DESIGN & ACCESS STATEMENT.

Proposed building works to
Bamford closes Barn, Red Lumb .

On Behalf of – Mr AND Mrs P Bleakley

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1 Introduction / Brief .

1)To rationalize the 1990's layout to ,create a more open welcoming home
2) Replace the cold draughty "add-on " upvc conservatory with a more permanent structure as part of the main family living room
3) Create separate study area , initially linked to Bed 3 ,with but to allow future flexibility within the plan.

2 Overview of significant building works since original construction .

Originally constructed as cottage / house with attached barn under one duo-pitched roof.
The hamlet / farm has then had various later additions. Ie the much larger barn to the west, the large low-pitched extension to the north, the two-storey domestic extension to one of the cottages and the single storey garage to the west. In addition, there are various outbuildings.
Today the hamlet consists of a collection of discordant styles, massing, scales, detailing, roof heights materials etc.

On the 12th Dec 1996 Rochdale mbc granted planning approval (96 / 33555) for the change of use from Agricutural barn to residential dwelling.
As part of this project the upvc conservatory and front porch were added.

More recently the adjacent property has been granted approval for a two-storey extension to the north to fill in the area between the large low pitched roof extension and two storey rear extension to the cottage with excavations into the hillside. (Application number 18 / 00743)

3 The existing building and its setting .

Red Lumb is an area to the north east of Norden.The area is characterized by small farmseatds grouped within relatively close proximity to one another . Bamford Closes farm is one such farmstead and Closes barn is the most esasterly section of this hamlet / farmstead .Its is accessed via private roads from Edenfield Road via Overtown Lane and Red Lumb Street



Aerial view of Bamford closes Farm



Side / Gable Elevation of Bamford Closes Barn

1 2 3







Principle Elevation of Bamford Closes Barn (1 & 2) and adjoining properties (1)

4 Impact of the proposed works on the site & existing building .

Perspectives to demonstrate the impact of the proposed alterations when viewed as a person rather than flat elevational views as on accompanying drawings (number 4825-003)
1) The raising of the low pitched pitced roof to the rear will not have a visual impact on the front elevation because it will be obscured by the main roof .
Due to the ground / field rising steeply away from the building the impact of raising of the low-pitched roof is minimal as it would be seen from above as demonstrated by sketch 3
2) The replacement of the conservatory with a masonry extension is virtually a like for like replacement but is arguably more in keeping with the agricultural character of the hamlet . We are of the opinion that the proposed extensions are of such modest mass and
bulk that they do not have any detrimental impact on on the site as a whole or the existing building

1



2



3



5 Design ,scale ,materials and access .

Design & scale

1) The replacement conservatory is slightly smaller than the existing to accommodate the reconfigured staircase. The eaves height will be the same as existing. Although the roof pitch is steeper the ridge height remains approx' the same because the structure is reduced in length.The conservatory replacement is set back from the principle elevation with considerably less glass than the add-on 1990's conservatory it replaces.

2) The existing shallow pitched part of the roof is out of character with many nearby pennine farm buildings and creates a problem with insufficient headroom now it is being used for residential purposes The proposed raised area has been designed to replicate roof vents as often found on agricultural outbuildings.



Materials, Colour & Detail.

The proposed walling and roofing materials, colour and texture are to match the existing building as closely as possible
Window, door, rainwater goods etc are all to match the existing



Access

The Proposal does not impact on existing access / egress arrangements nor does it offer scope for further access for the residents

6 Conclusion .

The overall character of the hamlet is confusing mixture of roof levels, massing ,lean-to extensions , outbuildings etc and when seen in this overall context we believe these relatively modest proposals are in no way detrimental to the immediate building or the wider environment.