESIGN AND ACCESS STATEMENT



JOB NO 108-DAS-REV-B

A FULL PLANNING APPLICATION FOR THE REFERBISHMENT AND EXTENSION OF THE EXISTING FARMHOUSE, CONVERSION AND EXTENSION OF THE EXISTING BARN, TOGETHER WITH THE CONSTRUCTION OF 4 DWELLINGS TOGETHER WITH ASSOCIATED CAR PARKING AND LANDSCAPING HOLLYMOUNT LANE, TOTTINGTON, BURY, BL8 4HP

HAWTHORN DESIGN PARTNERSHIP

HAWTHORN ESTATES LTD
LUMB, ROSSENDALE, BB4 9ND

T. 08453 900 444

E. design@hawthorn-estates.co.uk
www.hawthorn-estates.co.uk



CONTENTS

Contents

- 1 Introduction
- 2 Location
- 3 Planning and Design Development
- 4 Use
- 5 Amount
- 6 Layout
- 7 Scale
- 8 Appearance
- 9 Landscape
- 10 Access
- 11 Summary

CONSULTANT TEAM

ARCHITECT/ DESIGNER

REID LEWIS

HAWTHORN DESIGN PARTNERSHIP



PLANNING CONSULTANT

RICHARD GEE

ROMAN SUMMER ASSOCIATES



TRANSPORT CONSULTANT

ANDREW BURROWS

HIGHWAYS ADVICE



ECOLOGIST

ECOLOGY SOLUTIONS



DRAINAGE CONSULTANT

PAUL QUIMBY

LK GROUP



LANDSCAPE ARCHITECT

ADAM VICKERS

SQUAREYARD STUDIO YD2



1 INTRODUCTION



Figure 1. Proposed Site Layout

1.1 HDP Architects have been instructed by J. Buckley Properties to prepare details of a full planning application for the refurbishment and extension of the existing farmhouse, conversion and extension of existing barn together with 4 dwellings on the site of the former Hollymount Farm, Hollymount Lane, Tottington

1.2 This Design and Access Statement has been prepared in line with the latest advice based on policy and supporting documentation. It is required as set out in Development Management Procedure Order (2015) and Planning Practice Guidance (2014).

Planning Practice Guidance explains that a Design and Access Statement is:

"....A concise report accompanying certain applications for planning permission and applications for listed buildings consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling Local Planning Authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. The level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long".

Planning Practice Guidance states that a Design and Access Statement must:

"(a) explain the design principles and concepts that have been applied to the proposed development; and
(b) demonstrate the steps taken to appraise the context of the proposed development and how the design of the development takes that context into account".

Guidance contained with CABE's Design and Access Statements "how to write, read and use them" has also been drawn upon. The Design and Access Statement must set out:

- The design principles and concepts that have been applied to the development
- How issues relating to access to the development have been dealt with.

The Design and Access Statement demonstrates how the proposals accord with the principles of good design. It is intended to assist and guide the outline planning application for the site.

2 LOCATION



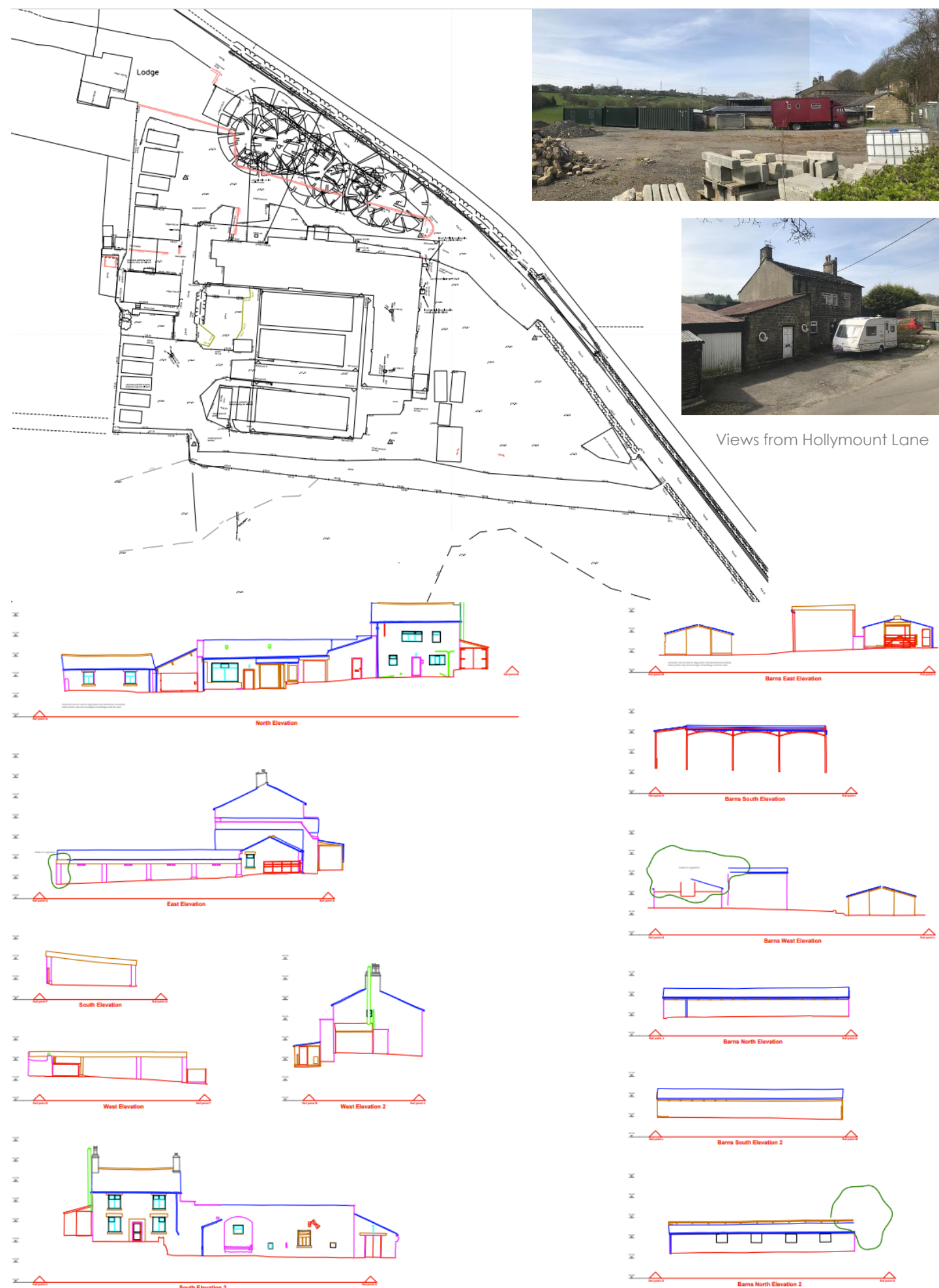
Figure 2. Site location

2.1 LOCATION

- The site is located in the North Manor Ward of Bury MBC
- 2.2 The site is 0.736 hectares on the South Western side of Hollymount Lane,
- 2.3 Hollymount Lane is 800m from Tottington village to the south and 750m from Greenmount village to the north
- 2.4 Currently the site is a former farm, which includes numerous buildings, barns and a large extent of hard standing
- 2.5 The site is bordered by a single dwelling to the north west side and the residential settlement of Hollymount 250m to the north west, beyond and the Greenmount residential area 150m to the east across the golf course.
- 2.6 Both the villages of Tottington and Greenmount have shopping, spiritual and restaurant facilities. Hollymount school is 250m from the site to the north west. The site can be considered as sustainable due to the close proximity of local facilities
- 2.7 Hollymount Land is accessed from Holcome Road which is served by the bus service noted below with the nearest bus stop 320m from the south eastern section of the site

Northbound – (Oswestry Close) Stop ID: MANDTJGD		Southbound – (Oswestry Close) Stop ID: MANDTJGA	
Service Number	Destination	Service Number	Destination
480	Ramsbottom, Bradshaw, Bolton	480	Tottington, Bury
882	Greenmount, Brandlesholme, Limefield, Walmersley	882	Tottington, Tottington High School
Buses per hour (Peak)	2 (1 every 30 minutes)	-	2 (1 every 30 minutes)
Buses per hour (Interpeak)	1 (1 every 60 minutes)	-	1 (1 every 60 minutes)

Figure 3. Existing site plan.



Views from Hollymount Lane



2.8 SITE CONTEXT

The site is located on the former Hollymount Farm which accommodates an existing farmhouse and mobile home, recognized in the previous planning approval 60437 dated 28/09/16 together with numerous barns and outbuildings and a large expanse of concrete hard standing comprising a total areas of 4652 sqm

2.9 The site can be considered an ecological desert due to the large expanse of hard standing and lack of vegetation and the ecology reports not no bats present

2.10 The site gently falls from North East to South West and enjoys views to the south west across the remainder of the farm in the ownership of the applicant enjoys excellent views across the farm to the south west, also in the ownership of the applicant. Existing vehicular visibility splays along Hollymount Lane in both directions, are adequate and the existing access point also accommodates pedestrian access.

2.11 Pedestrian access along Hollymount lane is on the north eastern side, with an access point opposite the existing entrance and is a public right of way 26 tot

2.12 There are a small number of trees on a raised section of the site behind a stone retaining wall adjacent to Hollymount lane, unaffected by the development, and not subject to a TPO

2.13 Hollymount lane is a public right of way

2.14 It is not located in a conservation area or falls within the setting of any listed buildings





Figure 4. Site Constraints

2.15 SITE CONSTRAINTS & OPPORTUNITIES

The main constraints are identified below and illustrated on Figure 4 adjacent.

Constraints

- Visual impact from residences on Hollymount lane and from PROW 26 TOT
- Existing trees to Hollymount lane
- Retention of existing farmhouse and barn
- 33% additional volume in Greenbelt
- Gently sloping site
- Reuse of existing pedestrian and vehicular access
- Narrow width of Hollymount lane

Opportunities

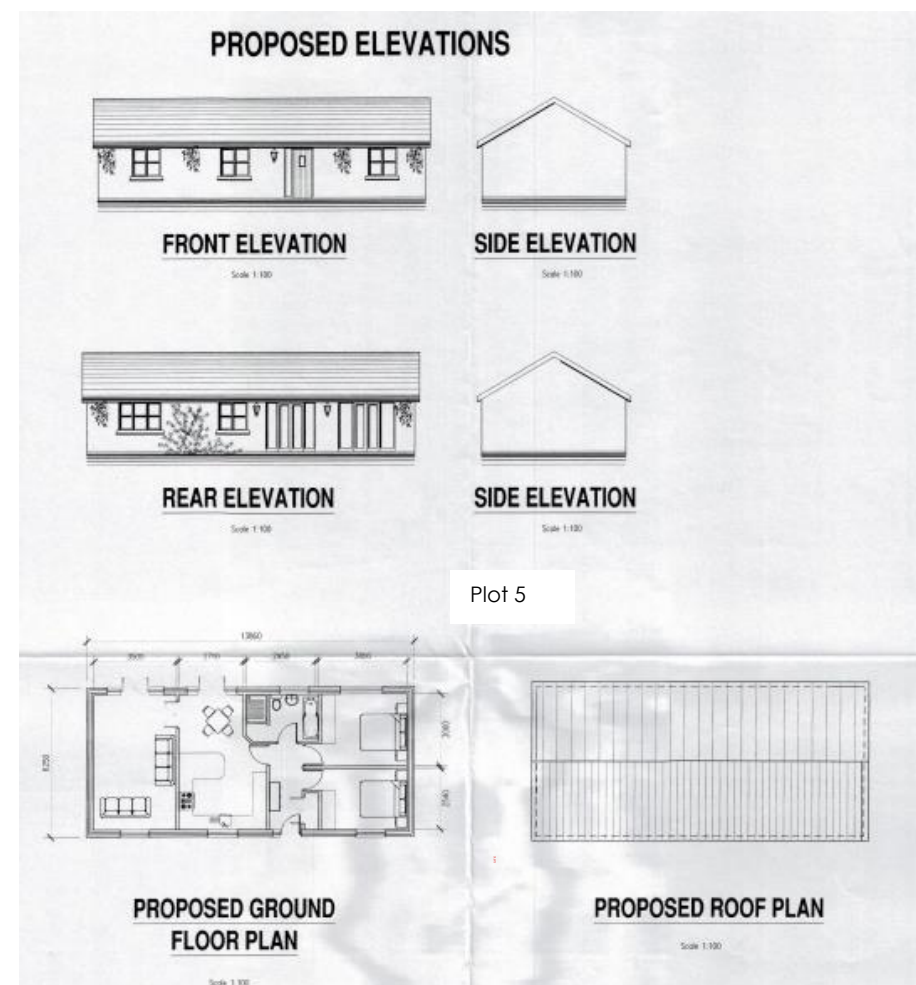
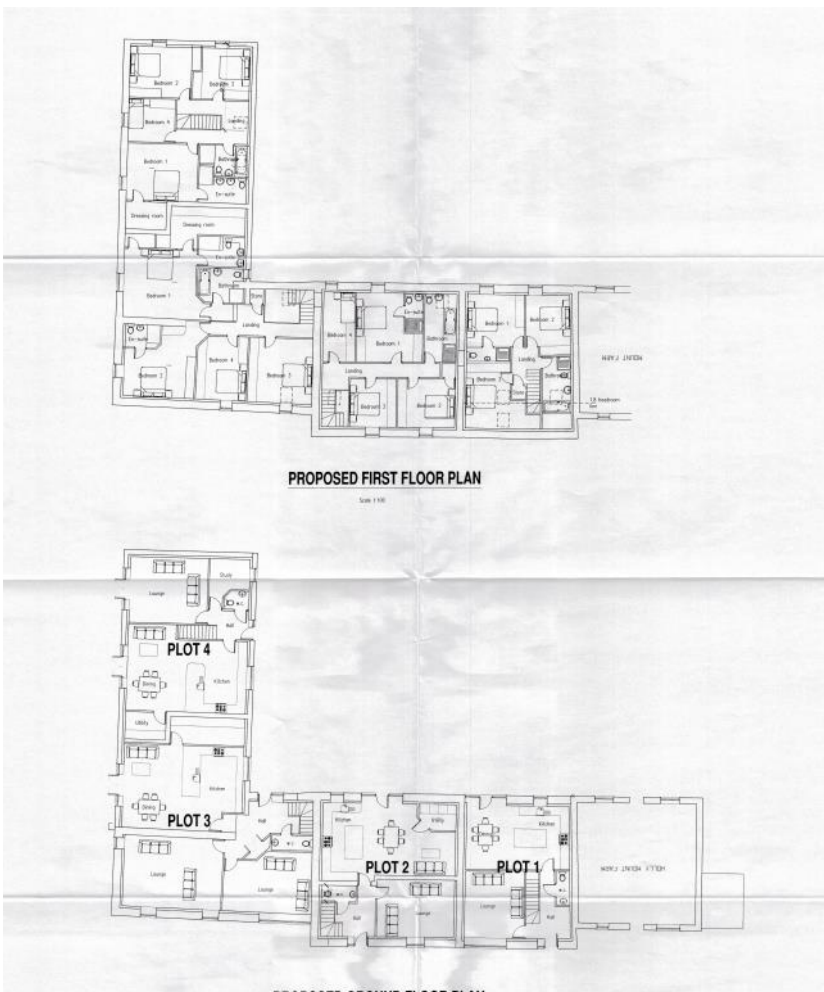
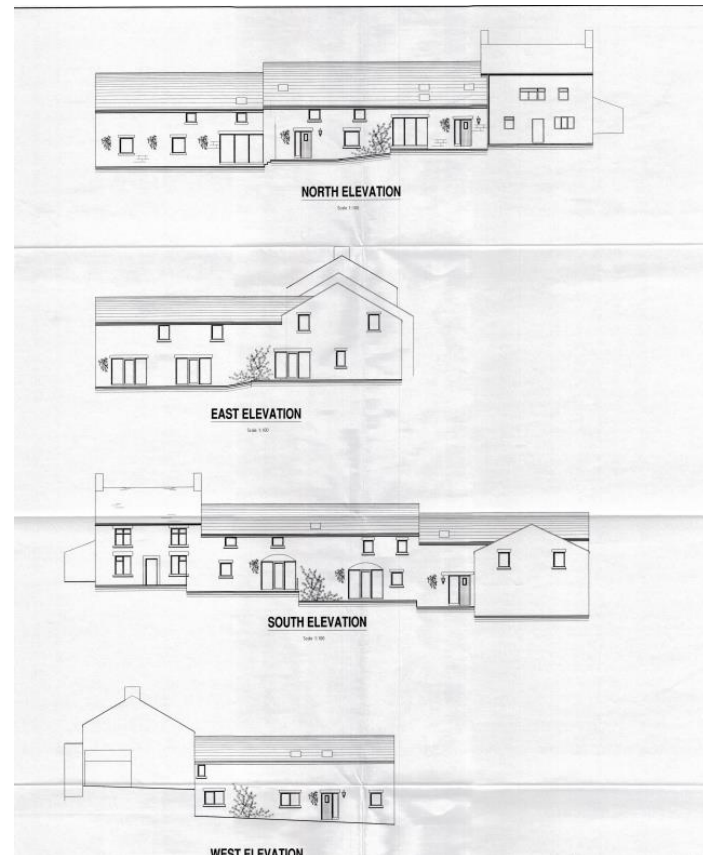
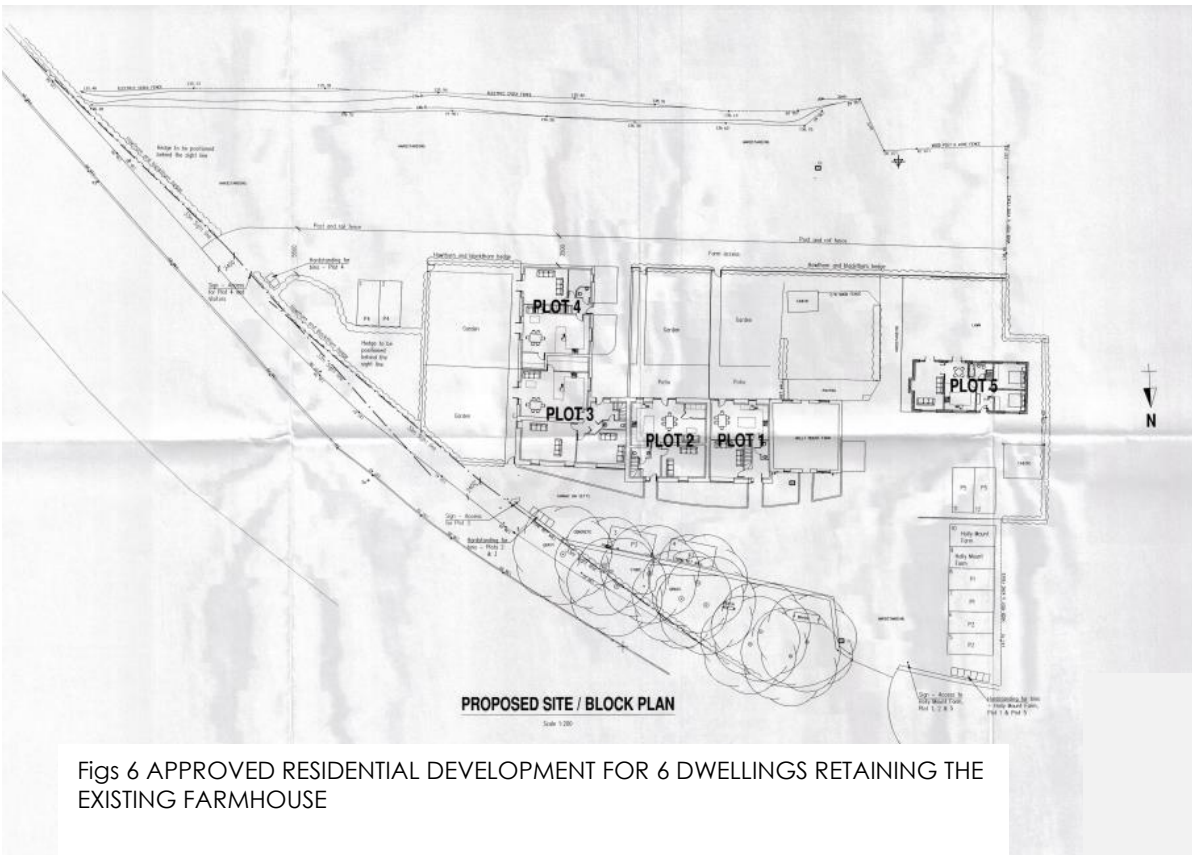
- 2 existing dwellings on site
- Open views to the South West
- Enhancement views from Hollymount Lane removing dilapidated farm buildings to "beautify" the street scene
- Enhancement of site of low ecological value
- Retention of existing structures
- Remove the existing vehicle from Hollymount lane

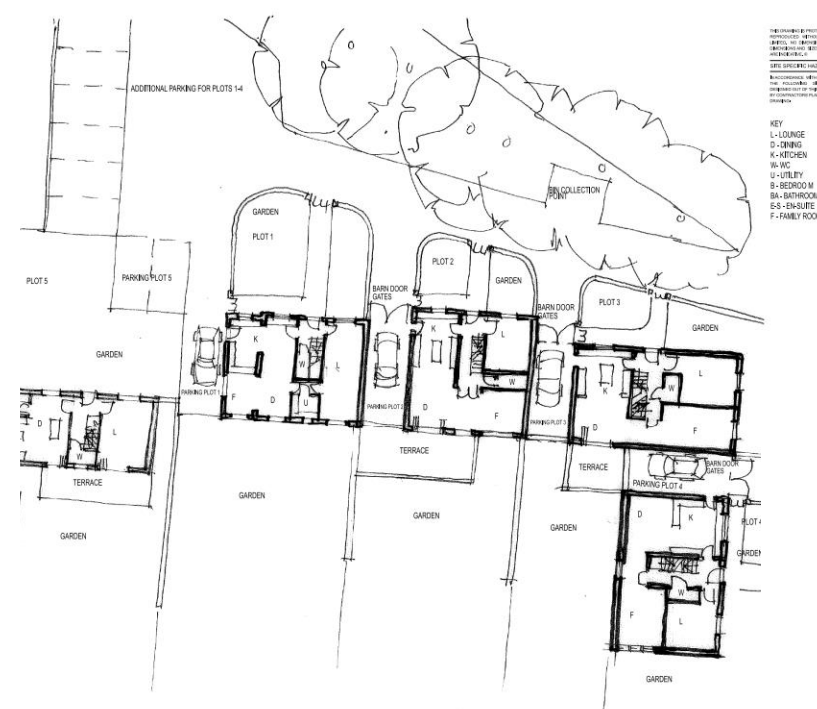
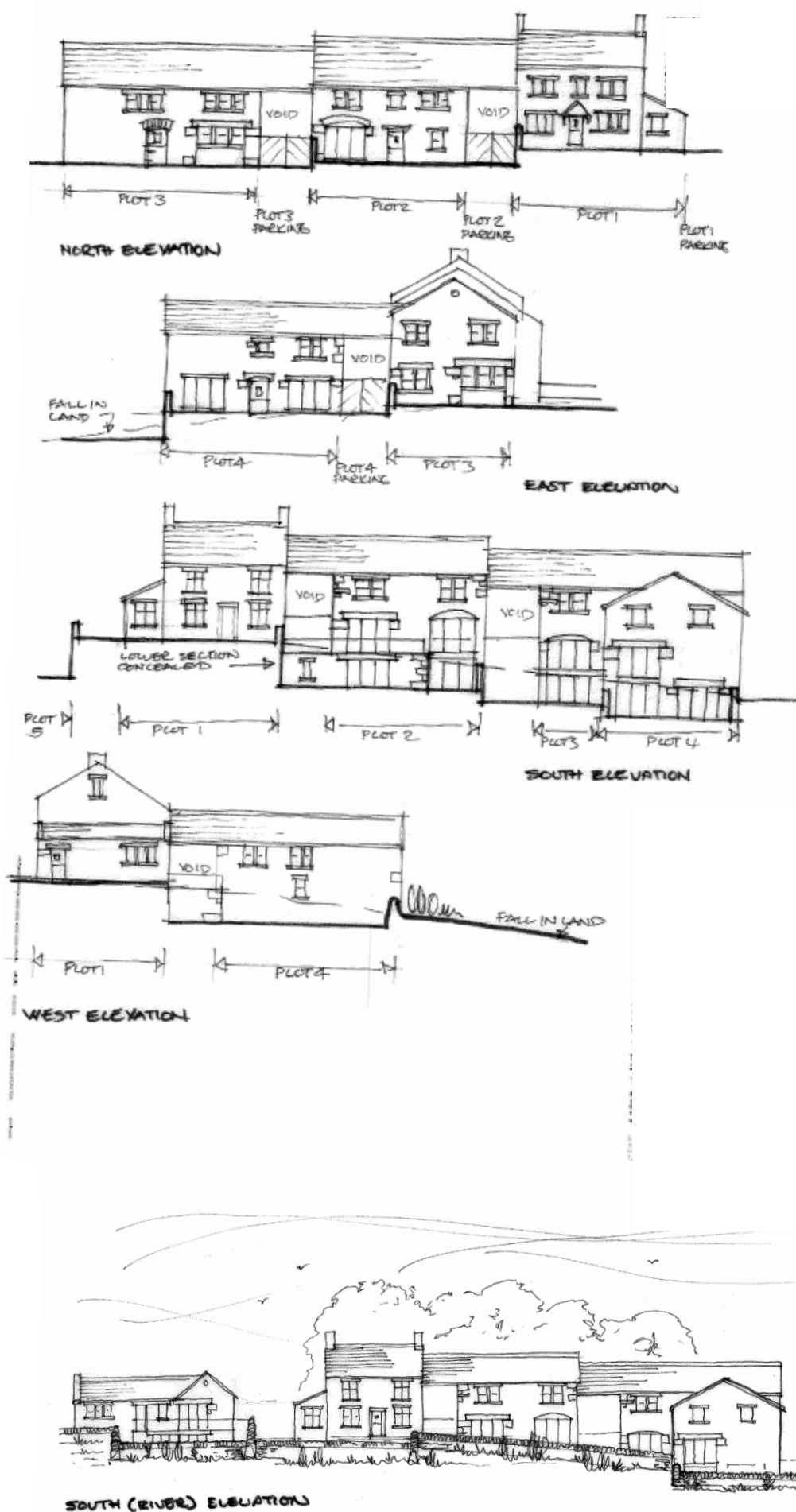


Fig 5. Existing areas

3 PLANNING & DESIGN DEVELOPMENT

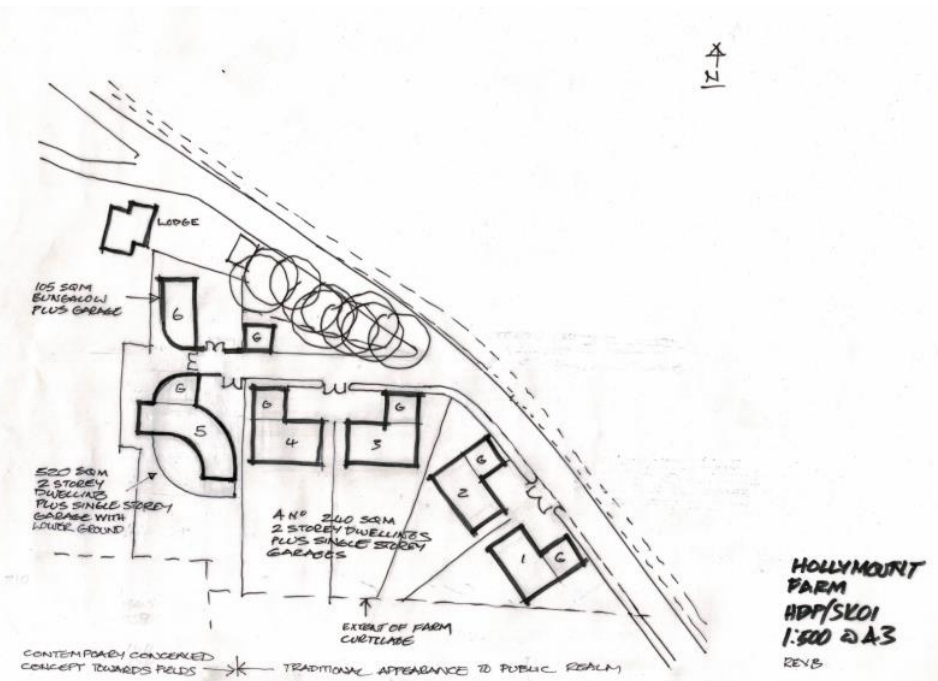
- 3.1 The site is located between the Tottington & Greenmount villages with a residential area to the west and a golf course between.
- 3.2 Planning permission was obtained on 28th September 2016 the "Conversion of farm buildings into 4 no. residential units (in addition to the existing farmhouse) Demolition of the other farm buildings and replacement of mobile home with permanent dwelling" see fig ?
- 3.3 The application noted that Hollymount Farm was not a viable agricultural unit and in the past some of the buildings were converted for use as a farm shop with associated storage and other facilities that also ceased trading
- 3.4 It noted "The planning application ... proposes that the traditionally constructed farm building.. are converted into 4 residential units and that the remaining agricultural buildings are demolished. It also proposes new access arrangements to the farmyard and a reduction in the overall size and use of the yard. Additionally the application proposes that the mobile home that can be permanently sited on the farmyard at Hollymount Farm be replaced by a permanent dwelling"





3.5 A further pre-application planning consultation was submitted by RGP in 2018 for 5 new build dwellings- see figs 8

Fig 8- 2018 pre-application feasibility by RGP

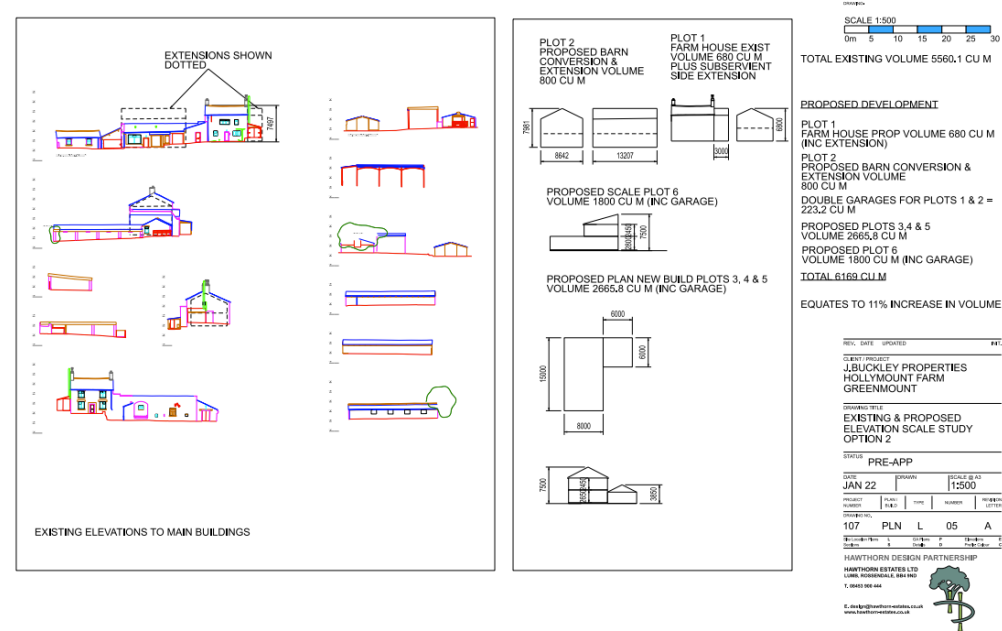
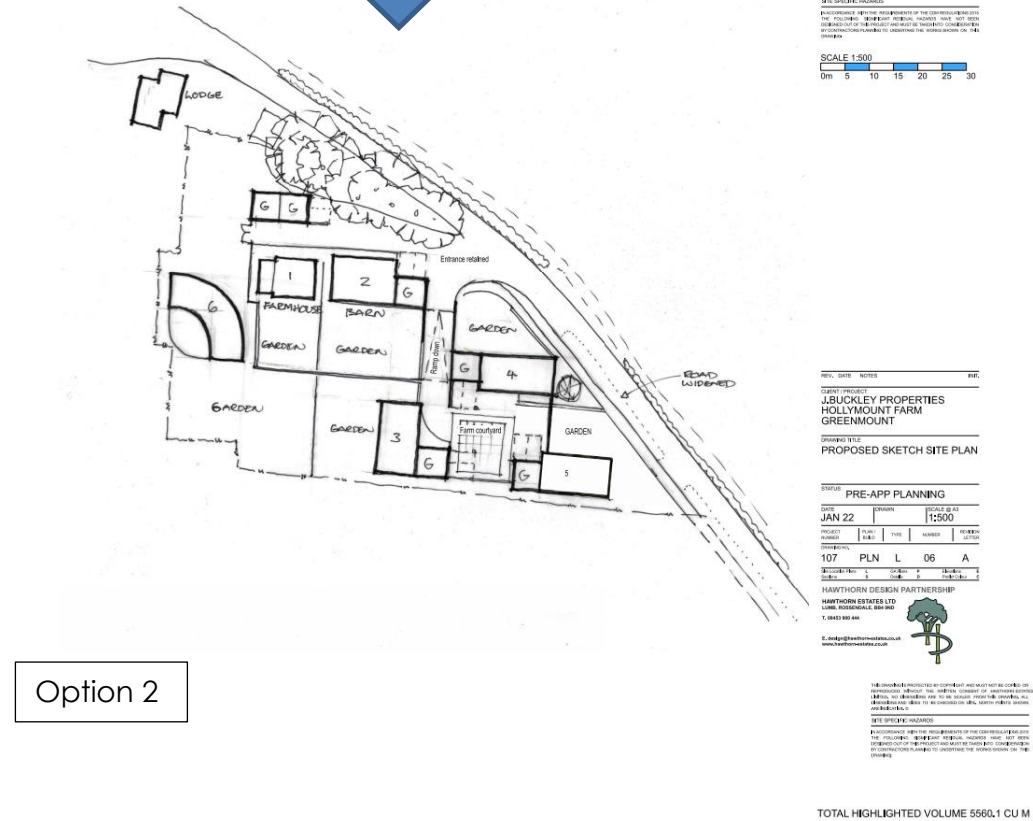


- 3.6 A further pre-application planning consultation was submitted on the 10th September 2021 by HDP following a number of discussions with Planning Officers drawing HDP SK01-rev B
- 3.7 The southern site access point was not considered acceptable by highways officers and the development should only use the main access point to the existing farm
- 3.8 Plus a request for addition details comprising of
 - Extent of demolition/conversion/new build
 - Comparative volumes/floor areas
 - Any indications of heights or thoughts of elevations

Option 1

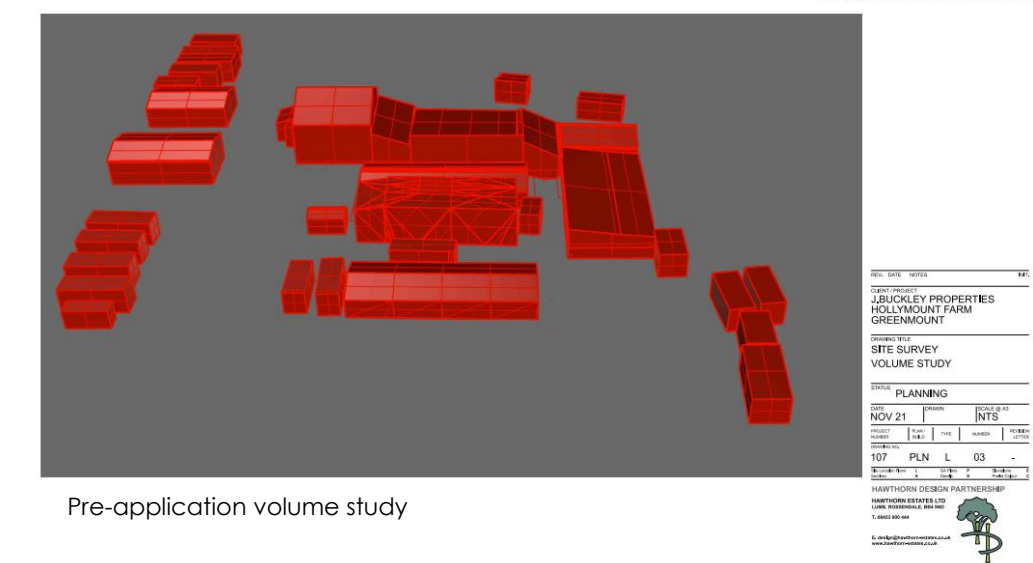


Fig 9- 2021 pre-application feasibility by HDP

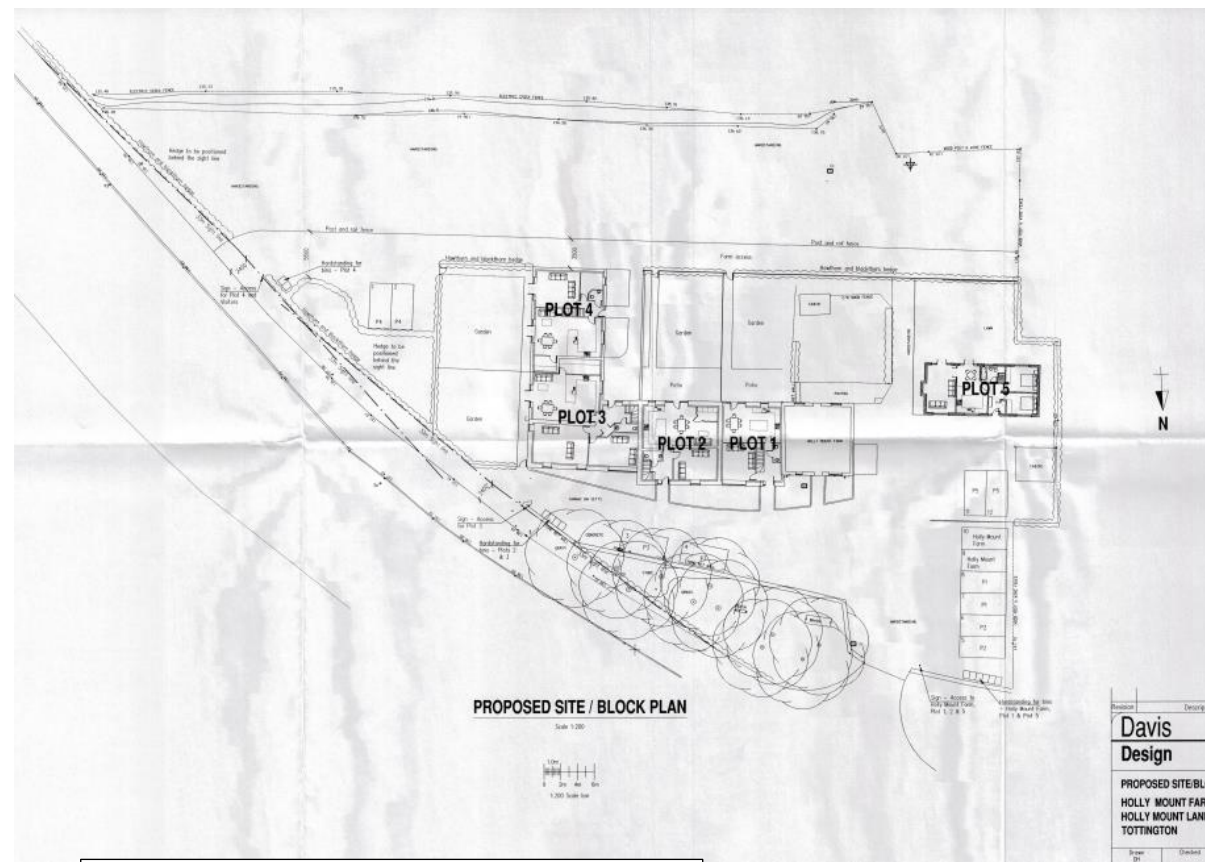


- 3.9 These were provided and the response from the LPA received on the 7th Jan 2022, which noted a complete new build solution as not acceptable
- 3.10 A revised scheme drawing 06A was submitted (fig ??) which retained the existing farmhouse and converted the existing barn, accompanied by area and volume calculations together (figs 9) with indicative plans and heights (fig ??)

Option 2

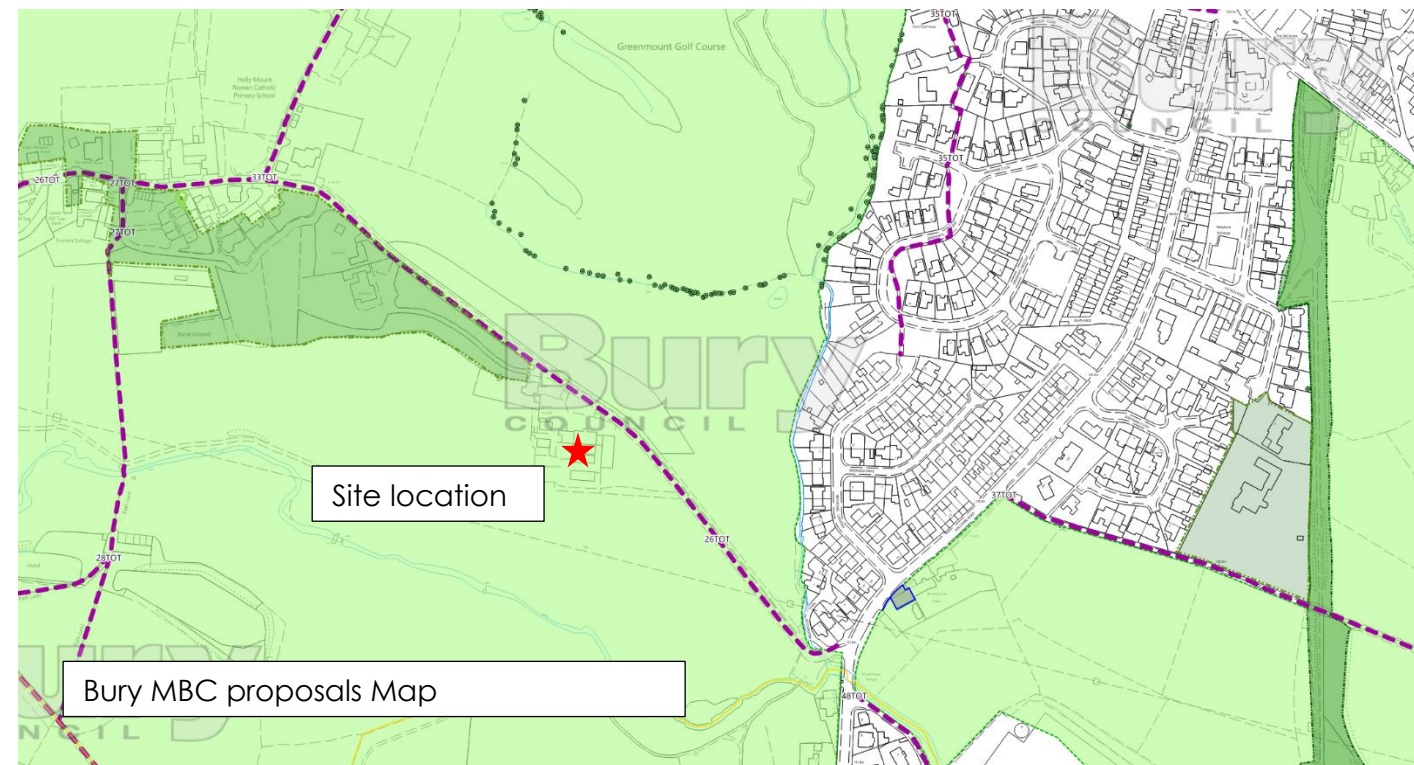


4 USE



Previous approval for 6 residential units

Figure 11. Proposed former approval



- 4.1 The site is currently registered as a farm, however the use has fallen away
It is surrounded by farmland and golf course with residential use to the north west and east
- 4.2 The proposed residential use has been accepted by the LPA as acceptable , borne out by the previous residential approval planning permission obtained on 28th September 2016 for the "Conversion of farm buildings into 4 no. residential units (in addition to the existing farmhouse)Demolition of the other farm buildings and replacement of mobile home with permanent dwelling
- 4.3 The farmhouse and permeant dwelling have established the existing residential use
- 4.4 A safe single point of vehicular and pedestrian access is to retained and enhanced, with bin stores and collection points "designed " into the layout
- 4.5 The villages of Tottington & Greenmount contain numerous amenities and the site is served by the 480 and 882 bus services with the bus stop located 320m from the SE corner of the site

5 AMOUNT



Figure 12. Details of existing developed areas



Figure 13. Details of proposed developed areas

Amount of development

Description	Number	Size sqm GIA	No of Beds	Minimum size (NSS) SQM	Note
Dwelling 1 (farmhouse)	1	153	4B-6P	106	
Dwelling 2 (barn conversion)	1	224.4	5B-10P	128	A
New dwelling 3	1	207	5B-9P	128	A
New dwelling 4	1	207	5B-9P	128	A
New Dwelling 5	1	207	5B-9P	128	A
New Dwelling 6	1	384.7	5B-10P	128	A
Double Garage & cycle stores	6	217			
Bin & Log Stores	6	74.7			
TOTAL		1674.8			

Note A- NSS specifies max 5 bed 8 person size

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	
	5p	86	93	99	2.5
	6p	95	102	108	
4b	5p	90	97	103	
	6p	99	106	112	
	7p	108	115	121	3.0
	8p	117	124	130	
5b	6p	103	110	116	
	7p	112	119	125	3.5
	8p	121	128	134	
6b	7p	116	123	129	
	8p	125	132	138	4.0

Proposed Breakdown of Developed / Natural Areas

National Space Standards

6 NO DWELLINGS 839.7 SQM (1 EXISTING) 16.54% OF TOTAL	EXISTING BUILDINGS 1048.8 SQM (19.3%)
TERRACOTTA SLIDS PAVIOURS HARD STANDING 465.4 SQM 9.165% OF TOTAL	EXISTING CONTAINERS 263.4 SQM (4.9%)
NATURAL STONE FLAGS COURTYARD WITH BUFF PAVOR BORDER HARDSTANDING 753.2 SQM 14.832% OF TOTAL	EXISTING HARDSTANDING 3267.7 SQM (60.2%)
GARAGES 217 SQM 4.27% OF TOTAL	EXISTING GRASSED AREAS 848.3 SQM (15.6%)
LANDSCAPED AREA 2311.2 SQM 45.514% OF TOTAL	
BIN & LOG STORES 74.7 SQM 1.471% OF TOTAL	
TARMAC ACCESS ROAD 378.1 SQM 7.45% OF TOTAL	
TARMAC PAVEMENT 38.6 SQM 0.76% OF TOTAL	
TOTAL 5078 SQM	TOTAL 5428.2 SQM
DEVELOPED AREA 2766.7 SQM 54.48% OF TOTAL	

Existing Breakdown of Developed / Natural Areas

- 5.1 CABE's guidance requires the designer/applicant to consider the amount of proposed development related to the site and the impact upon the surrounding area. The development proposes 6 dwellings. 2 of which are existing therefore 4 additional dwellings
- 5.2 The current application utilises the full land ownership, increases the number of dwellings derived from the site, whilst not causing harm to the character and appearance of the locality.
- 5.3 The amount and density of the dwellings has been determined through a careful balance of the type of dwellings against the car parking requirements and scale of the proposals upon the surrounding area and as 4 addition dwellings have already received planning permission on the 28th September 2016
- 5.4 by the existing farmyard developed area of hard standings and buildings , together with Hollymount lane
- 5.5 Each dwelling has 4 car spaces exceeding the minimum standards, with the cars concealed to avoid impact upon the public realm and also an electric charging point.
- 5.6 Each dwelling is designed in the style of an converted agricultural building and subservient to the existing farmhouse
- 5.7 Residual and recycling bins together with cycle stores (in garages) are comfortably accommodated in concealed and easily accessible, with stores strategically located throughout the site. The existing bin store is to be used as a communal bin collection point, to avoid the bins impacting upon the wider public realm
- 5.8 The ecological value has been enhanced through the reduction of developed areas and increase of landscaped areas

AREA	AMOUNT SQM	% OF SITE AREA	INCREASE/ REDUCTION SQM	% INCREASE / REDUCTION
EXISTING DEVELOPED AREA	4579.9	84.37		
EXISTING LANDSCAPED AREA	848.3	15.63		
PROPOSED DEVELOPED AREAS	2766.7	50.97	1813.2 REDUCTION	33.4 % REDUCTION
PROPOSED LANDSCAPED AREAS	2311.2	42.58	1462.9 INCREASE	26.61% INCREASE

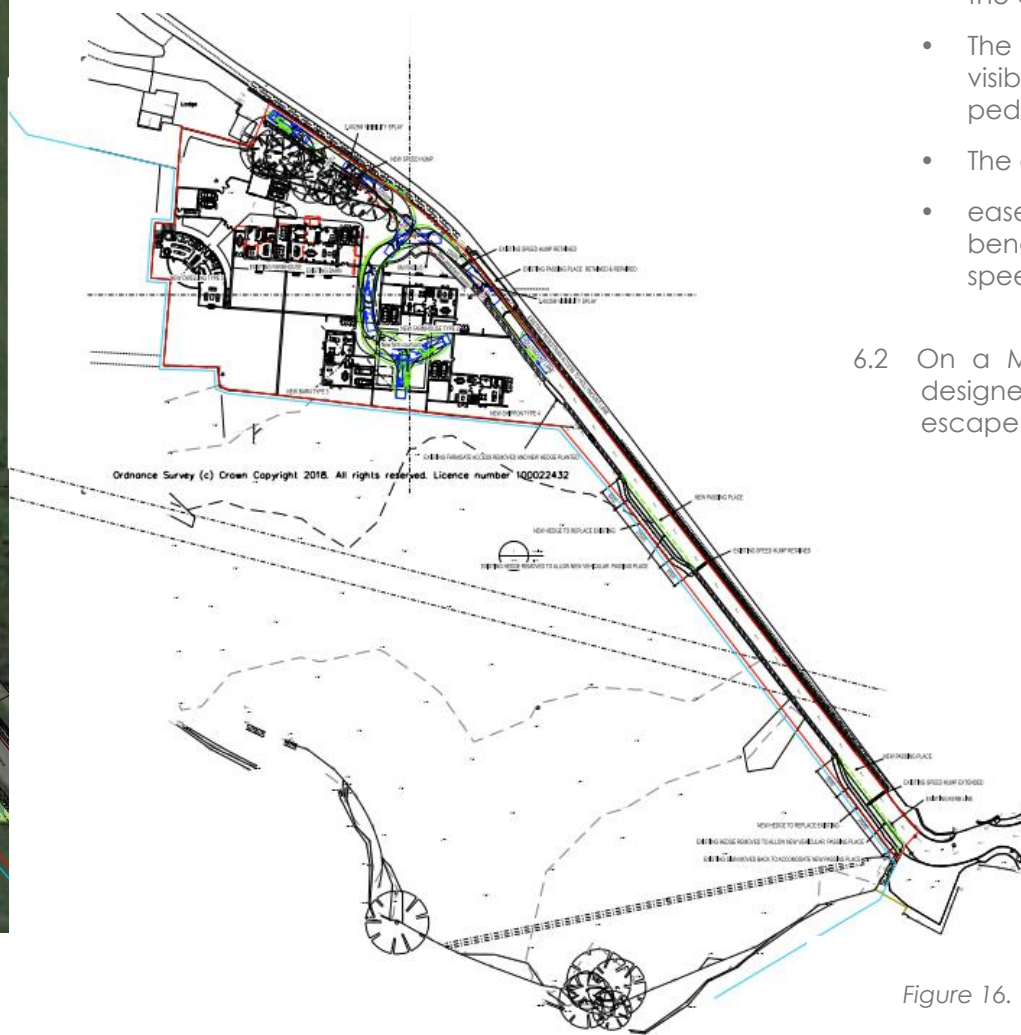
6 LAYOUT



Figure 14. Site constraints Layout



Figure 15. Proposed Site Layout



6.1 On a Macro level, the proposed layout of the development has been designed principally to ensure:

- a safe access and egress vehicular and pedestrian point
- The car parking is completely concealed from the wider public realm 400% per dwelling, with electric charging points
- Secure cycle stores (in garages) and accessible bin stores are accommodated
- The scale of the development is proportionate and appropriate to the location of the site
- Refuse vehicles can collect waste safely
- Substantial private amenity areas are provided for residents.
- Delivery and moving vehicles can access the dwellings safely turn around and exit the site in a forward gear
- Public- semi-public and private spaces are designed into the development and boundaries are secure
- The entrance to the site has been altered to improve visibility for vehicles exiting the site and to increase pedestrian accessibility safety.
- The existing southern farm access has been removed
- ease traffic congestion along Hollymount Lane for the benefit of all with new speed humps to reduce traffic speeds to 20 mph

6.2 On a Micro level, the internal access arrangements are designed to meet Pt.M (i) (Accessibility) and Pt.B (Fire for escape distances)

Figure 16. Wider Site Layout

7 SCALE



A) 2 storey scale of dwellings at the entrance to Hollymount Lane



B) 2 storey scale of dwelling above farmhouse on Hollymount



C) 3 & 4 storey scale of dwellings at the top of Hollymount



locations

Figure 17. Photos of surrounding sites

- 7.1 CABE guidance:- is the development scale appropriate for the area?
The size and proportion of the new dwellings are carefully designed to respect the surrounding agricultural context
- 7.2 There are a mixture of dwellings around the development.
The dwellings to the North and East of the development are 2 storey's in height with some unusual 3 & 4 storey dwellings to the North- see figs17 (C)
- 7.3 An existing and proposed initial volume assessment was carried out during the pre-application planning consultation- see figs 18. to ensure the proposals comply with the additional 33% increase in volume for development in the Greenbelt
- 7.4 The proposed dwellings are 2 storey's in height designed to reflect converted agricultural buildings similar to the existing barn and farmhouse conversion and extensions
- 7.5 Dwelling type 6 presents as a single storey dwelling, when viewed from Hollymount Lane PROW and 2 storey's to the rear by cutting and leveling of the ground to the west
- 7.6 All the new dwellings utilises the existing fall in the ground to ensure they are subservient to the existing farmhouse- see fig 19
- 7.7 In pre-application consultations the LPA noted the development should be constrained to the existing farm yard hardstanding and the proposals have reflected this advice

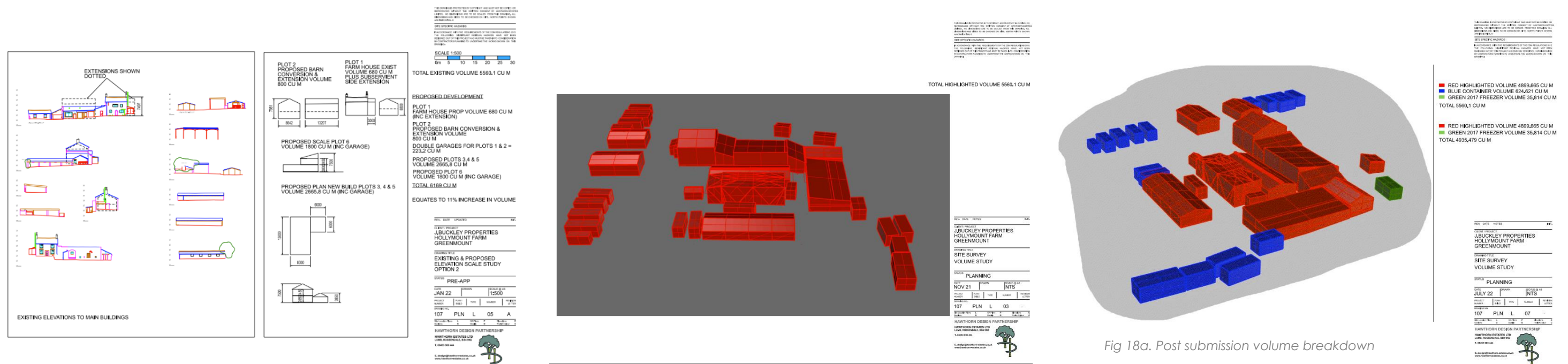
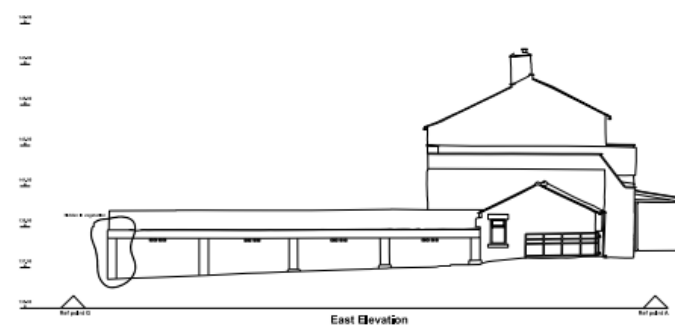
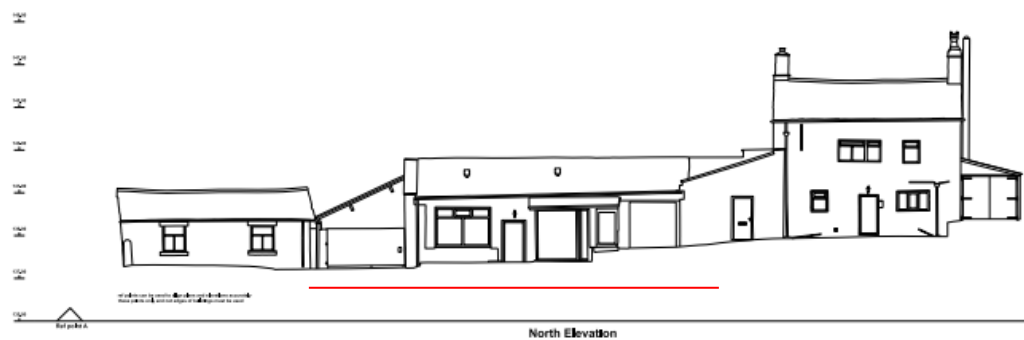


Fig 18. Pre-application volume assessment



TOTAL VOLUME	CUBIC METERS	PERCENTAGE INCREASE
EXISTING TOTAL VOLUME	5560.1	
EXISTING SUBSTANTIAL BUILDINGS (RED & GREEN)	4935.479	
PROPOSED VOLUME MEASURED AGAINST RED AND GREEN ONLY	5811.2	17.7%

EXISTING FARMHOUSE VOLUME	CUBIC METERS	PERCENTAGE INCREASE
EXISTING	529.34	
PROPOSED	661.67	25.06

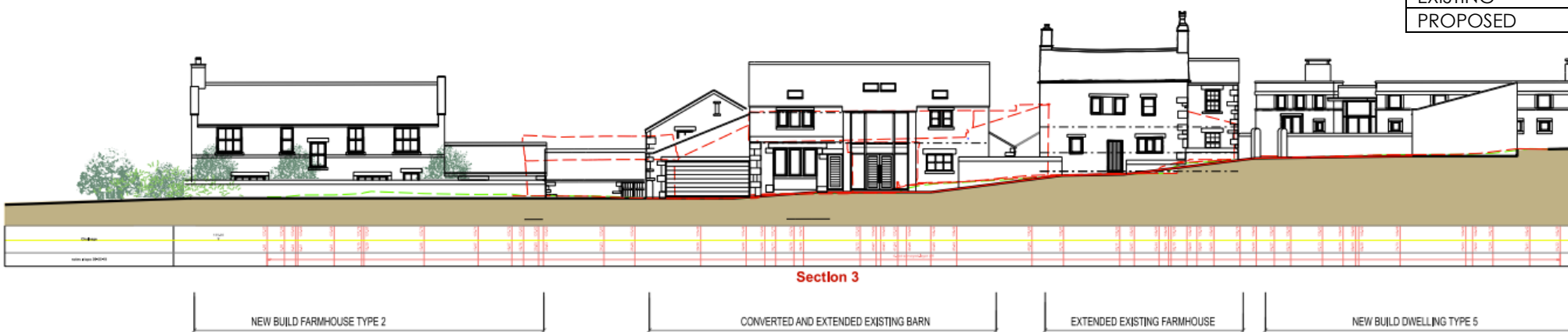
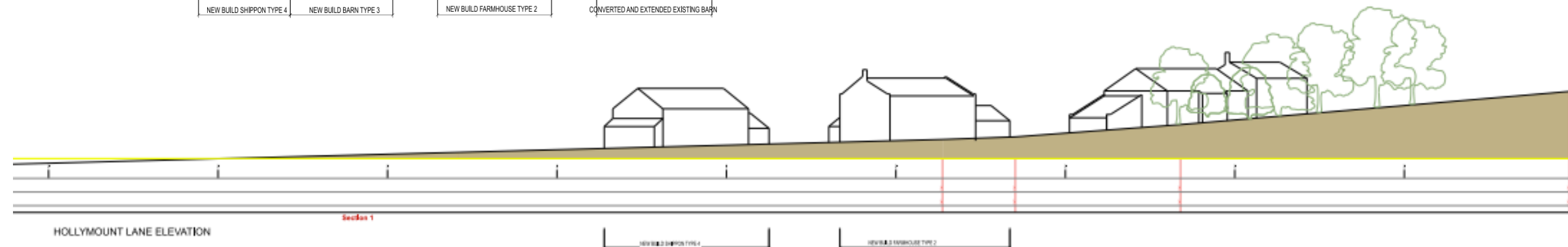
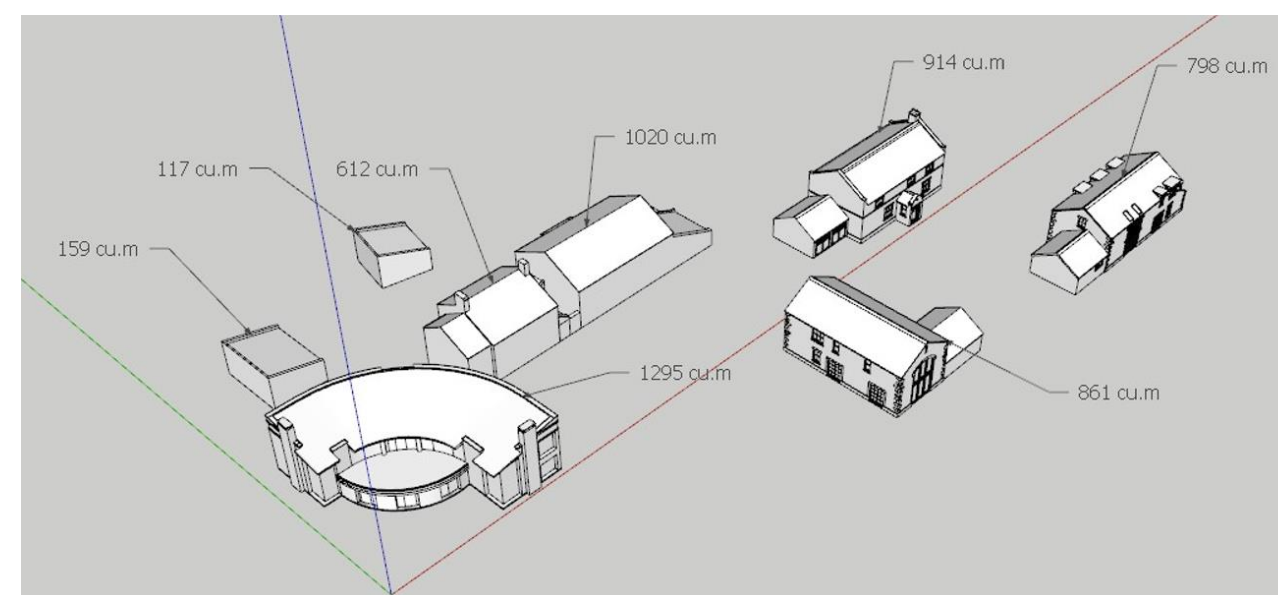


Fig 19. Scale of Development against existing farmhouse



8 APPEARANCE



Holymount Farmhouse



Holymount Barns

- 8.1 The architectural vernacular of the proposed dwellings has been informed by the character, style, materials and detailing of the buildings and agricultural location
- 8.2 The images adjacent illustrate the mixture of the local architectural and finishes of stone, different coloured brick, render, with grey slate and tile roofs, however store walls and slate roofs are considered the most prominent and appropriate finishes for the development
- 8.3 A carefully chosen palette of materials is proposed in the construction of the buildings to reflect the character of the buildings in the local area (see photographs).

Traditional stone wall finishes with art stone details for the heads, cills and quoins, are proposed for the elevations, with natural grey slate roofs



Dwellings on Holcome Rd, south of Holymount Lane entrance



Dwellings on Holcome Rd, north of Holymount Lane entrance

Fig 20. Photos pf local context



Dwellings on Holymount Lane North West of the site



Dwellings on Holymount Lane North West of the site, school and converted church

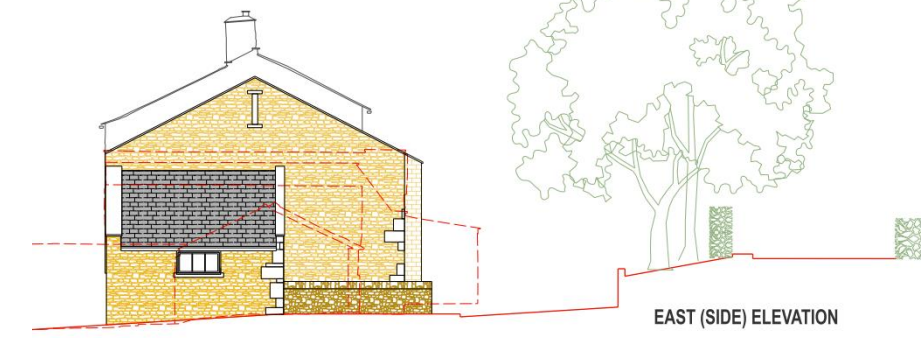


NORTH (FRONT) ELEVATION

EAST (SIDE) ELEVATION



NORTH (FRONT) ELEVATION



EAST (SIDE) ELEVATION



SOUTH (FRONT) ELEVATION



EAST (SIDE) ELEVATION



EAST (FRONT) ELEVATION



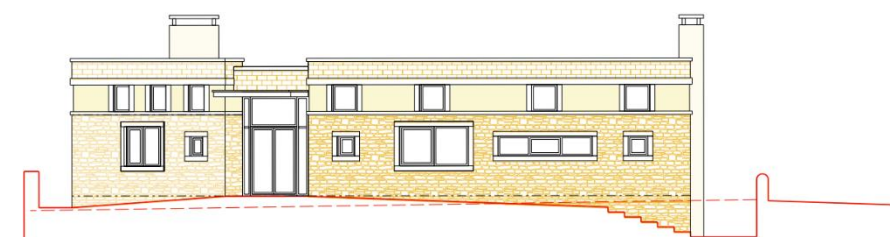
NORTH (SIDE) ELEVATION



NORTH (FRONT) ELEVATION



EAST (SIDE) ELEVATION



- 8.4 The proposed dwellings have been designed in an agricultural style to reflect the residences to the immediate North and East of site, with stone walls and slate roofs
- 8.5 The extension to the existing farmhouse and barn are to be constructed in stone walls constructed from reclaimed stone from the demolished sections of the barns, together with natural slate roofs
- 8.6 The, new "Farmhouse", "Barn" and "Shippon" conversion style are to be constructed in new natural stone , with cream windows, art stone heads, cills and quoins and black flush timber facias and flush mortared eaves
They are designed to evoke an "evolved over a period of time" ethos representing converted farmhouse and barns that have been converted to a new use, which reflects the evolution of the existing farmhouse and barn
- 8.7 The boundary walls will be constructed in a dry stone walling style with half round, or "buck and doe" toppers also in natural stone with 5 bar timber to the south side onto the fields
- 8.8 Plot 6 the new build curved contemporary dwelling is single storey, in scale, largely concealed from Hollymount Lane by the garage of the adjacent dwelling and the existing farmhouse with its extension and boundary walls. It will be constructed in a mixture of split faced and smooth natural stone walls with cream rendered chimneys (as a contrast) with a 10 degree shallow pitched grey standing seam roof.
- 8.9 To the south it will be a 2 storey in appearance by utilising the fall of the land.
- 8.10 The garages, bin and log stores are designed to reflect stable and agricultural stores

Fig 21. Hollymount Farm proposed elevations



9 LANDSCAPE



Figure 23. Proposed Landscape Strategy

9.1 Holly Mount Farm Landscape Strategy

9.2 The primary aims of the landscape plan were:

- To enhance biodiversity across the site
- To provide a natural edge to the open countryside
- To provide screening to elevations from long range views
- To provide a native buffer planting to create a natural look to the scheme
- To provide foraging opportunities for pollinator species
- To create an attractive setting for the occupiers of the scheme
- To provide native hedgerow boundaries to contribute to landscape character in the area

9.3 The proposed scheme:

9.4 The proposed landscape scheme aims to provide a natural buffer to the southern and eastern boundaries to create screening from the open countryside. The southern boundary is formed with a native hedgerow to reflect natural field boundaries in the adjacent landscape.

9.5 Native trees are proposed in clusters with swathes of native understorey shrubs to provide habitat and mimic natural tree copses evident in the adjacent landscape. These trees will provide some natural screening to break views of the facades and soften the build form into long range views.

9.6 Species have been selected to be predominantly native and where not native to provide foraging for pollinator species and fruit for birds.



Fig 24. Proposed landscaping example images

10 ACCESS



Figure 25. Proposed Site Layouts

10.1 From a vehicular perspective the existing vehicular and pedestrian access is to be improved and the second access removed with improved visibility for vehicular site lines and the the speed limit on Hollymount lane

10.2 The new residential dwellings have a 400% car parking ratio as noted previously, all concealed from the public realm and the new build car parking securely contained within the central farm courtyard

10.3 The villages of Tottington & Greenmount contain numerous amenities and the site is served by the 480 and 882 bus services with the bus stop located 320m from the SE corner of the site

From a pedestrian perspective, a new pavement access is to be created to link to the existing pavement across Hollymount Lane

Pedestrian and vehicular access points within the site are considered level and accessible to all parties to the principle entrance point, as determined by AD Pt. M of the Building Regulations.

From a micro perspective:-

- The development will have level access or a gentle slope to all principle entrances.
- The entrance will have a threshold of no more than 15mm level change between interior
- There will be an accessible wc on the entrance level
- New switches and socket outlets for lighting and other equipment habitable rooms will be located within 450mm and 1200mm from finished floor levels.
- Each door will be sized appropriate to the corridor from which it is accessed from, as per AD. Pt. M.

10.4 The refuse collection will be located at dedicated area to allow refuse collection by the curb side

10.5 Each dwelling will have a dedicated bin / recycling and cycle stores (within garages)

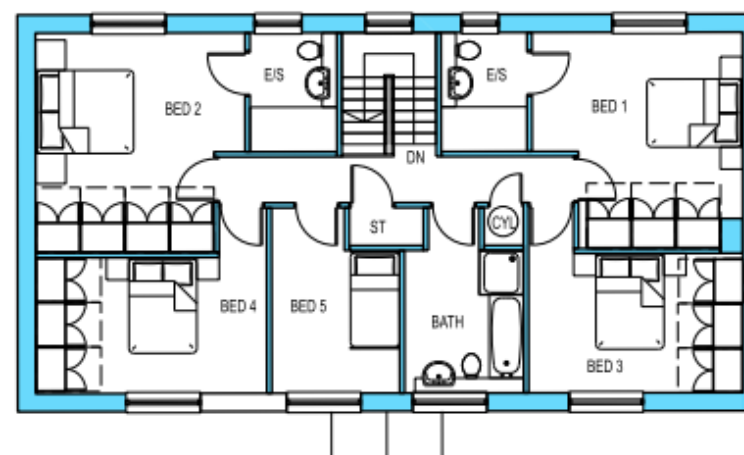
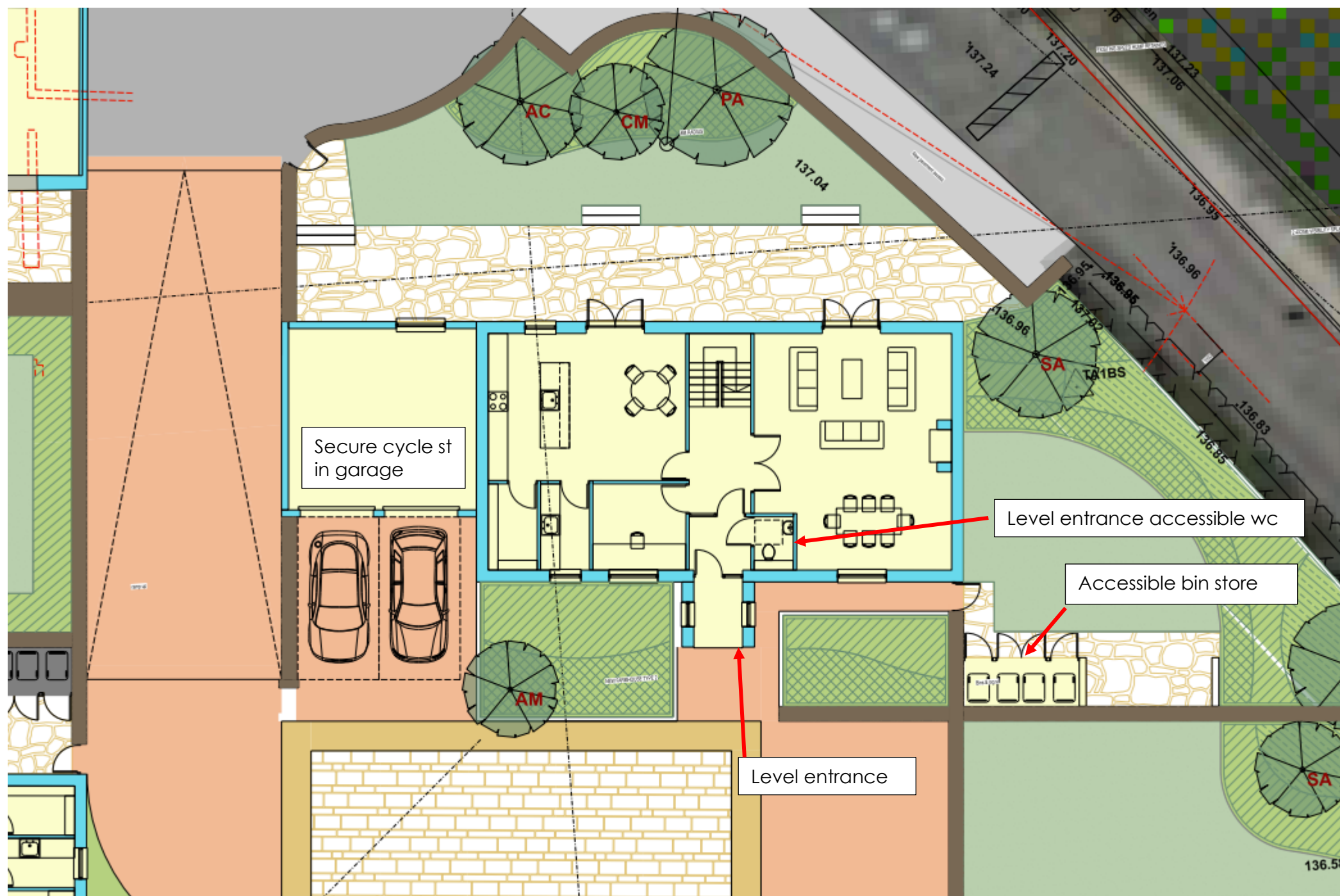


Figure 26. Typical floor plans

11 SUMMARY



11.1 The scheme seeks to use the previously developed site of the former Hollymount Farm, which enjoys a lapsed planning permission for the same number of dwellings.

11.2 The site is nestled between existing residential developments to the North and West and has been designed to provide a high-quality scheme in a complementary architectural agricultural character, whilst minimising impact on the wider public realm and low impact on the surrounding open countryside, and maintaining views from Hollymount Lane to the wider countryside to the South-West

11.3 Overall there are several key positive attributes to the proposal:

- The proposed use is consistent with the prevailing and previously approved residential use of the local area.
- The amount, scale, appearance and layout, all provide for a high quality-built environment that fully accounts for the prevailing character and appearance of the area and so ensures that the overall scheme does not have an unacceptable harmful impact on the character and appearance of the area.
- The site access is carefully considered to provide a safe, visually secure and accessible local environment, reflecting the scale of the local agricultural language of the area

Figure 27. Proposed site Plan

Figure 28. View of Proposed Development from Hollymount Lane pedestrian crossing

