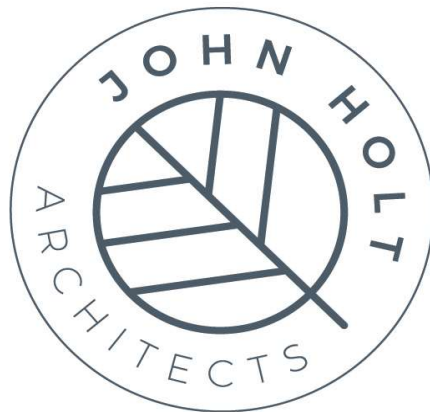


Design and Access Statement

Conversion of former Dairy into a new dwelling at:

The Dairy, Ley Farm, Hopwood, Heywood. OL10 2JE



Introduction:

We are seeking planning approval for the conversion of a former dairy, and part domestic Kitchen, to create a single self-contained dwelling. It is our clients intention to rent the resulting property as an annex to the main house at an affordable rate.

Existing Site:

The proposed site forms part of the existing Farmhouse at Ley Farm, off Lane End, Hopwood.

Ley Farm was a 52 acre mixed family farm with a small dairy herd producing farm-bottled milk for customers on a local milk round. This milk was cooled and bottled in the small dairy.

When the M62 was built the 42 acres was left on south side with 12 acres, including the farmhouse and farm buildings, on the north side.



east elevation.

These 12 acres now support stabling and grazing for horse owners. The other farm buildings, which are in good repair, are all used in connection with the horses. The stables form a courtyard to the east of the main house which currently provides car parking for the main house.

The existing 3 bedroom farmhouse has been renovated and is tenanted by a family at an affordable rent . It is not an agricultural tenancy.

Scale of Development:

The proposals consist of the refurbishment of the existing building fabric combined with a small new-build porch. As such the proposal is modest in scale.

The dwelling will provide a combined Living Room/Bedroom to the Basement Floor with the Kitchen, Dining area and Shower Room situated to the Ground floor.

Access:

The existing gated vehicular access from Lane End to the Farm will be retained and used by the occupiers of both the existing Farmhouse and The Dairy.



Adjoining barn on east elevation

The proposal includes ramped access to the ground floor level with an ambulant disabled staircase serving the basement floor.

Appearance:

The Farmhouse is a two storey brick built structure which has been extended historically with a number of barns and lean-to structures, typical of an old farm. Some elevations have subsequently been finished in render as part of historic refurbishment works.



Stables

The existing elevations to The Dairy are to be retained but will require thermal improvement. As such these elevations are to be insulated externally and finished with thru-colour render to match the adjoining building. We are proposing to construct the porch extension in reclaimed facing brickwork and reclaimed blue roofing slates, all salvaged from the site.

Overall the proposals will be in-keeping with the immediate adjacent building.

Heritage Issues:

The local planning authority considers Ley Farm to be of heritage significance and to be a non designated heritage asset. A statement of significance including the impact of the proposed works on significance is required to support the current planning application. In the 2023 NPPF paragraph 200 states that 'the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. It is considered that the following paragraphs meet that requirement.

Significance:

Ley Farm is a farmhouse with attached barn and outbuildings. The group was originally built in the early 19th century from brick with stone flag and slate pitched roofs, cement eaves and narrow stone heads. The predominant brick bonding is a version of English Wall Bond commonly used in this part of the UK from 1800 onwards. The stone slab roof to the farmhouse also suggests an early 19th century date. The visible brick walls have had a range of alterations and additions during the remainder of that century with the dairy and south elevation to the barn having late 19th century stone heads and sills. The farmhouse part has been recently rendered and openings have been altered. The buildings are basic 19th century brick farm buildings and there is little of historic value in the building's exterior though there is a brick barrel vault below the existing dairy. As the building is not a listed building the vault is not protected by legislation.

Impact on significance

The proposal is to use the late 19th century dairy and the cellar below for separate residential accommodation. This will involve the conversion of the cellar to sleeping/living accommodation and the use of the dairy for a kitchen, dining room and bathroom. A small porch is to be built to accommodate a hall/entrance with ramped access. The existing dairy is to be rendered externally and the new porch is to be in brick. The proposal will allow the currently unused dairy and cellar to be put to a good use that will secure its future. The existing structures are a mix of brick and render external walling and the proposed works will add to this mix. Roofing materials are to be slate, the same as existing.

There appears to be no real heritage significance in this building group but in any event the proposals fully complement the existing character of Ley Farm. They will bring into use a currently unused part of the farm helping to retain the barrel vault cellar. This is consistent with paragraph 203(a) of the NPPF. There is no loss of significance.

In addition our clients would like to add that they intend to salvage and re-use as much of the existing fabric as possible. During the clearing out of the building, they have become aware of items such as the original yorkstone floor slabs which have been partly screeded over, these will be reclaimed and reused. In addition, features such as the basement brick vault will be cleaned, re-pointed and highlighted.

Greenbelt Considerations:

Residential extensions in the greenbelt are considered in line with tests set out in the National Planning policy Framework where the impact upon the openness on the greenbelt must be considered. Paragraph 145 (C) confirms that extensions and alterations to dwellings can be appropriate provided that they do not result in disproportionate additions over and above the size of the original building.

This proposal seeks to convert an existing space that until recently formed part of the original Farmhouse and part which formed the farm dairy. We are proposing an extension of 2.6 x 1.4m to the existing within what is essentially a courtyard area. As such the proposals will have no impact on the openness of the greenbelt and are not disproportionate to the overall Farmhouse and adjoining barn structures.

National Space Standards:

The Technical Housing Standards describes a number of dimensions and floor areas which are required in any new dwelling. The floor plans have been annotated with dimensions to indicate that these standards have been met.

The overall floor area of the proposal is 39m² which complies with the required 37m² standard for properties serving a single resident with a Shower Room.

Landscaping:

The area immediately to the east of the proposed property is a largely cobbled courtyard serving both the farmhouse and the stables beyond. This will be retained in it's current form and partially used to accommodate car parking.

There is no intention to include landscaping to the site other than domestic scale planting.

Conclusion:

The proposal seeks to utilise a currently vacant space within an existing Farmhouse, converting it to a dwelling suitable for a number of potential occupiers.

Overall, we believe this development will have a positive impact on the immediate currently vacant and underutilised site without having any detrimental impact on the neighbouring properties.