

Design and Access Statement

Rough Bank Barn, Rough Bank, Newhey, Rochdale, OL16 3QH

Change of Use from Dwelling (C3) to Residential Children's Home (C2) with Listed Building Consent

1. Introduction

This Design and Access Statement supports the application for the change of use of Rough Bank Barn from a private dwelling (*Class C3*) to a residential children's home (*Class C2*) with Listed Building Consent. The proposal is to provide a safe, nurturing, and therapeutic home for up to four young people aged 10 – 18 years, operated by Meadows Care.

The statement sets out the design approach, impact on the listed building, and access arrangements in accordance with statutory requirements and the National Planning Policy Framework (*NPPF*).

2. Design Considerations

Heritage Impact Internal Alterations

The proposed internal works involve the introduction of lightweight, reversible stud partitions to improve layout functionality and fire safety within the building. These new elements will be constructed from insulated timber studwork, lined with fire-rated plasterboard, skimmed, and painted.

Crucially, these additions will be entirely independent of the building's historic fabric, fixed in a manner that allows full removal without damage. Their location has been carefully considered to follow existing room divisions and avoid disrupting original features, openings, or structural elements.

The original plan form of the barn will remain legible and unaltered, with all significant historic fabric remaining in situ. Any alterations are clearly distinguishable from the original construction and designed in line with Historic England's principles of minimal intervention and reversibility.

As such, the proposals will not result in harm to the building's special architectural or historic interest. The barn's significance will be preserved and its continued use as a home, in this case, as a children's residential setting, ensures its long-term care and conservation.

All new internal walls highlighted in black on the proposed plans represent lightweight studwork partitions as described above.

Non-original oak doors currently in place will be replaced with FD30-rated 44mm fire doors with fire-rated ironmongery. Oak frames and architraves will be retained, ensuring consistency with the property's character.

3. Access Considerations

- Highways:

Rough Bank Barn is accessed via a single lane with passing places, which connects back to the highway at both ends. The use of the lane will not materially increase as a result of this proposal.

- Parking:

The property benefits from on-site parking for up to seven vehicles. Staff and visitors will use this provision, avoiding obstruction of the lane.

- Shift Patterns:

Staff work 24-hour shifts from 10am–10am. This handover time avoids peak highway traffic periods, reducing neighbour impact.

- Visitors:

The Registered Manager, therapists and social workers may attend the home during office hours. These visits are occasional and comparable to the patterns of visitors to a family dwelling.

- Inclusivity:

The home will provide an accessible, safe environment for young people, with supervision levels adjusted to individual needs and independence risk assessments.

4. Community and Environment

- The home will operate in a manner consistent with a family household, with a maximum of three staff on duty and two sleeping in overnight.

- Meadows Care promotes biodiversity and environmental responsibility; the property already benefits from a borehole water supply and filtration system, ensuring self-sufficiency and resilience.

- Neighbours will not be adversely affected. Staff are bound by Meadows Care's Code of Conduct to maintain respectful community relations.

5. Planning Policy Compliance

The proposal meets the aims of the NPPF and local planning policies by:

- Re-using an existing residential property for a sustainable community use.
- Providing high-quality accommodation for vulnerable young people.
- Making minimal and reversible alterations to a listed building, with no external impact.
- Ensuring no material harm to highways, access, biodiversity, or neighbour amenity.

6. Conclusion

The proposed change of use with listed building consent represents a sensitive, proportionate, and beneficial scheme. Rough Bank Barn will continue to function as a home in the truest sense, providing a safe and supportive environment for children while preserving the heritage and amenity of its setting.