

DESIGN AND ACCESS STATEMENT

Proposed Two-Storey Side Extension Syke Bank Farm Catley Lane Head Conservation Area



1.0 Introduction

This Design and Access Statement has been prepared in support of a planning application for a two-storey side extension to Syke Farm, Rooley Moor Road, Rochdale, OL12 6BN. The proposal seeks to enhance the functionality and appearance of the dwelling while maintaining harmony with the existing building and its surrounding context.

The applicant, Mr. Robert Brierley, owns Syke Farm and the nearby Fern Hill B&B. The proposed extension ensures that the property's increased size can meet the needs of the family, who also operate the well-established local business. The success of this business contributes positively to the local rural economy, creating jobs and opportunities.

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2.0 Site Description & Context

The property is located within the Catley Lane Head Conservation Area, a designated area of historic and architectural interest. However, it does not fall within a Special Scientific Interest zone, nor does it contain listed buildings or scheduled monuments. The dwelling is a two-storey, three-bedroom family home with curtilage landscaping and open countryside beyond.

Within the grounds of Syke Farm are remnants of walls and outbuildings, which historically housed a shippin (barn) for cattle feeding and milking. This application seeks approval to replace these ruins with a high-quality, functional extension that respects the conservation area.

The site is not suspected to be contaminated and is not within a floodplain or under an agricultural tenancy. While it falls within the Greater Manchester Joint Minerals Development Plan safeguarding area for sandstone reserves, the proposed extension remains within an existing residential curtilage and does not impede future mineral extraction.

3.0 Design Approach

The proposal has been designed to respond sensitively to the comments raised in the previously submitted planning application, the existing building and its surroundings, ensuring a well-considered addition to the property. The key design principles include:

Scale and Massing: The extension has been designed to remain subservient to the main dwelling, reducing the ridge, eaves, and front wall alignment to ensure it does not dominate or unbalance the existing form.

Materials and Appearance: The proposed materials will match those of the existing dwelling as closely as possible at the lower level with an agricultural style material employed for the upper sections of walls. This help to ensure a cohesive integration while introducing contemporary elements to distinguish the new from the old.

Roof Design: The angle of the pitched roof is in keeping with the host dwelling and adjacent properties, aligning with the character of the conservation area. The lower ridge height and change of materials ensures that this extension is subservient and distinct from the host building.

Fenestration: Windows and doors have been positioned to reflect the rhythm and proportions of the existing house while avoiding issues of overlooking and loss of privacy.

4.0 Use

The extension will provide additional living accommodation for the occupants, improving the functionality of the home without altering its primary residential use.

5.0 Amount

The proposed extension represents a proportionate addition to the existing dwelling:

Existing dwelling & outbuilding volume (excluding barn wall remnants): 583 m³

Additional volume created by the proposal: 193 m³

Total percentage increase: 33%

These figures confirm that the extension remains within the 35% threshold stipulated in the local SPD, ensuring compliance with Green Belt development policy.

6.0 Layout

The proposed structure sits to the south of the existing dwelling, adjoining the gable end. The entrance to the extension will be provided through new doorways on both ground and first floors. Internally, the ground floor sitting room will be accessed directly from the existing lounge, while a bridged walkway through the glazed link will connect the new first-floor master bedroom.

7.0 Scale

The proposed structure sits to the south of the existing dwelling, adjoining the gable end. The entrance to the extension will be provided through new doorways on both ground and first floors. Internally, the ground floor sitting room will be accessed directly from the existing lounge, while a bridged walkway through the glazed link will connect the new first-floor master bedroom.

8.0 Landscaping

The existing landscaping will largely be retained:

The northern portion of the site will remain a parking and turning area surfaced with hardcore, allowing for easy vehicular access and egress.

Stone flag paving and stone setts around the principal east and west elevations will be preserved as part of the conservation area's character.

Soft landscaping will remain as existing, with turfed garden areas to the west and south blending into the open countryside.

Heritage Impact Assessment: Syke Bank Farm

Site boundaries will be retained where possible with the exception of the temporary boundary to the Eastern edge of the site, which will be reinstated to the previously approved position.

9.0 Conservation and Heritage Considerations

The Catley Lane Head Conservation Area is characterized by dry stone walls, stone slate roofs, sandstone materials, and historic setted roads. The proposed development aligns with the conservation area's objectives by replacing derelict structures with a contemporary yet sympathetic extension. Key conservation considerations include:

Retention of existing southern gable stonework, which may be limewashed to preserve its historic integrity.

The dismantling and reuse of remnants of the former barn in the extension's construction, ensuring material continuity.

Blocking up of redundant apertures while introducing new, well-integrated openings.

10.0 Access

The principal access arrangements remain unchanged. The site benefits from:

A private driveway leading to a parking area surfaced with hardcore, allowing vehicles to turn and exit in a forward gear.

Proximity to a bus stop (50m away), providing alternative public transport options.

Compliance with Building Regulations Part M and Part K to ensure accessibility, including low-profile door thresholds.

11.0 Sustainability Considerations

The development will incorporate sustainable measures, including:

Enhanced insulation and high-performance glazing to improve energy efficiency.

Sustainable construction methods and material reuse where possible.

Consideration of passive solar gain and natural ventilation to optimise energy use.

12.0 Conclusions

The proposed two-storey side extension represents a well-considered and proportionate addition to Syke Farm. The design balances contemporary intervention with conservation sensitivity, providing a functional, high-quality living space while enhancing the property's contribution to the local area.

Heritage Impact Assessment: Syke Bank Farm

The extension has been carefully designed to respect the conservation area, adhere to Green Belt policies, and provide a sustainable, long-term improvement to the existing home. The proposal is in line with planning policies and is not anticipated to have any adverse impact on the surrounding area.

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