



Bank Top Farm, Littleborough Design & Access Statement

21358 - 8000 - 06 | October 2023

Corstorphine & Wright

Revision Log

Revision	Date	Notes
00	23.05.2022	First Issue
01	09.06.2022	Second Issue - Update to 'constraints and opportunities'. And the addition of 'Design Development' massing diagrams
02	19.07.2022	Third Issue - Revised renders and planning stage drawings added
03	04.08.2022	Fourth Issue - Revised landscaping
04	18.08.2022	Fifth Issue - Revised Proposed Site Layout
05	19.08.2023	Sixth Issue - Removal of First Floor Level
06	18.10.2023	Seventh Issue - Updated Landscape Design



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Design & Access Statement

This Design and Access Statement has been prepared by Corstorphine & Wright, on behalf of Bank Top Farm, in support of a planning application for the development of a farm shop and café together with associated car parking, servicing facilities and landscaping.

This document should be read in conjunction with the planning application drawings and all other supporting documentation listed below:

Drawings

- 21358-0201-01_Site Location Plan
- 21358-0211-00_Existing Site Plan
- 21358-2011-P04 - Proposed Site Plan
- 21358-2001-P02 - Proposed Ground Floor Plan
- 21358-2101-01 - Proposed Sections
- 21358-2151-02 - Proposed Elevations
- Proposed Visuals

Documents

- Planning Statement (Maybern Planning & Development)
- Transport Statement (Mode)
- Landscape and Visual Appraisal (PennyBennett)
- Ecological Assessment (ERAP)
- Drainage Strategy (RE FORD)
- Phase 1 Ground Conditions Preliminary Risk Assessment (BEK)
- Desk Top Coal Mining Risk Assessment (BEK)
- Farm Diversification Statement (Bank Top Farm)

Revised Scheme - This Statement supports a revised proposal for the site following refusal of planning permission of a two storey farm shop, café with community/ education room at first floor in July 2023. Information on the current proposals and changes to the previous scheme is provided in this Statement and the

accompanying Planning Statement. The now submitted scheme provides a smaller proposal that addresses the concerns of the two storey proposal via a reduced height and amount of engineering works to the hillside to reduce the scale of visual changes to the landscape of this road frontage location.

Reason for Development

The applicant purchased Bank Top Farm in 1993, at the time the farm house was derelict after being empty for 10 years. Over the following 20 years the applicant and their family rebuilt the property and brought the farm back into operation.

The land is categorised as 'severely disadvantaged' and the number of animals it can support is not going to increase significantly. The farm must therefore diversify to remain viable in the future.

The applicant's sons currently sells free range eggs and meats produced on the farm direct to the public on a small scale at the weekends only. The produce is sold from a 'farm shop' trailer which is towed to the bottom of the farm lane on Hollingworth Road. The meat is mainly frozen.

The development of a permanent farm shop with a butchery would enable fresh meat to be prepared to order and sold in greater quantities. It would also enable other local produce to be sold.

The café will be an important element to generate additional income for the farm. It will enhance the trip to the farm shop and be available for passing trade, walkers etc.

The development would facilitate the diversification of the farm which is key to ensuring it's viability going forward.



Site Location

2.0 The Site

1.1 Site Location

Context

Bank Top Farm is situated on elevated land to the east of the B6225 Hollingworth Road just north of Hollingworth Lake and south of Littleborough.

The farm including the farmhouse and buildings is accessed via a steep track off Hollingworth Road at the southernmost part of the property.

The application site comprises a triangle of land between Hollingworth Road and the farm track. It is enclosed on the west along Hollingworth Road, by a low stone wall with a timber post and wire fence behind it. The public footpath to Hollingworth Road runs to the western side of the wall. A bus stop is also located on the site frontage, providing regular services along Hollingworth Road to nearby settlements.

Hollingworth Road falls gradually from south to north and the site slopes steeply from the back of the wall up to the farm track forming a naturally undulating field.

There are mature sycamore trees at the entrance to the farm track, one of which lies within the application site but will be unaffected by the development proposal. There is also a small flush at the southern point of the site and a spring immediately to the north. Both will be retained following the development.

The application site is mainly visible from Hollingworth Road. There is also some visibility from the public right of way to the west of the site and from some properties on the east side of Smithy Bridge.

Planning permission was granted in April 2023 for 127no. dwellings on green belt land and the former works site (that lies within the settlement boundary) on land to the west side of Hollingworth Road immediately west of the application site; this will result in dwellings and infrastructure being developed along the road frontage up to the northern boundary of the application site, and for the provision of public open space and landscaping changes to be undertaken on land immediately opposite to the application site. The site is being taken forward to implementation and will therefore provide a significant change in visual context of the immediate surroundings and Hollingworth Road frontage to the current position.

As the site lies within the green belt, the application is supported by a landscape and visual appraisal of the proposed development.

The overall land area of Bank Top Farm is 17ha, and the site area is 0.375ha, therefore 2.2% of the overall farm.



Site Location & Context Plan

2.1 Site Photographs

Site Aerial



Site Photos



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2.2 Constraints and Opportunities

Constraints:

- Location of the site subject to green belt regulations
- The context of the site will require a highly sensitive approach to material palette and landscaping
- Steep slope of site restricts development and will require retaining structures

Opportunities:

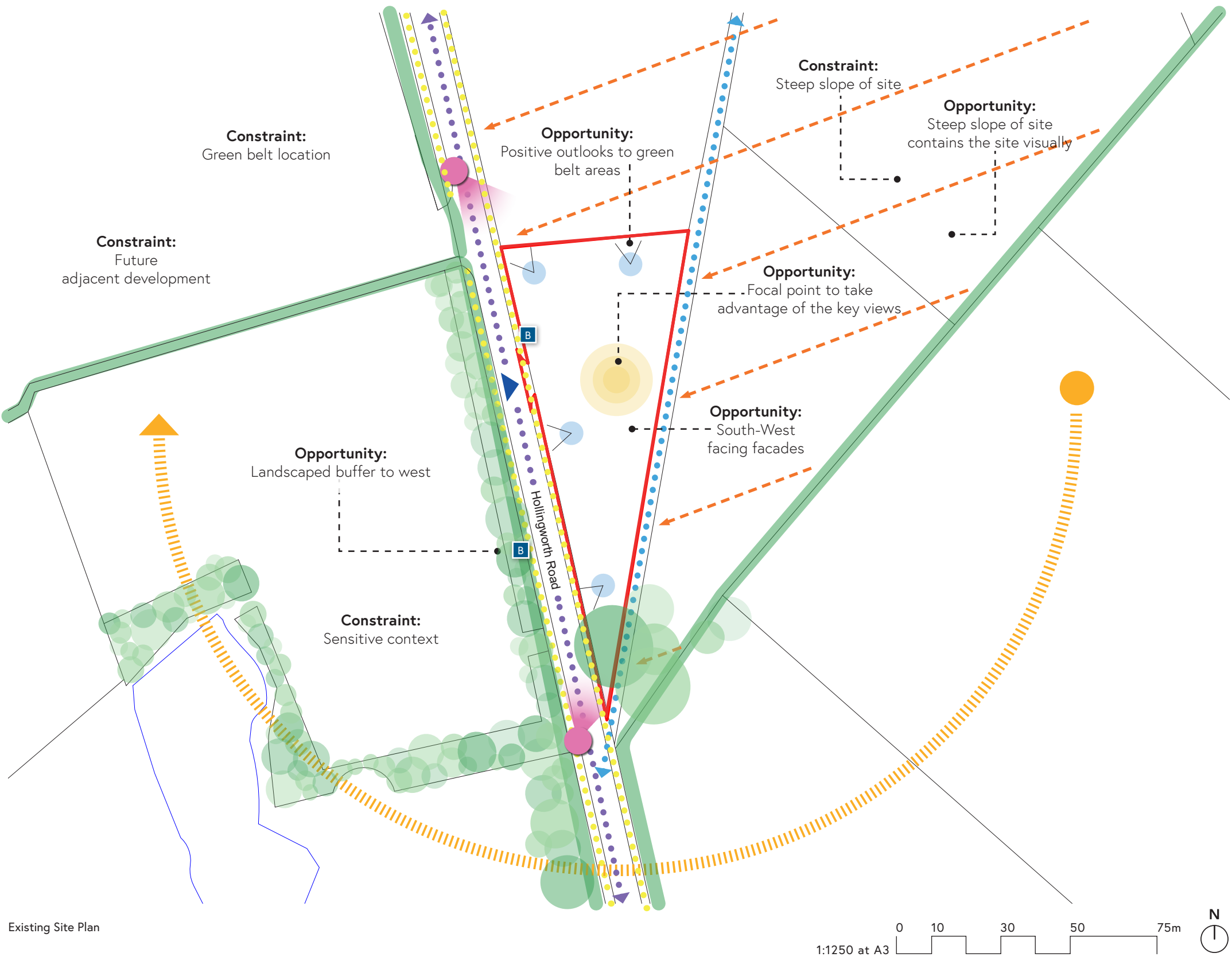
- The site displays south-west facing facades, giving the opportunity to create valuable outdoor amenity areas
- There are positive outlooks to green belt areas around the site, giving the opportunity to maximise views to the café
- There is an existing landscaped buffer to Hollingworth Road to the west of the site, allowing acoustic and visual screening to the south elevation and outdoor amenity areas
- There is potential for a focal point at the centre of the site to take advantage of the key views from Hollingworth Road, to create a sense of arrival and highlight the north and south facades of the development
- Ideal access to local bus routes. There are two bus stops on the site frontage, that provide regular services along Hollingworth Road.
- The slope and ridge to the east of the site prevents views of the site from the wider green belt areas, helping to contain the site visually

Neutral Element:

- A large residential development has been given planning permission on the adjacent site on Hollingworth Road

Key:

- | | |
|---|--|
|  Site Boundary |  Existing Trees |
|  Sun Path |  Hedgerow |
|  Vehicular Route |  Positive Outlook |
|  Farm Track |  Key View of Site |
|  Slope of site |  Focal Point |
|  Access Point |  Bus Stops |
|  Public Footpath | |



2.3 Site Selection

Having regard to the context of the farm holding and the applicants' requirements for the development proposals, the site of the proposed farm shop development is most appropriate for a number of reasons including:

- Poorest land location – can only be used for rough grazing
- Visual context – lowest part of the farm holding and the proposal can be set into the hillside
- Minimises other development works to accommodate the proposal – significant additional construction and engineering works would be required to access other parts of the farm holding
- Accessibility for customers direct from the road



Site Location & Context Plan

2.4 Adjacent Residential Development



3.0 Proposed Scheme

3.1 Site Plan

The site has been designed to ensure that the proposed building is built into the existing steeply banked field in order to lessen its visual impact on approach along Hollingworth Road and from beyond.

The site will have a centrally positioned single point of vehicular access off Hollingworth Road with clear sight lines in both directions. There is an existing low stone wall running along the entire western frontage at the back of the footpath.

A low hedgerow will be planted immediately behind the wall, beyond which will be the car park and service area to the north and a paved forecourt to the building to the south.

There will be a pedestrian access to Hollingworth Road at the south end of the building with cycle parking facilities immediately adjacent.

On entering the site, cars and motorcycles will turn left to the parking area. There will be 17no. car parking spaces, (Including 3no. accessible spaces) and 4no. motorcycle spaces.

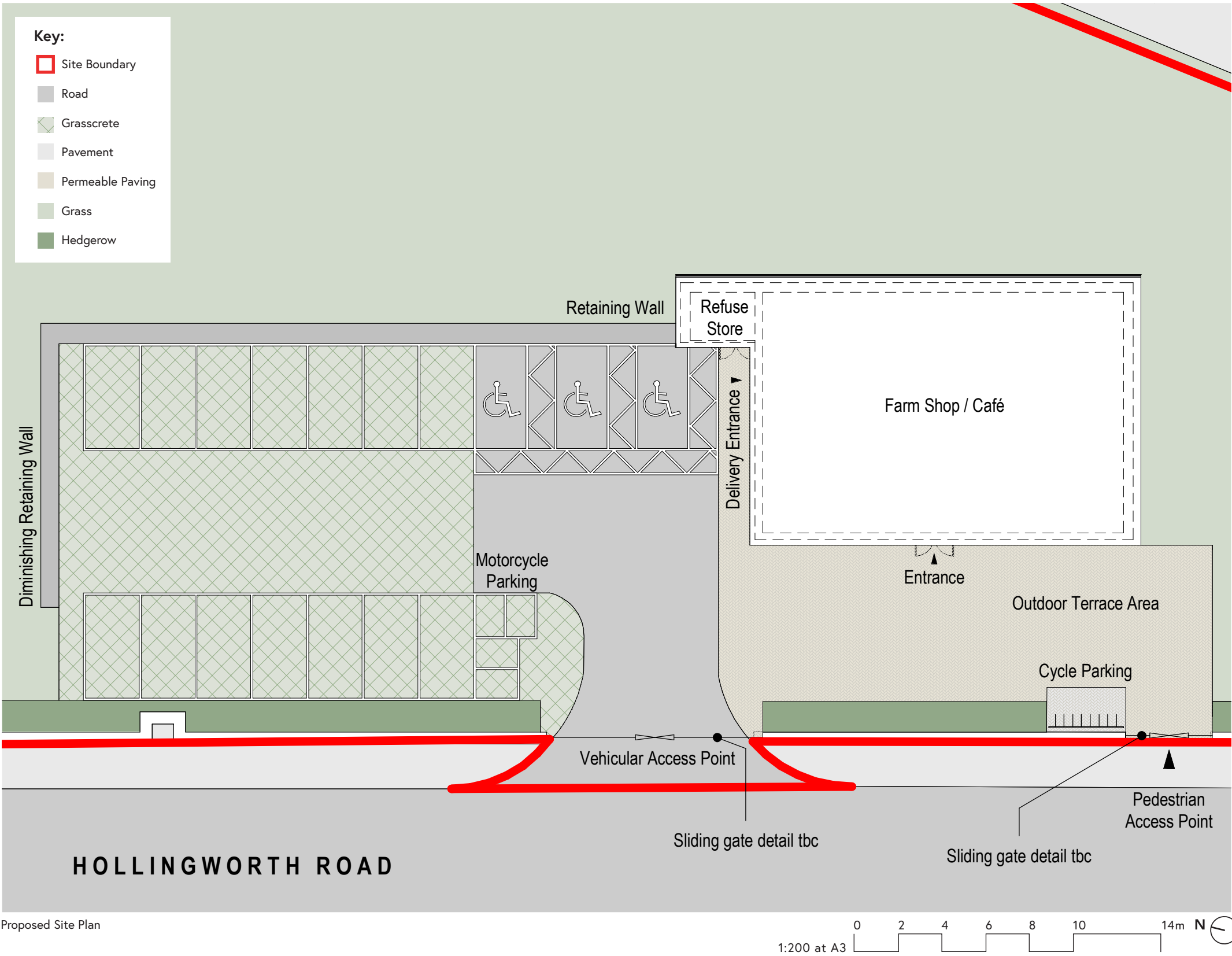
Service vehicles will use the same point of access and the area has been designed to enable a large refuse / delivery vehicle to enter and leave the site in forward gear. Access to the refuse store and for deliveries will be at the north end of the building. Servicing and larger deliveries are to be taken out of hours.

The car parking area also cuts into the hillside which will be retained by gabion baskets which will be planted with native species to soften their impact.

The entrance to the Farm Shop and café is on the front (western) elevation where the paved forecourt provides an area for outdoor seating and tables for the café.

The building, car park and forecourt will be surrounded on the north, south and east by planting on the existing hillside.

The footprint of the proposed building, terrace area and tarmac car park areas (1065 sqm) represents 0.62% of the whole farm holding area, therefore a very small part of the farm is proposed to be used for the proposed development.



3.2 Landscaping Plan

The approach to landscaping of the proposed development is set out in a Landscape and Visual Appraisal prepared by Penny Bennet Landscape Architects, which should be read in conjunction with this Design and Access Statement.

- The scheme and landscaping plan also has due regard to enabling access around the southern part of the site for viewing and engaging with enhanced habitats and for educational purposes
- The introduction of trees, native planting and habitat features also has regard to ecological inputs from ERAP

Key:

Meadow grassland

Existing marshy area

Proposed extended marshy area

Proposed mixed native hedgerow

Proposed decking in recycled plastic

Proposed crushed stone path linking to deck

Proposed native shrubs to rear of building and retaining wall

Groundcover and perennial planting to herb garden and terrace

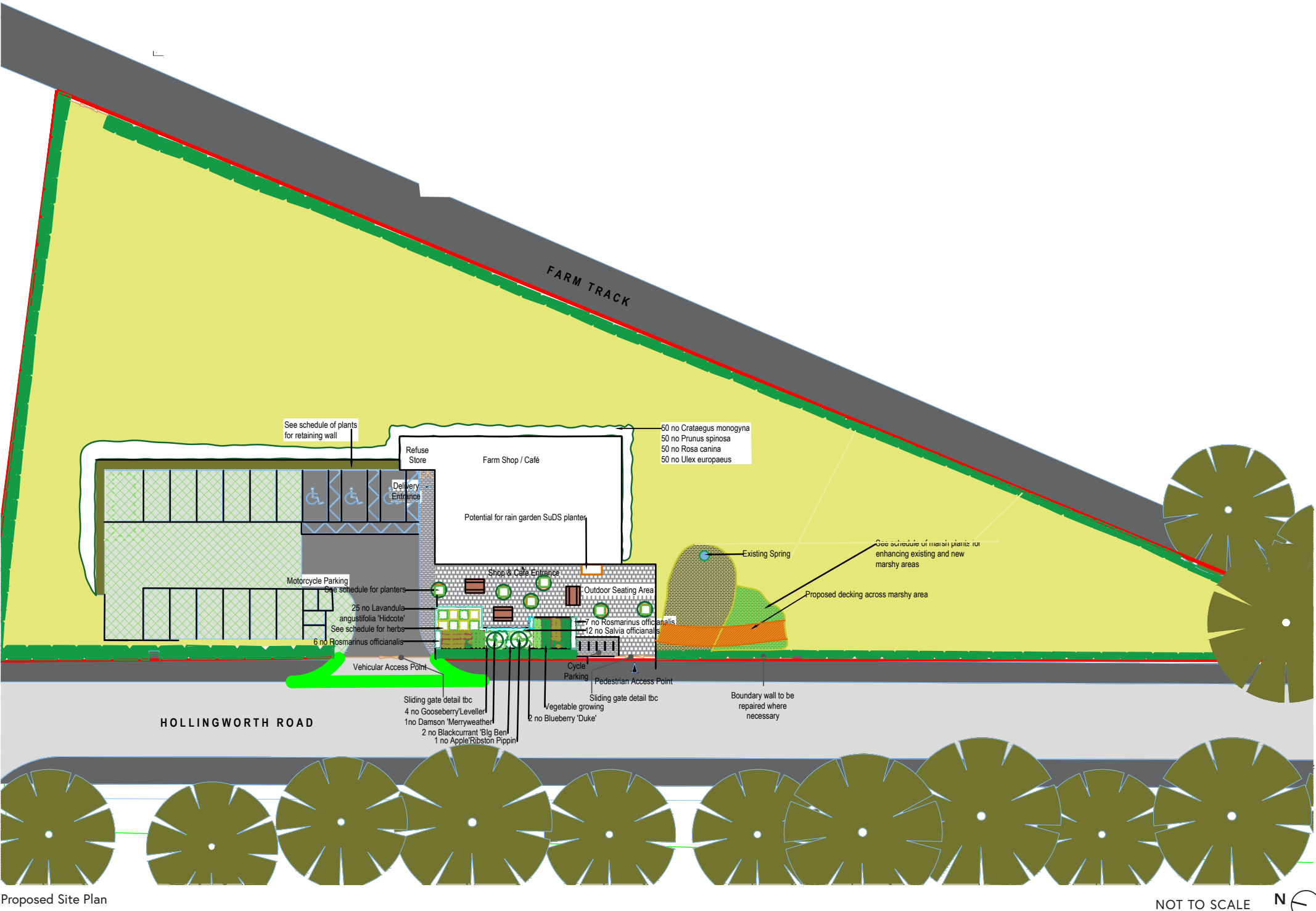
Planters with tree and groundcovers to terrace

Picnic tables

Tarmac

Myriad Piora permeable paving by www.marshalls.co.uk

Bodpave 85 recycled plastic porous paving grids for grass reinforcement



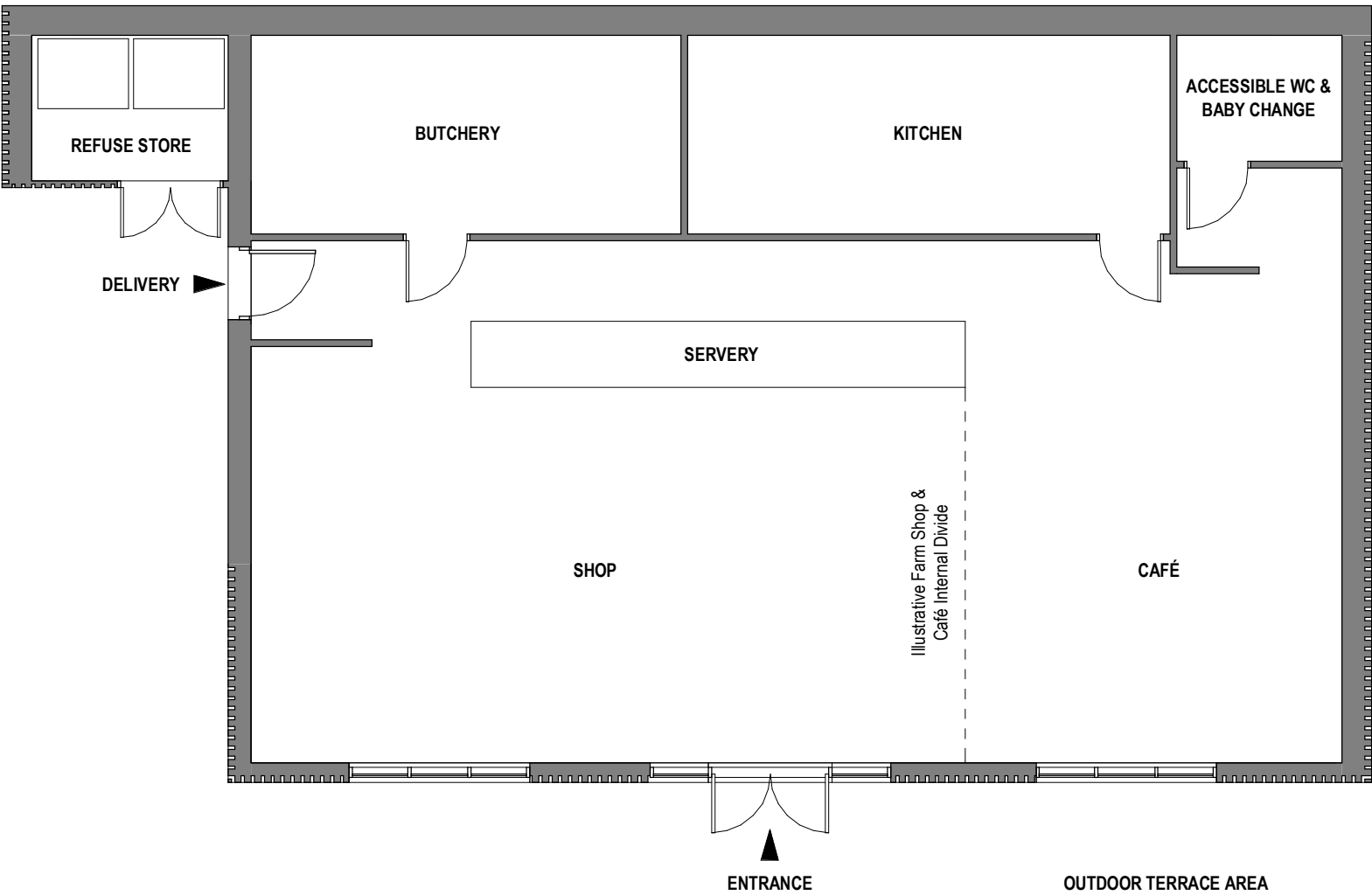
4.0 Internal Layout

4.1 Ground Floor Layout

The ground floor comprises an open plan area to the front, accessed from the west elevation, which forms the farm shop and café.

At the rear of the shop and café is the servery counter for each, beyond which is a butchery, kitchen and accessible WC and baby change facility. The service entrance and refuse store are in the north east corner.

There is a removable divider between the farm shop and café spaces to allow separation of these spaces.



Previous Two Storey Scheme GEA (sqm)	
Ground Floor	221
First Floor	166
Total	387

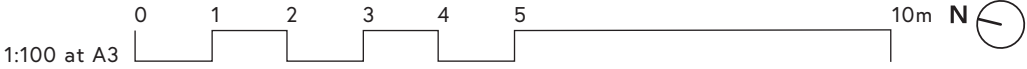
Previous Two Storey Scheme GIA (sqm)	
Ground Floor	194
First Floor	239
Total	433

Current Single Storey Scheme GEA (sqm)	
Ground Floor	213

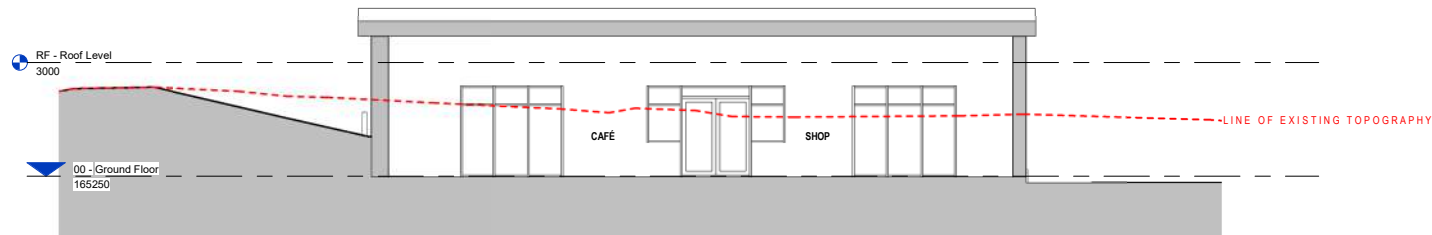
Current Single Storey Scheme GIA (sqm)	
Ground Floor	189

Reduction in GIA from Previous Scheme (sqm)	
	-244

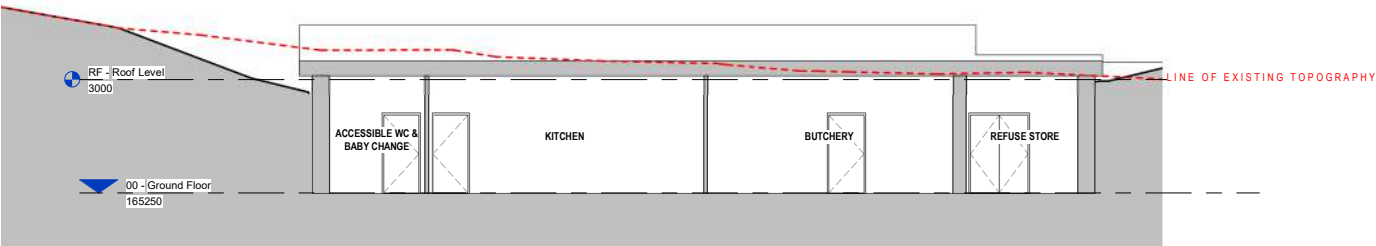
Ground Floor Plan



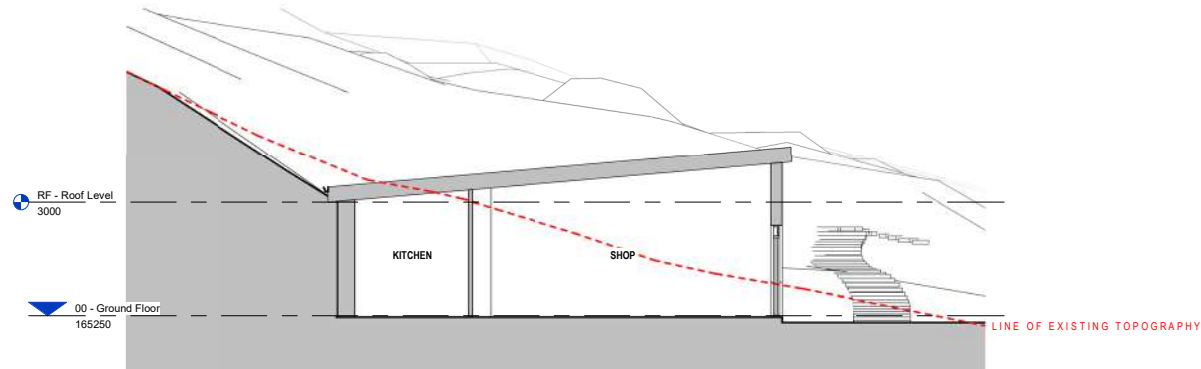
4.2 Building Sections



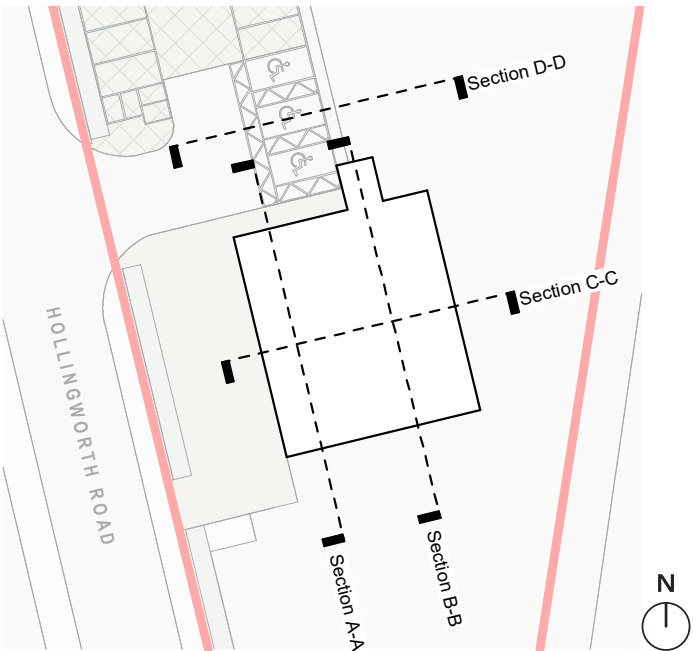
Section A-A



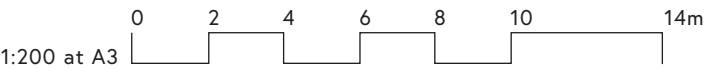
Section B-B



Section C-C



Key Plan



5.0 External Appearance

5.1 Elevations

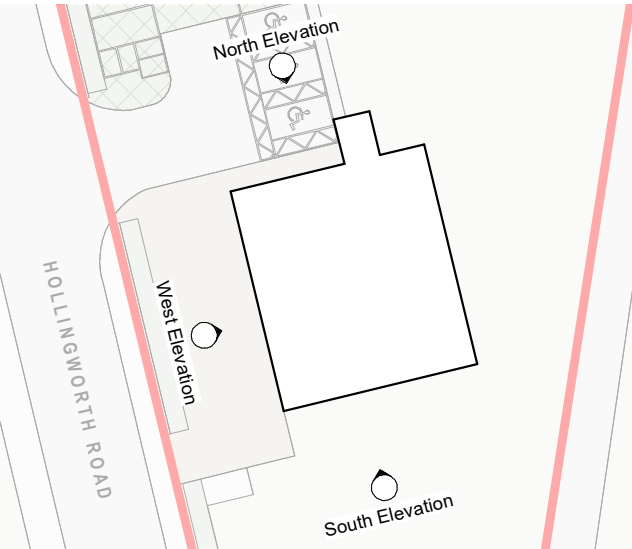
Great care has been taken with the design of the revised single storey building in order to lessen its visual impact on the immediate countryside. The building will be more built into the existing hillside, set well back from the site frontage on Hollingworth Road.

The height of the building is now 4.6m to ridge at the front and 3.5m at the rear (a reduction of 2.4m at the front and 2.4m at the rear to the previous two storey scheme). The rear elevation will be fully set into and aligned with the slope of the hillside to minimise engineering and slope works.

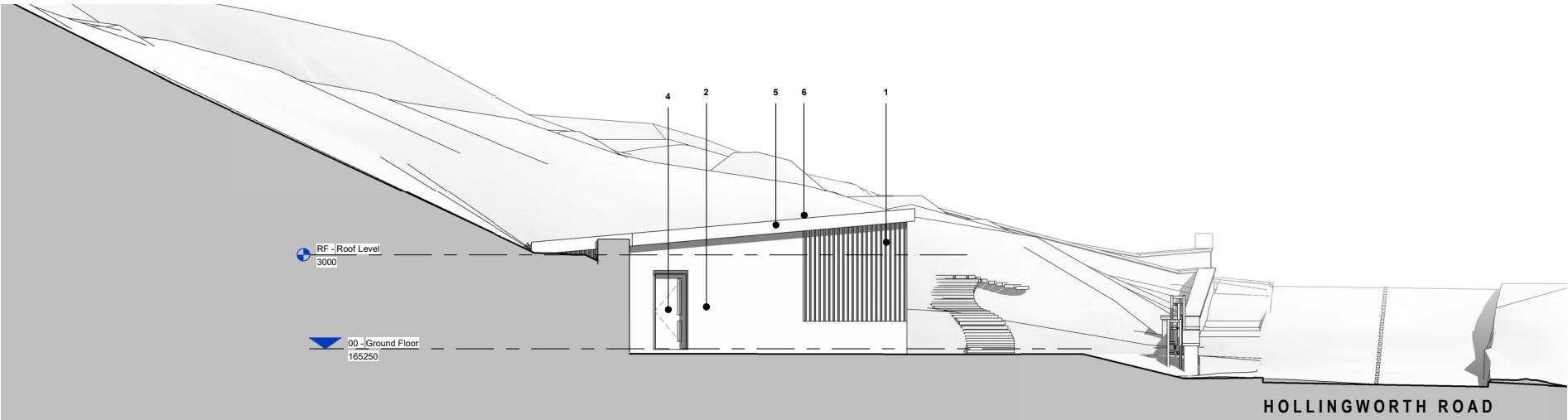
The mono-pitched roof slopes back into the hillside to connect the building with the natural form of the land surrounding it.

Materials Specification:

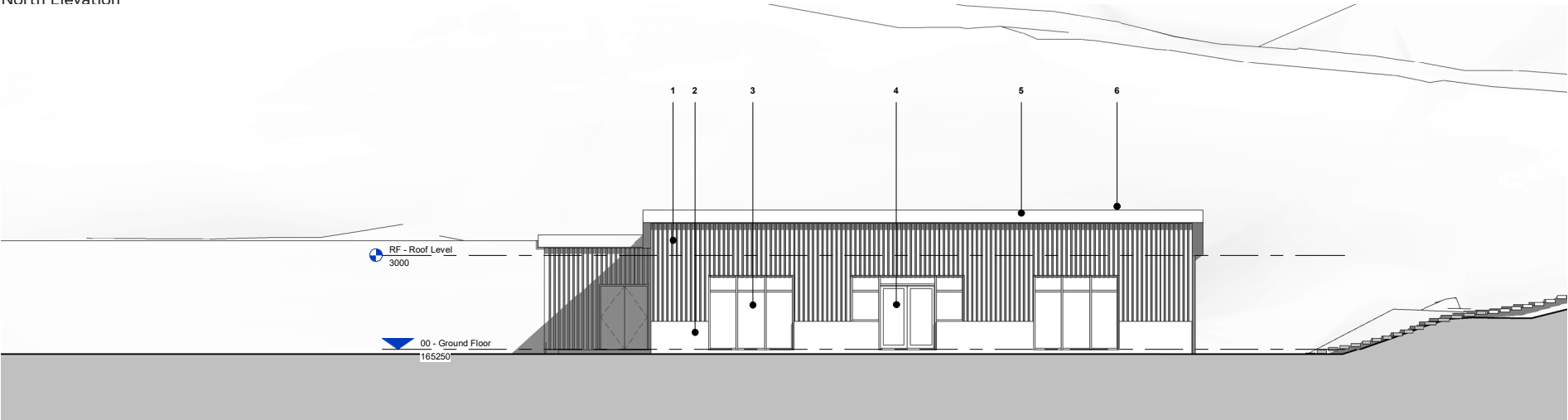
- 1. Vertical slatted timber cladding
- 2. Natural random stone panel
- 3. PPC Aluminium framed windows - Dark Grey
- 4. PPC Aluminium framed doors with glazed panels - Dark Grey
- 5. PPC metal fascia / gutter - Dark Grey
- 6. Colour coated profiled metal composite roof decking



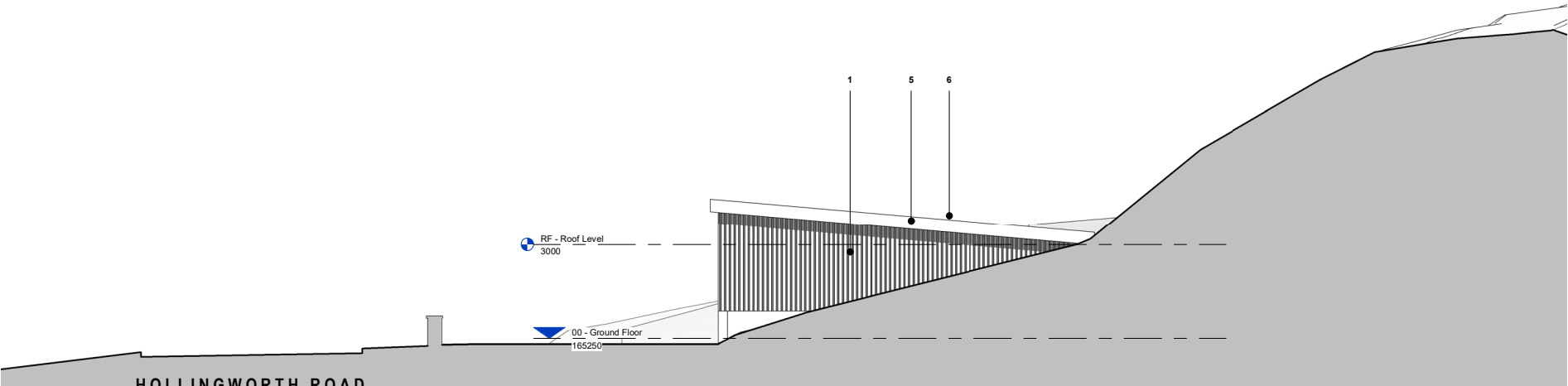
Key Plan



North Elevation



West Elevation



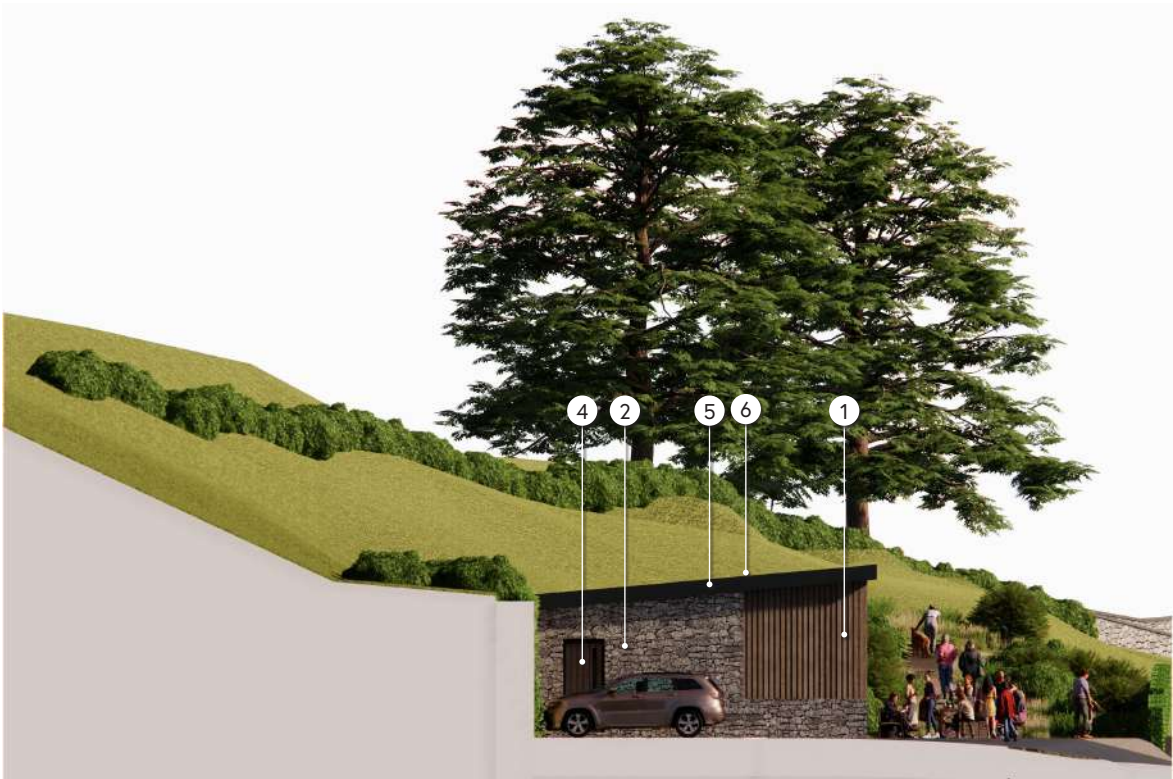
South Elevation

1:200 at A3 0 2 4 6 8 10 14m

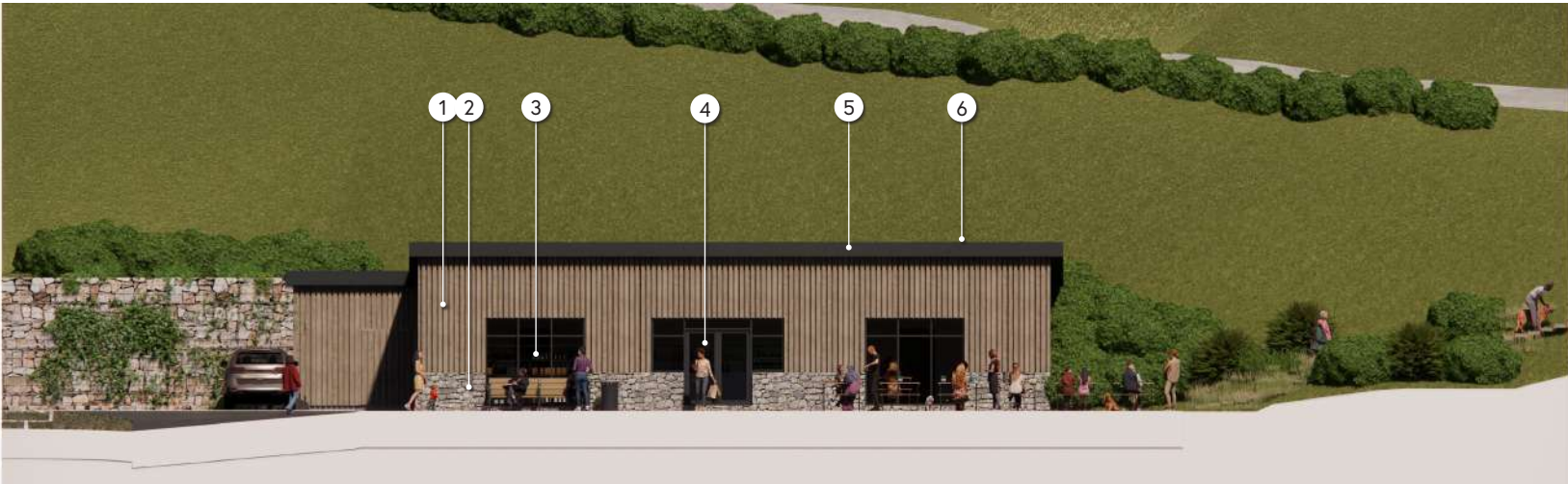
5.2 Materials

The finishing materials for the building have been carefully selected to tie it to its rural location, locally sourced natural random stone and sustainable timber cladding feature to all elevations. The vertical slatted timber cladding is a familiar feature on agricultural buildings in the area and beyond.

Dark grey aluminium window and door frames sit well with the timber cladding, as do the fascias and verges in the same materials.



North Elevation

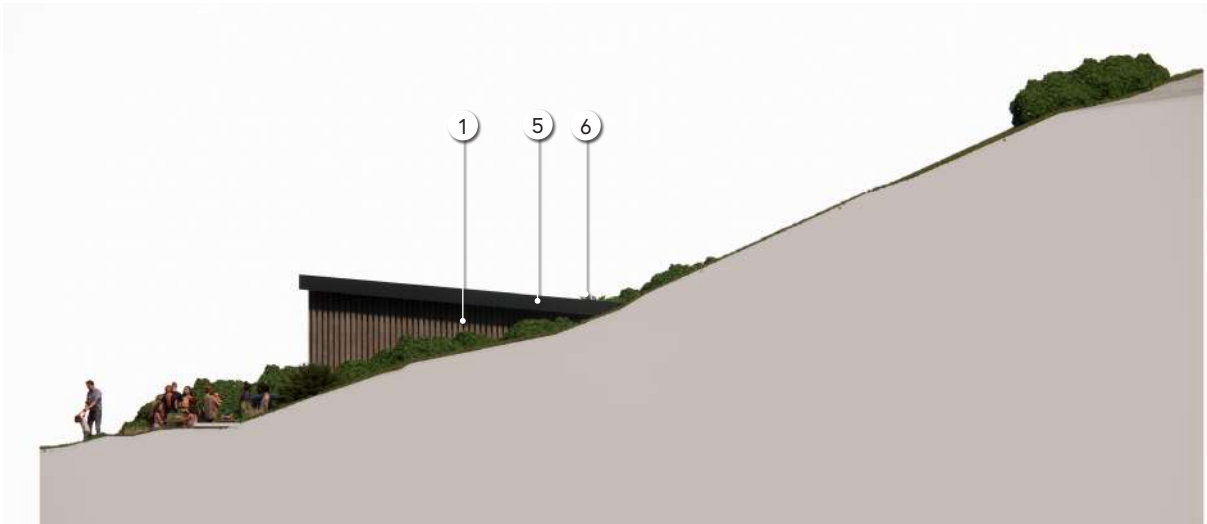


West Elevation

Materials Specification:

- 1. Vertical slatted timber cladding
- 2. Natural random stone panel
- 3. PPC Aluminium framed windows - Dark Grey
- 4. PPC Aluminium framed doors with glazed panels - Dark Grey
- 5. PPC metal fascia / gutter - Dark Grey
- 6. Colour coated profiled metal composite roof decking

South Elevation



1:200 at A3 0 2 4 6 8 10 14m

5.3 3D Views



3D View from Car Park

IMAGES ARE ILLUSTRATIVE ONLY



3D View of Pedestrian Entrance

IMAGES ARE ILLUSTRATIVE ONLY



3D View from Hollingworth Road

IMAGES ARE ILLUSTRATIVE ONLY



3D View from Hollingworth Road

IMAGES ARE ILLUSTRATIVE ONLY

6.0 Access

The application site lies immediately adjacent to the B6225 Hollingworth Road just south of Littleborough and north of Hollingworth Lake.

Rochdale is 18 minutes to the south west, 4.5km by car and J21 of the M62 is just 8 minutes away.

Littleborough train station is an 8 minute walk north of the site. There are bus stops right outside the site on Hollingworth Road. With regard to accessibility for cyclists, both Littleborough and Smithy Bridge are within 2km of the site. Wardle, Milnrow and Rochdale are within 5km of the site. National Cycle Route 66 passes within 550m of the site, linking Littleborough, Smithy Bridge and Rochdale.

The proposed development will provide parking for cars/ motorcycles and bicycles. There will be 3no. accessible car parking spaces immediately adjacent to the building.

Gradients within the site are suitable for wheelchair users and dropped kerbs will be positioned to suit.

Within the building, there will be level thresholds to the entrance doors. An accessible WC and baby change facility will be found at ground floor level.

7.0 Conclusion

The applicant has brought this once derelict farm back into operation and has run it for almost 30 years. It is becoming increasingly difficult to make a farm of this size viable and it is now widely recognised that diversification is necessary in many cases to ensure future existence.

The government website states that "diversification into non-agricultural activities is vital to the continuing viability of many farm enterprises" and that "local authorities should support well-conceived plans for diversification in rural areas including green belt land".

The proposed development is a means of diversifying by formalising and improving an existing part-time 'farm shop' operation which has been well used by local customers over several years. This very accessible site is well positioned to serve the local community and provide it with permanent facilities that will enhance the area.

This revised proposal for a single storey farm shop and café addresses concerns raised to the scale and visual impact of a previously proposed two storey building with wider engineering works. The careful design of the building and its integration into the landscape in both form and via rural materials will minimise harm to the openness of the green belt and changes to the character of the area. This development should therefore be considered as appropriate and desirable to serve the local community and secure the ongoing viability of Bank Top Farm.

Corstorphine & Wright

Contact us to discuss your project

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