



Design & Access Statement

Barns at Stock Nook House
Doctor Fold lane
Heywood



Sept 2022

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1.0 INTRODUCTION

This Design and Access statement has been prepared by LARK Architects to accompany the planning application for a proposed barn conversions at Stock Nook, Doctor Fold Lane, Heywood.

The aim of this document is to explain how the proposed development is a suitable and appropriate response to the site and its context and demonstrate that it can be adequately accessed by users.

This design and access statement will examine and explain the design principles which have informed the proposed design proposals.

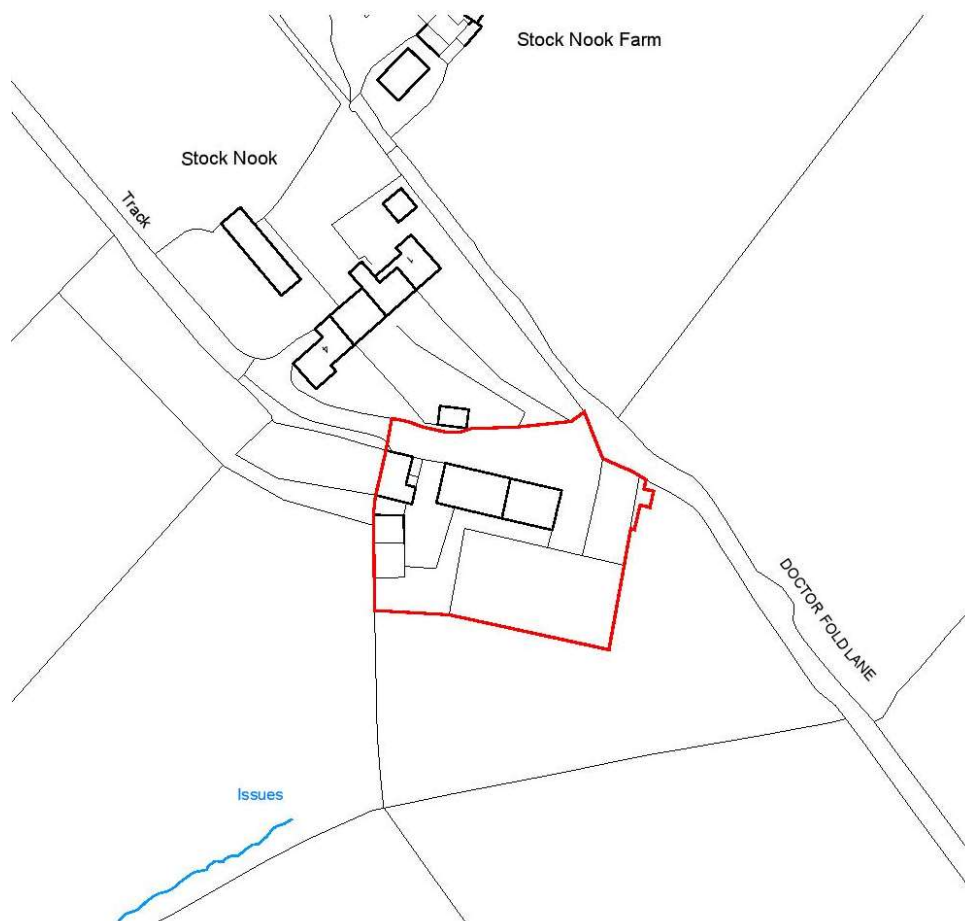
2.0 SITE

The site and buildings are located at Doctor Fold Lane, Heywood and within designated Green Belt.

Vehicular access for the existing buildings is via Doctor Fold Lane. This existing access will also be used to serve the proposed new dwellings.

The site is bounded by residential properties to the north/west and open fields in other directions.

The neighbouring context comprises a variety of architectural styles and materials. The prevailing aesthetic is one of brick and render walls, slate grey and plain tiled roofs and upvc, aluminium and timber windows.



Location Plan

3.0 PLANNING HISTORY

Full planning approval was previously granted for conversion of the existing detached barn and outbuilding to form a 2 bedroom dwelling, ref:18/00225/FUL.

4.0 CONCEPT

The design has been developed to respond to the existing site context and existing buildings.

Plot 1 is proposed in accordance with the previous planning approval ref:18/00225/FUL.

Plots 2 & 3 are proposed as conversions of the two storey barn building.

Plot 3 is a conversion of the existing attached single storey barn.

The materials are traditional and reflect the surrounding area but are used to produce contemporary dwellings which are of their time.

The proposed elevational treatments have been designed to respect the festration of the existing buildings and prevent any overlooking issues with adjacent properties.



Proposed Site Plan

5.0 USE

The proposal is to create 4no. residential dwellings.

6.0 LAYOUT

The layout has been planned in order to create dwellings which are sympathetic to their surroundings and having minimal impact on any neighbouring properties.

The layouts of the proposed dwellings have been carefully considered as a direct response to the conversion of the existing buildings.



Proposed Floor Plans

7.0 AMOUNT

The proposal is to create 1no. 2bedroom and 3no. 3bedroom dwellings.

8.0 SCALE

The scale of the proposal is as the existing buildings.

Set in context this scheme will sit comfortably within its surroundings.



Proposed Elevations

9.0 APPEARANCE

The proposed dwellings will complement and enhance the character of the local area.

External walls will be a combination of brickwork as existing and timber larch cladding, all as previously approved.

Windows will be upvc double glazed.



10.0 LANDSCAPE

Hard and soft landscaping will form new parking areas to the front of the properties and patios and gardens to the rear.

11.0 ACCESS

Vehicular access to the site is via Doctor Fold Lane.

Vehicle parking and turning areas have been provided within the proposed site as required.

The proposed dwellings will be designed and built in accordance with building regulations Part M and will include level thresholds and w.c located at the entrance level.

12.0 CONCLUSION

The proposal is a carefully considered, high quality, sustainable and contemporary response to a unique site, steeped in history and a rich local character.

It seeks to not only fit in with its context but to enhance it.

This is achieved by respecting the local environment, landscape and topography, taking reference from the local vernacular and creating a new build dwelling which has minimal impact on its surroundings.

It makes good use of an existing site and existing buildings and will make a positive contribution to the local area.