



763: THE FARMHOUSE

Littleborough | Rochdale Borough Council

Design and Access Statement
Planning | 26th April 2024

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1.1 The Planning Application

This Design and Access Statement has been prepared to support the Full Planning Application, submitted on behalf of the applicants Lisa and Tim Knight, for the redevelopment of the site The Farmhouse, Littleborough.

The application seeks planning approval to demolish the incongruous existing round extension, garage and annex, and introducing a replacement of a new extension above ground and garage and pool below ground.

The pre-planning application information was submitted for consultation with the local authority in June 2023 and response received in August 2023. The project was developed as such to take the comments on board and address listed requirements.

A full planning application was submitted in December 2023. Written comments from Rochdale Council were received in January 2024 highlighting issues breaching the residential curtilage. The application was kept open for team's reconsideration.

1.2 Statement

This report has been written in accordance with CABE's guide 'Design and Access Statements – How to write read and use them' and focuses on the ten characteristics of the National Design Guide and National Design Guidance 10 Characteristics.

It demonstrates the design principles and concepts that have been employed to the amount, layout scale, landscaping and appearance of the proposals. This report seeks to demonstrate how the proposals have been conceived to revive the site to positively contribute to Green Belt and open land policies.

This document should be read in conjunction with the submitted architectural drawings and planning statement, together with all other supporting documents as listed below;

- Compliance with National Information Requirements
- Planning Statement
- Design & Access Statement
- Architectural Proposal
- Heritage Statement
- Ecology Statement
- Landscape Visual Impact Statement
- Landscape Proposal
- Materials Schedule

1.3 List Of Relevant Planning Policies

Adopted Rochdale Core Strategy (CS):

The Core Strategy was formally adopted by the Council on 19th October 2016 and partially replaces the 2006 Unitary Development Plan. The following policies are relevant:

- P2 Protecting and Enhancing Character, Landscape and Heritage
- P3 Improving Design of New Development
- G4 Protecting Green Belt
- DM1 General Development Requirements
- T2 Improving Accessibility
- Appendix 5 Schedule of Parking Standards

Unitary Development Plan (UDP):

A number of policies contained within the Unitary Development Plan have been saved following the adoption of the Core Strategy. The following saved policies are relevant:

- G/D/2 Green Belt

Supplementary Planning Documents (SPD):

'Guidelines and Standards for Residential Development' (June 2016)



1.4 Client

- Local residents born and raised in the area.
- Employers that have many years set their sights on owning Cleggswood Farmhouse in retirement, which was achieved last year.
- Would like to invest in returning the farmhouse to something closer to its former condition with an improved and more contextual and sympathetic extension.
- No requirement to increase the residential volume, but to improve it and make it more suitable for their retirement.
- Less hardstanding on the site and reduced dominance of high stone walls.
- Improve their northern outlook by removal of a stable annex block.
- Have a facility for garaging cars without having detrimental impact on the setting their garden and outlook from the house.

1.5 Project 3 Architects Relevant Experience

Project 3 Architects have experience in delivering award winning architecture, working in the residential sector from one-off high end extensions and houses to multiple residential developments providing housing on brownfield sites, conservation areas, green belts etc. The examples shown have collected Manchester Society of Architects Awards for our practice.



2.1 Site Location and Site Character

The project is located in Littleborough, Hollingworth Road, O15 0AZ, within the administrative boundary of Rochdale Borough Council, accessed from the Rakewood Road.

The site is located within a designated Green Belt. The site is not located in a Conservation area, nor neighbouring with any conservations areas. Furthermore, there are no listed buildings in its immediate surroundings.

The application site comprises the original Farmhouse which was extended in 2007 to current state. The remnants of a former farm building were previously adapted as a stable block and used as a building ancillary to the main house since.

The area is predominantly residential in nature with the immediate vicinity. Adjacent to the farmhouse site there is a three storey new built barn type residential block with additional garage. The predominant roof forms are pitched roofs. Front elevations vary between gable fronting and eaves.

2.2 The Farmhouse

The property sits on a hill overlooking Hollingworth Lake in a rural setting, however is visually connected to Littleborough.

As stated within Heritage Statement, The Farmhouse dates from prior to 1845 but is not of a single date of construction. It is a palimpsest which contains fabric of varying dates providing the story of continuous occupation since the late 1700's / early 1800's.

The existing main property was built as a farmhouse with a flat roof extension over a sunken garage added in 2007.

Our clients' brief was for a removal of existing inefficient and unusable round spiral plan extension, garage and swimming pool, and a replacement with more sympathetic and appropriate structures, which would open up the rear view aspect and improve the overall potential of the farmhouse dwelling.

The proposal aims to create a more desirable home tailored to the brief for the family, fitting well to the location with minimal impact on the surrounding.

The house requires some alterations for the improvement of the appearance, more sympathetic fenestration and internal use in relation to the external views.

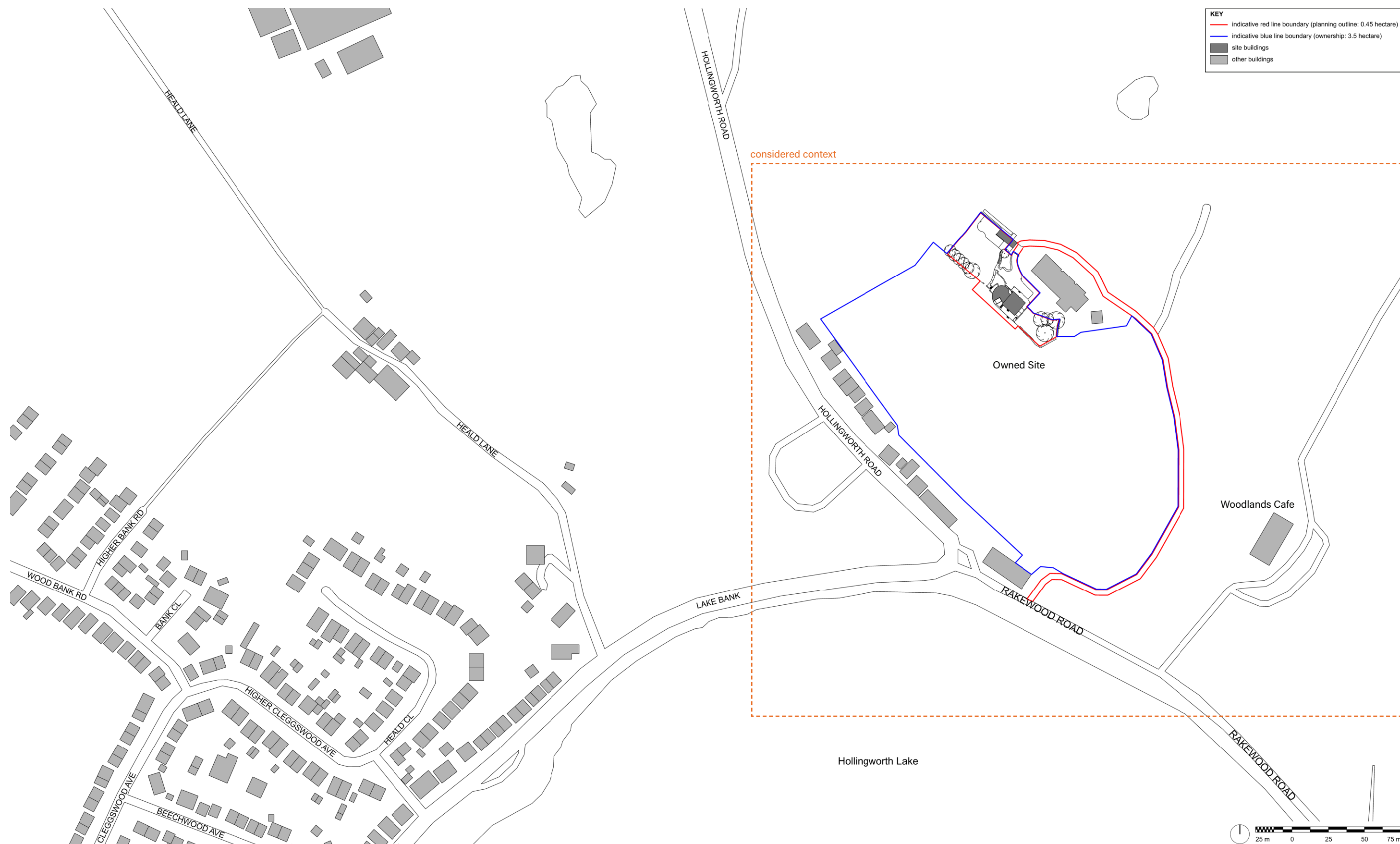
We believe that a replacement of the existing extension, which has inefficient plan form and unsympathetic form to the host dwelling, would improve the usability and visual impact to the setting.

Internal configuration to the Farmhouse requires a simplified and clearer layout that would flow better as oppose to current arrangement which does not use the full potential of the building.

The material palette, to the context in which the Farmhouse sits, is mainly locally sources light buff colour stone, red brick, painted bricks and several instances of a rendered elevation. The roof scape palette is a mixture of slate and clay tile finish.

The ancillary building was constructed in timber with a pitched roof and sits on a concrete slab of the original farm building.





2.3 Site Description

The application site occupies an area of approximately 0.45 ha including the access driveway (0.28 ha owned by the clients). The overall owned site spreads over an approximate area of 3.51 ha.

2.4 Analysis of existing development

2.4.1 Approach

The owned property has a steep drive on entering, sweeping to a flatter area to the left but steeper on the right due to the basement garage. This leads to an uncomfortable approach to the house and movement overall. The steep approach to the garage only allows comfortable access for cars with high ground clearance.

The driveway to the North of the house is generally dominated by high imposing stone walls.

There is an ambiguity on how to enter the house, as the gap between the main house and the extension appears to be an entrance, the steps adding further confusion.

2.4.2 Views

The principal views are to the South, with panoramic views over Hollingworth Lake Country Park. However, there are elevated views to the East over Littleborough and to the West over the open Pennine moorland.

2.4.3 Garden

The garden to the South-East is the most accessible and level part of the site giving good views from east to west, however, it is overlooked by the barn conversion and therefore lacks privacy.

Land to the South-West is agricultural land and whilst it is accessible, it cannot be considered as garden, without change of use consent, which is not being sought. The terrace is small for the size of the property but in the prime location.

The land to the North-West is a level terrace and of a good size, however, it does not engage with the house as the extension is raised half storey above it and accessible only by a flight of steps. This garden can best be appreciated from the annex to the top of the site. This part of the garden is private apart from the end unit of the annex which is in a separate ownership.

2.4.4 The Farmhouse massing and form

The original farmhouse is a simple yet handsome rectangular stone-built form with symmetrical proportions, with a shallow dual pitched slate roof and two chimney stacks. It is raised up on a plinth forming a small terrace to the front and the rear.

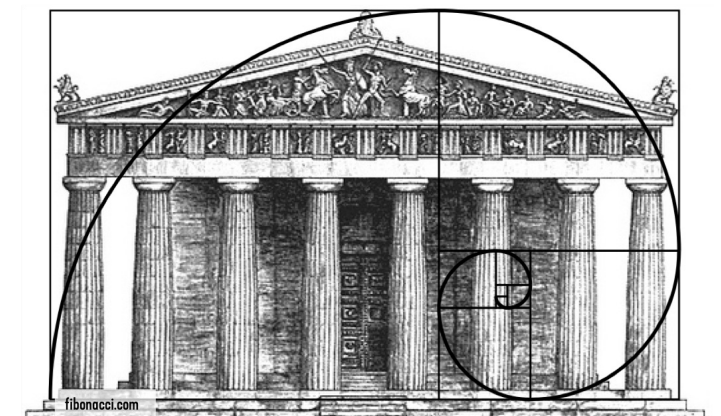
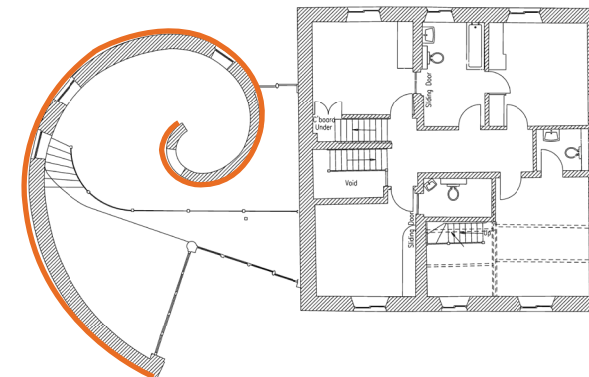
In sharp contrast, the simplicity of the host dwelling becomes unbalanced by the curved plan form of the extension which is based on the 1:1.61 ratio of the Golden Section, closely related to the Fibonacci Sequence. Whilst the golden section may offer perfect proportions for classical elevations, as a pure plan form it is the incorrect use of the mathematical ratio leading to a form incongruous with the farmhouse massing and form.

The extension has a flat roof with a combination of parapet and oversailing eaves. The site levels result in it appearing almost 2 storeys to the western side. Its lack of windows to this elevation gives it a fortress / ecclesiastic appearance lacking domestic charm.

The difficulty of abutting a curved form with a rectangular form has necessitated a lowered glazed link between farmhouse and extension, which is the correct way to extend in this instance, however, the way it is executed leads to a confusion of entrance. The existing gable window to the original farmhouse has been modified during the execution of the extension works.

2.4.5 Setting

The site sits in the green belt, therefore attention has been paid to impact on the openness and green areas of the site by any proposals.



2.5 Site History

The Farmhouse is known to have been built prior to 1845, it appears on the 1851 Ordnance Survey map, and is likely to date from early 1800's / late 1700's which corresponds with the development of Littleborough at the time of the construction of the canal and Hollingworth Lake.

The Farmhouse is a palimpsest which contains fabric of varying dates providing a story of continuous occupation since its construction. Its significance is derived from its date of construction, its relationship to the extant northern range and its position in the landscape overlooking Hollingworth Lake and as such has been assessed to be a non-designated heritage asset, meaning it is of local significance which merits consideration in planning decisions, but is not a formally designated heritage asset.

2.6 Planning History

- 07/D50220
Refurbishment of existing house including construction of single storey extension and lower ground floor garage – Grant subject to conditions (Jan 2008).
- 11/D54178
Conversion of roof space to form additional living accommodation together with the installation of 6 no. Conservation style roof lights, the installation of a window in the west facing elevation, the installation of 3 no. External timber shutters to rear elevation and the amendment to the driveway gradient – Grant subject to conditions (April 2021).
- 13/00377/CPE
Application for certificate of lawful use (existing) for use of land as an extension to the private curtilage of the farmhouse including the erection of a timber outbuilding - Refuse (Dec 2013).
- 14/00757/FUL
Use of land as an extension to the private curtilage of the farmhouse including the erection of a timber outbuilding, outdoor kitchen, access, drive and manoeuvring area and boundary fencing - Retrospective - Appeal part allowed part dismissed (July 2015).
- 19/00101/CPL
Application for a certificate of lawfulness for a creation of hard standing comprising stone flags for agricultural use - Refuse (March 2019).
- 19/00378/HOUS
Proposed rear extension and modifications to form roof terrace – Refuse (Feb 2020).



1851 Map of Hollingworth Lake (site of the Farmhouse, Cleggs Wood circled in red)



Detailed extract from 1910 map

2.7 Site Photographs

2.7.1 Existing external





2.7.2 Existing internal



2.8 Site Constraints and Opportunities

The application site is located in the Green Belt under saved Policy G/D/2 of the Rochdale Unitary Development Plan (2006).

As such the new replacement extension development is proposed to avoid disproportionate additions over and above the size of the original building, and to protect the Green Belt and open land setting.

The proposal for the landscaping and of the garden space proximate to the dwelling will improve its functionality and as such the residential amenity for the users.

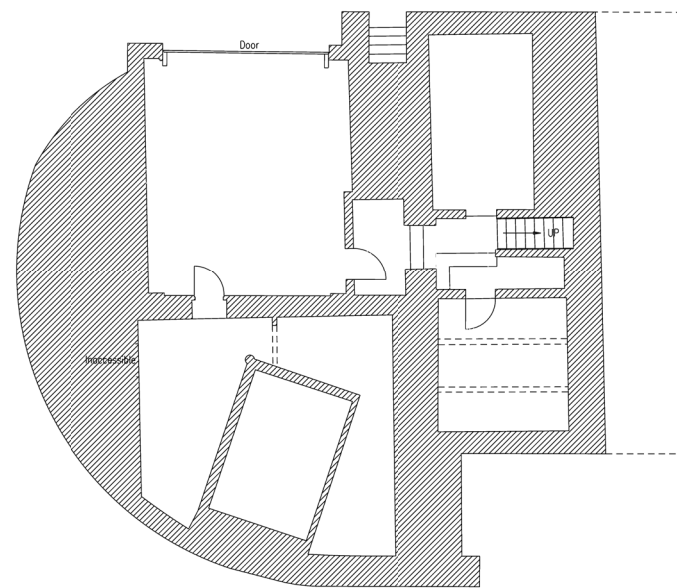
Given the volume of existing extension, the proposed replacement is of an almost identical volume, more sympathetic form and enhancing wider visual appearance. Following the pre-planning application response, amendments were made in line with relevant policies, including a reduction of the new extension volume (see section 3.6.1, 3.6.2 and 3.6.3).

Removal of the rear annex (owned part of the stable block) will improve the openness of the site even further. This will also keep in line with the volume and footprint equality before and after the onsite built.

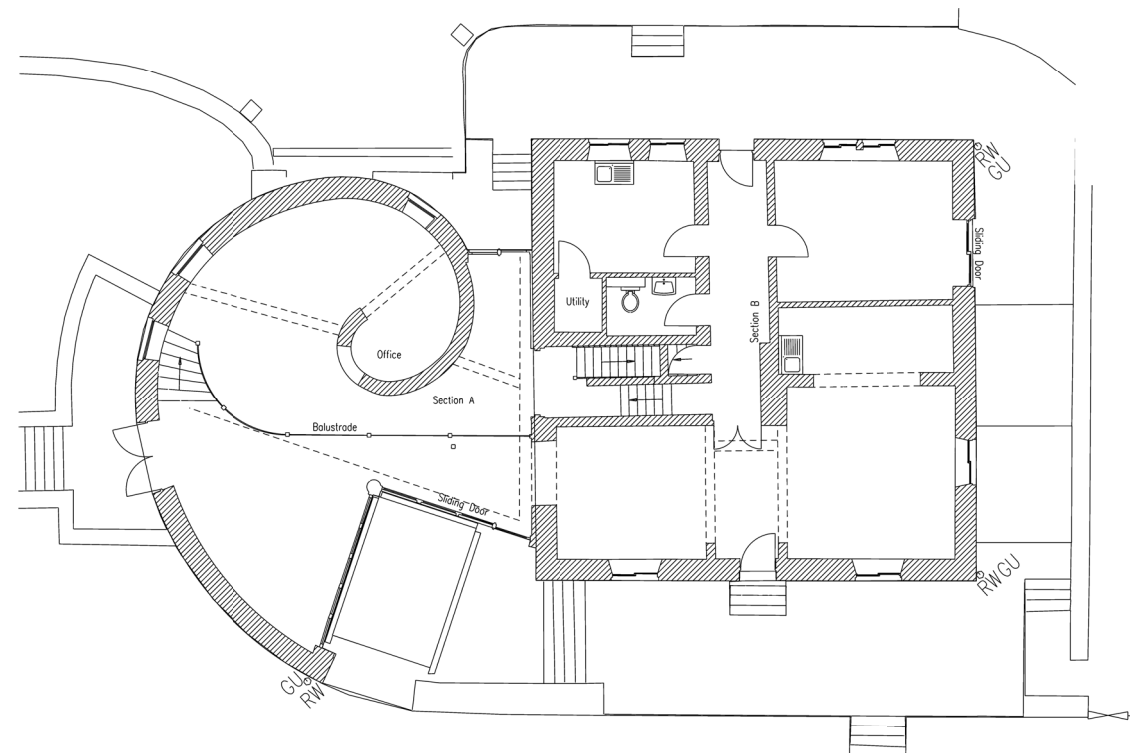
The residential curtilage boundary limits the extent of the development to avoid Green Belt issues.



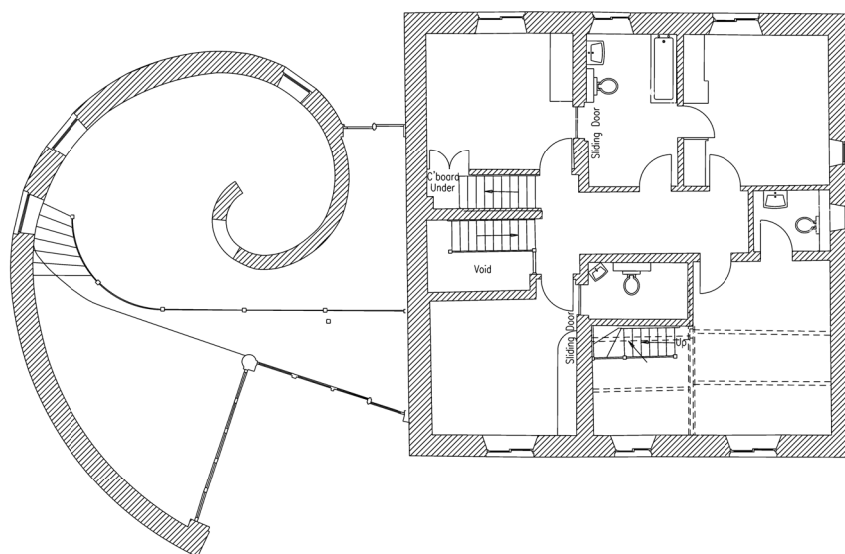
2.9 Existing Plans: Farmhouse and Round Extension



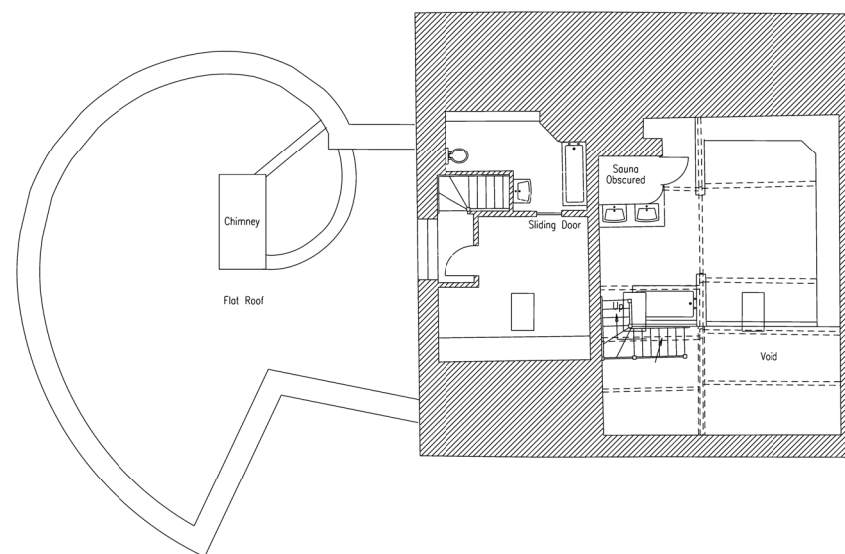
Basement Plan



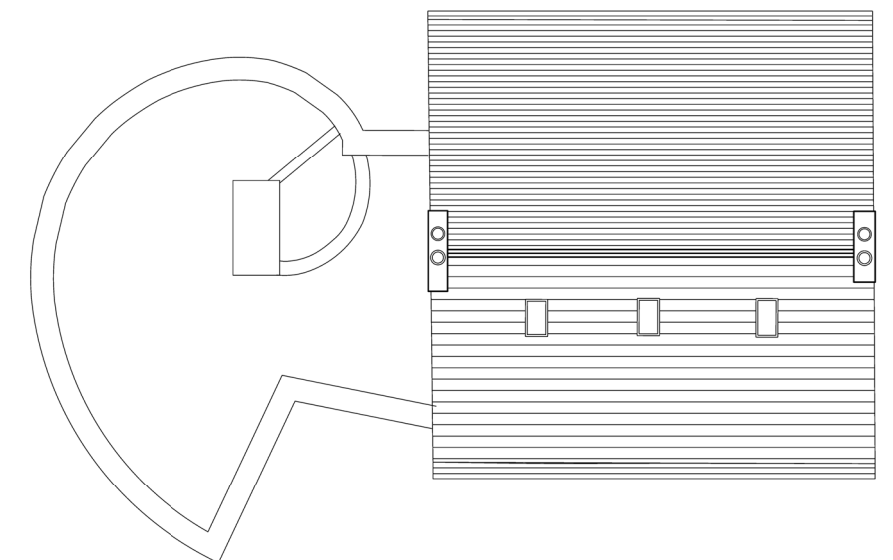
Ground Floor Plan



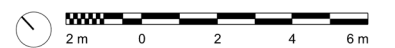
First Floor Plan



Second Floor Plan

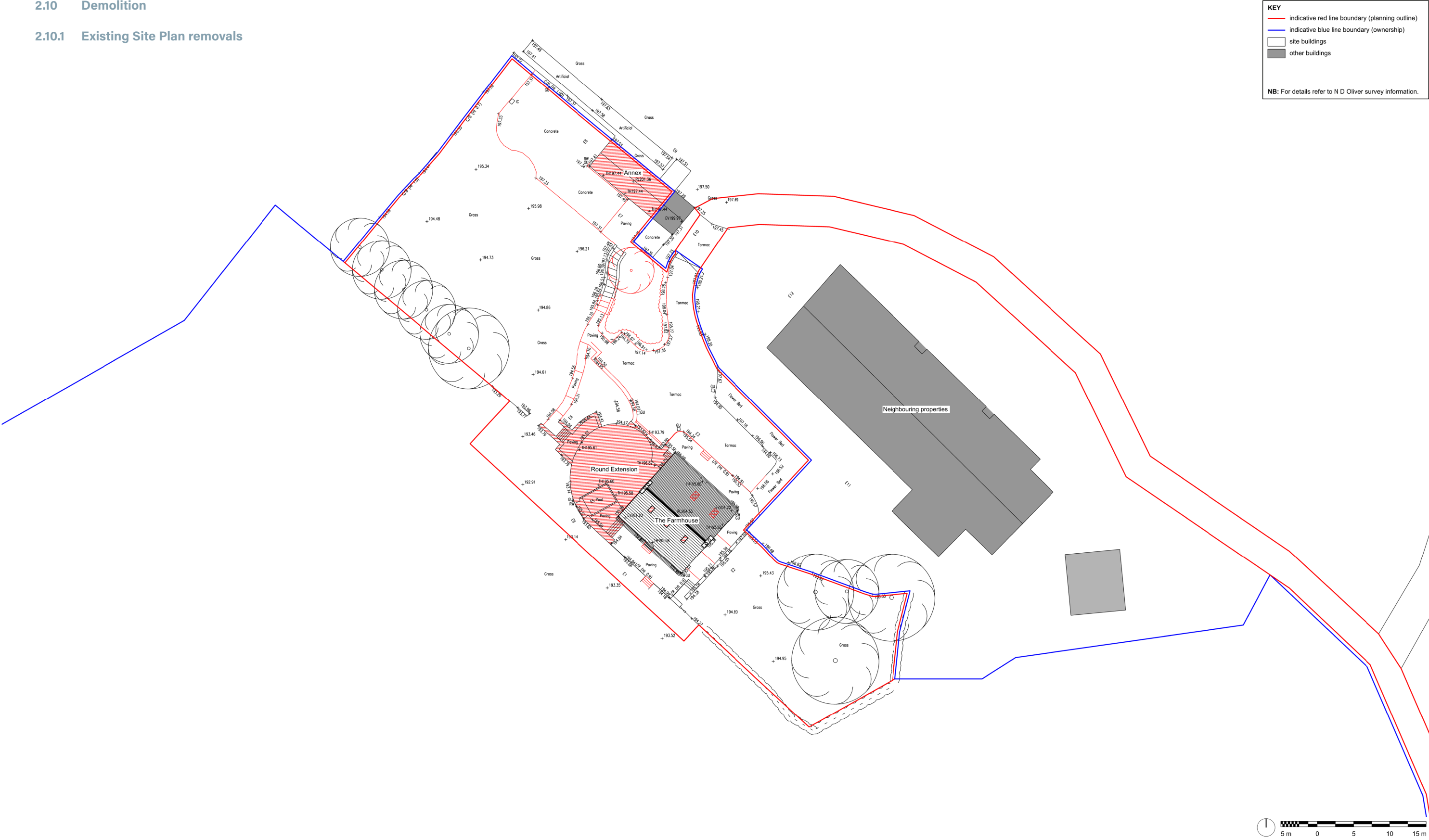


Roof Plan



2.10 Demolition

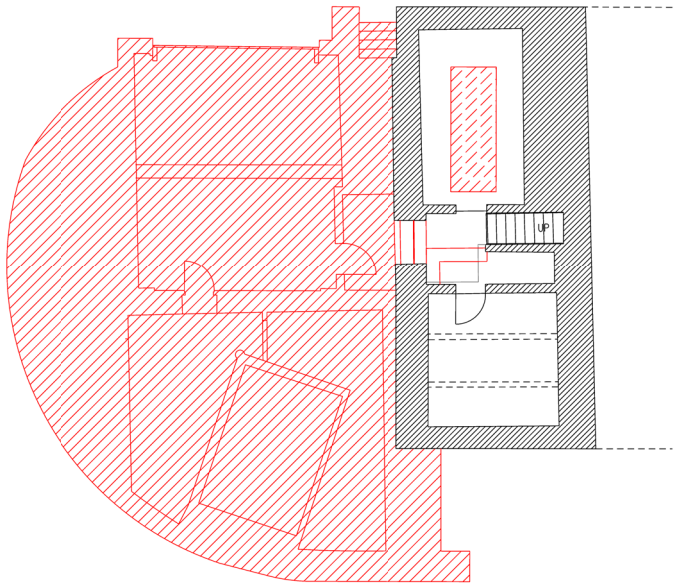
2.10.1 Existing Site Plan removals



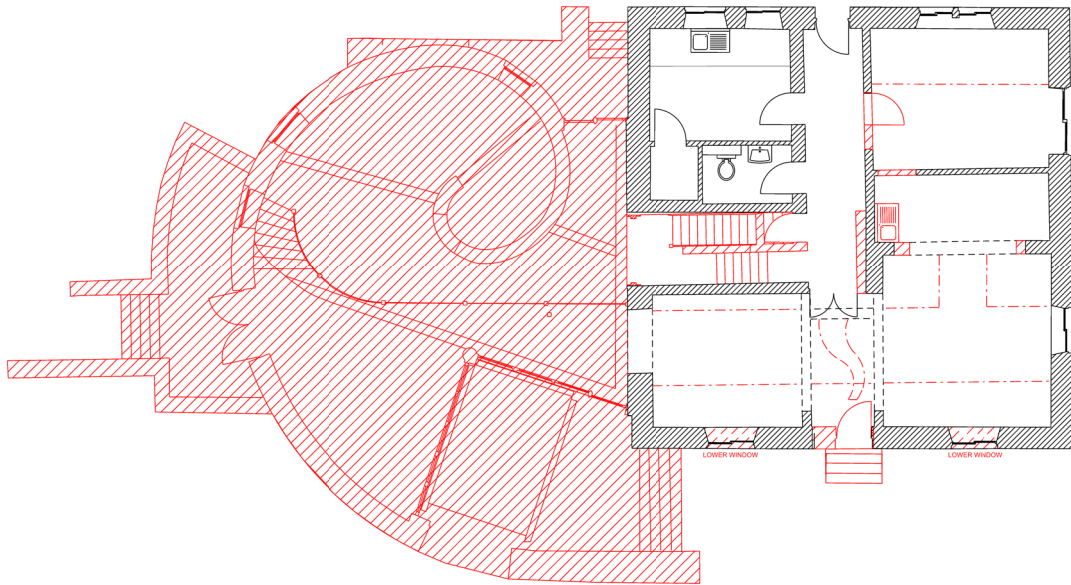
2.10.2 Farmhouse and Round Extension removals

KEY

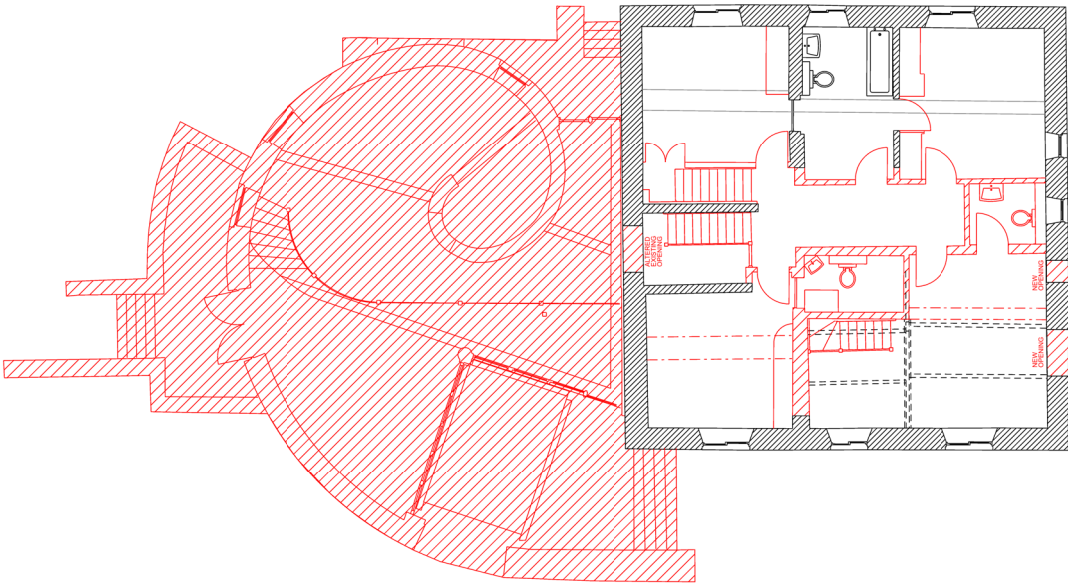
demolition, strip out, opening up and removals



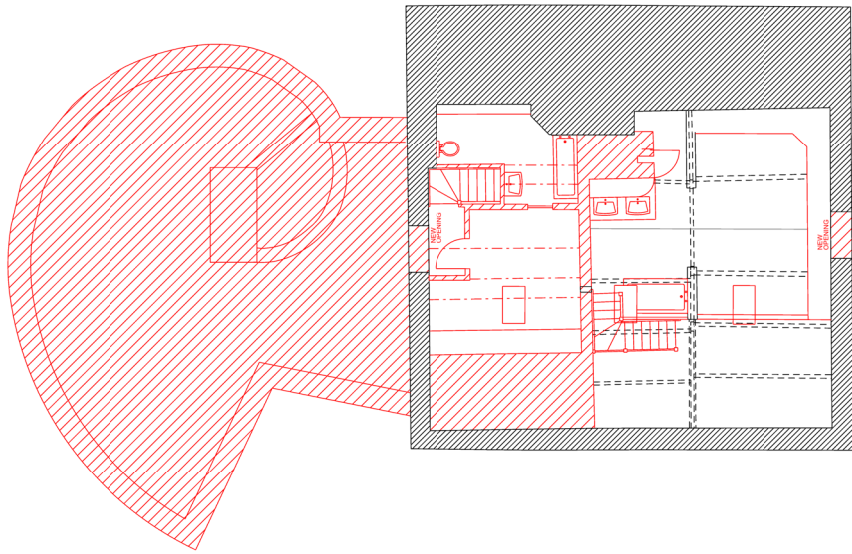
Basement Plan



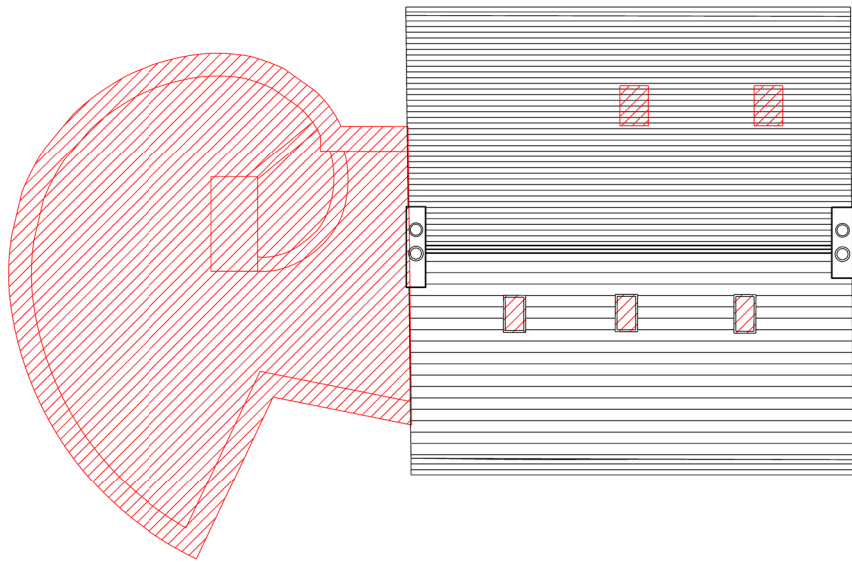
Ground Floor Plan



First Floor Plan



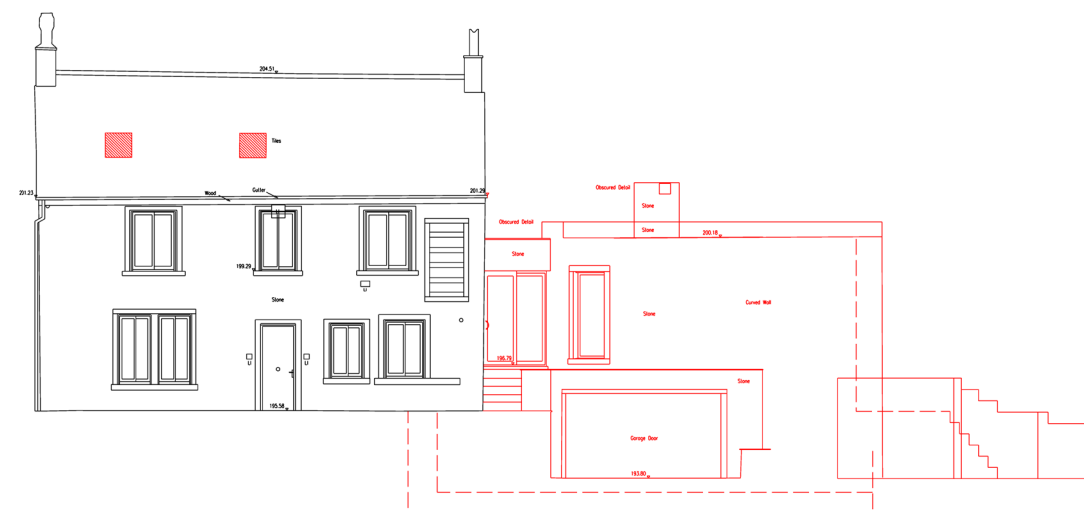
Second Floor Plan



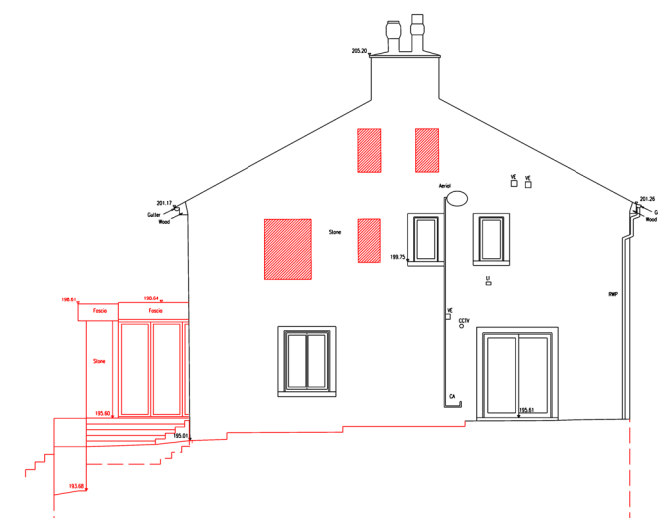
Roof Plan



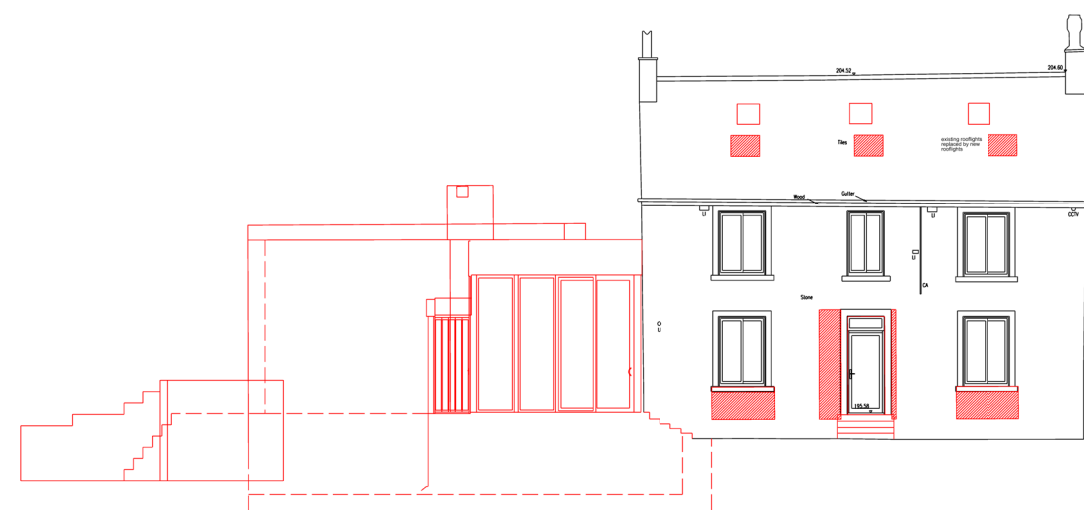
KEY
demolition, opening up and removals



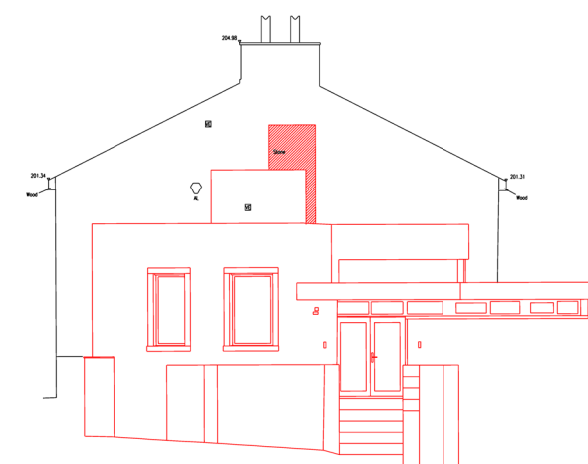
North Elevation



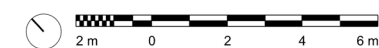
East Elevation



South Elevation



West Elevation



2.11 Pre-planning Application Proposal



3D massing - proposed



3D massing - existing

3.1

Design Cues

(taken from farmstead character area analysis)

In preparing the initial design reference was made to traditional barn forms and their juxtaposition with host dwellings primarily the farmhouse which was demonstrated in the pre-app submission document with precedent images.

However, the Rochdale pre-app response stated:
‘It may be appropriate to look to precedent examples of contemporary extensions to farm buildings to inform the proposal design’

We therefore have enhanced our study and also supplemented our design justification with reference to Historic England’s Farmstead and Landscape Statement for the Manchester Pennine Fringe and Manchester Conurbation which are National Character Areas 54 and 55.

And the design approach also follows Historic England guidance, the guidance document ‘Adapting Traditional Farm Buildings: Best Practice Guidance for Adaptive Reuse’ as mentioned within The Heritage Statement.

3.1.1

Historic character

Urban development dominates this area, changing the settings of any farmhouses, barns and other working buildings that were present – largely in high densities of isolated farms and hamlets – before significant phases of expansion.

This area had a high density of traditional farmsteads set within landscapes of irregular and piecemeal enclosure, with some farmsteads set within with landscapes later enclosed from common land. These were mostly small-scale linear, dispersed and courtyard layouts, with barns and other buildings mostly given over to the housing of cattle and their fodder.

Earlier high-status groups with fine houses dating from the 16th century (rarely before) developed into courtyard layouts with large barns and stables.

3.1.2

Farmstead and building types

- Linear
There are some linear farmsteads where the houses, cattle housing and storage for hay were attached in-line in a single range, these being associated with the smaller farms which reared cattle and also sheep. Many date from the late 17th and early 18th centuries, often with earlier origins, and were extended in-line with additional dwellings and farm buildings.
- Courtyard
Courtyard-plan farmsteads – usually with buildings to one or two sides of a cattle yard, with combination barns and cattle housing – illustrate the requirements of mixed farming with an increased emphasis on cattle, particularly for dairying. Courtyard plans are strongly associated with high-status, manor- farms and other farms.
- Littleborough Farmhouse
The Heritage Statement accompanying this submission points out that the development history shows evidence of both linear and courtyard development patterns although neither of which are strong enough to categorise it as either leading to a haphazard layout classification. We consider the linear extension to the farmhouse and courtyard positioning of the garage block to be generally consistent with and respectful of the historic pattern.

Our design ethos has looked at the examples highlighted in Historic England’s Farmstead and Landscape Statement for the Manchester Pennine Fringe and Manchester Conurbation: Example 1 Dark Lane Farm, example 2 Waterside Farm.

3.1.2.1 Dark Lane Farm

This farm is a simple farmhouse with a courtyard arrangement of out buildings, the closest of which is a simple barn form of pitched roof set loosely perpendicular to the host dwelling.

The proposals for the extension to The Farmhouse Littleborough make reference to Dark Lane Farm in form and positioning of the extension.

3.1.2.2 Waterside Farm

This farm is a simple modest farmhouse with a dispersed outbuildings the closest of which is a simple barn form of pitched roof set perpendicular to the host dwelling, of double garage proportions with a lightweight link between the two forms.

The proposals for the extension to The Farmhouse Littleborough make reference to Waterside Farm in form and positioning of the extension.

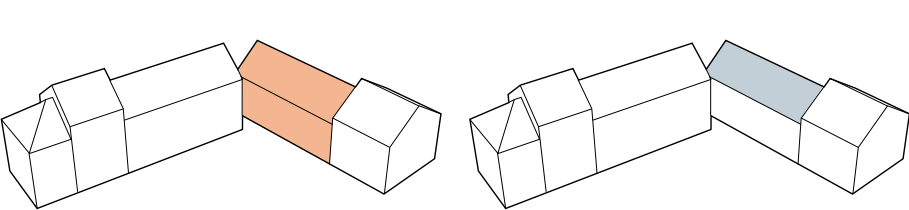
3.1.3 Form Generation of Extension

The resulting form of our proposed farmhouse extension takes a natural in-line plan extension of the host dwelling, characteristic of linear extensions to historic linear farmhouse examples, and applies a 90 degree juxtaposition of the extension's roof range to the host dwelling, as the three examples above. This is not only a nod to historic examples but has the advantage of gable orientation towards lake views and sunlight. It also presents the least amount of mass to the principal view looking north from the lake, thereby minimising the impact on setting and views through between house and extension, further expressed with a lightweight glass link between the two very simple forms.

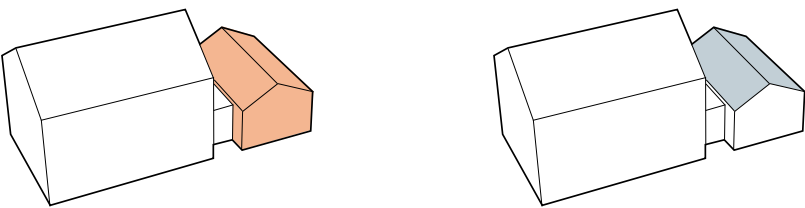
3.2 Brief Summary of Pre-app Diagrams

3.2.1 Dark Lane Farm

- Extension: Form and Orientation**
 - Barns juxtaposed to the main farmhouse building.
 - Barns rotated at axis to the main farmhouse building.
- Extension: Roof**
 - Roof range perpendicular to host dwelling.



Dark Lane Farm



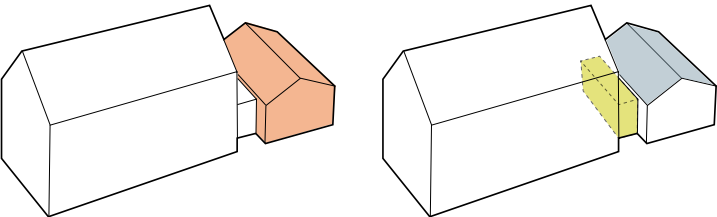
Farmhouse, Littleborough



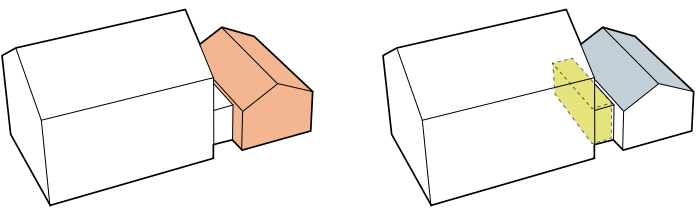
3.2.2 Waterside Farm Study

- Extension: Form and Orientation**
 - Barns juxtaposed to the main farmhouse building.
 - Barns rotated 90 degrees to the main farmhouse building.
- Extension: Roof**

Roof range perpendicular to host dwelling.
- Extension: Lightweight link**
 - Volumes connected via glazed / lightweight link.



Waterside Farm



Farmhouse, Littleborough



3.3 Consultation Summary

3.3.1 Written Pre-planning Application Response received 16th August 2023

Main points as summarised below;

1. Principle Of Developemnt - Green Belt

- It was highlighted that whilst the proposed extension would still substantially exceed the 35% threshold, it would nonetheless represent a marginal reduction in volume of 9.55 cubic metres, which may form a material consideration in the determination of any future application.
- It was suggested that previous appeal decisions are reviewed to ascertain whether the existing outbuilding would be considered as an 'extension' or whether it would be a replacement building.

2. Heritage

- The property is considered to significantly contribute to the landscape surrounding Hollingworth Lake. On this basis, the Conservation Officer has identified the property as a non-designated heritage asset (NDHA), meaning it is of local significance which merits consideration in planning decisions, but is not a formally designated heritage asset.

3. Design

- It is considered the glazed link between the original dwelling and the proposed annexe would visually differentiate the extension from the fabric of the farmhouse in an effective manner and would constitute a well thought-out feature which would enhance the significance of the heritage asset.
- The proposed annexe is considered subservient to the host dwellings and the gable-fronted roof would also appear to reflect the existing roof form to an extent (positive), however it is also considered it may visually compete with the form of the farmhouse and appear obtrusive when viewed from public vantage points, particularly from Lake Bank and Hollingworth Lake.
- It is also considered the proposed annexe does not adequately draw upon elements of the farmhouse in a visually apparent way, nor does it assume the form of a typical outbuilding on a farm complex in this region. It was advised that the built form of the annexe should be refined prior to the submission.
- It is advised that the proposal materials are carefully considered in a manner which give nod to the host materiality.
- It was suggested that precedent examples of contemporary extensions to farm buildings should inform the proposal design.
- Reference to Historic England's Best Practice guidance was made as well as guidance on stones.
- Given the unsympathetic stonework, the removal of the existing boundary treatments and construction of dry stone walls would likely contribute positively to the character of the farmhouse, subject to the use of suitable stonework.

- Subject to appropriate amendments and details, the proposed development would represent an improvement over the existing annexe and constitute a satisfactory standard of design and visual appearance to the host dwelling and immediate surroundings.

4. Amenity

- It is considered the proposal would result in neutral impact on the amenity of the neighbouring occupiers.
- It is considered the proposal would provide an acceptable level of residential amenity for its occupants.

5. Highways

- It is considered the proposal would not have any impact on road safety or highways capacity on the wider highway network.

6. Others

- Additional information to be provided with the full planning application for a comprehensive assessment by the Local Authority.

The above points were taken into a consideration for the submission proposal, additional consultants were appointed to address relevant comments and the overall outcome is summarized within the information issued for this planning application.

3.3.2 Written comments received January 2024

Planning process was halted post full planning submission in December 2023 as the historic residential curtilage issue was brought to our attention by the Rochdale Planning Officers.

The proposed subterranean garage and pool was proposed to be partly situated on land considered outside of the residential curtilage, ie in Green Belt.

We were advised to split application in two, the Farmhouse with extension, which was generally supported by Rochdale Planning, and a standalone application for the more contentious garage and pool.

As the consent for the whole scheme was important to the client, a part consent was not considered to meet their plans for commitment to the development, therefore Project 3 sought a solution which would overcome the objections to the contentious elements.

3.3.3 Oral comments received March 2024 during pre-planning meeting at the Rochdale Council

We believed that the proposed farmhouse extension was being considered as generally acceptable. The subterranean element was contentious due to its location, but the land modelling comments raised in the pre-planning application could not be fully addressed.

Our design solution was to locate the subterranean element totally under the farmhouse extension, which had the following positives;

- Moves all of the development within the residential curtilage.
- Does not alter the proposed design of the farmhouse extension.
- Minimal visual modelling of the site levels and less overall negative visual impact.
- Reduced hard standing.
- More permeable green space.
- Only approx 1.3% increase in volume from existing buildings, and reduced footprint by approx 3%.

A revised scheme incorporating the above changes were presented to Rochdale Planning Officers on 18th March 2024. The response was favourable and we were encouraged to substitute the planning application information to address the changes. We now consider that the proposed scheme design addresses all objections and seek advise on the process to take this revised planning application forward.



Residential Curtilage Plan

3.4

Proposal

3.4.1

Existing

The property comprises the original farmhouse with three storeys above ground, including the converted roof space, plus the below ground semi-basement, a modern round single-storey side extension and an outbuilding-annex to the north. The garage is accessed via private driveway located below the extension and external pool is built in front of the round extension.

The ancillary stable block annex was constructed in timber with a pitched roof and sits on a concrete slab of the original farm building.

3.4.2

Existing development constraints

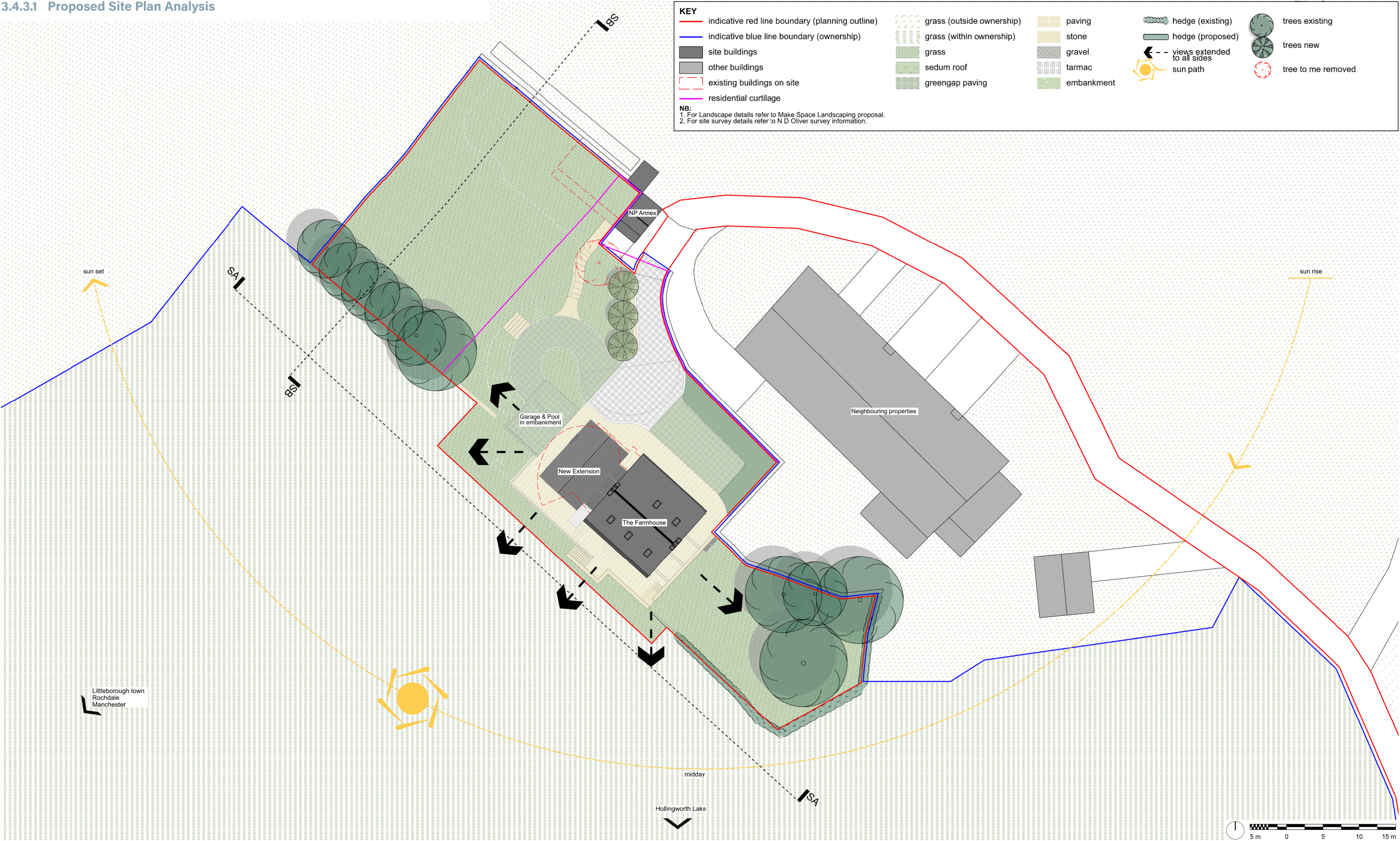
The existing extension is of a curved built form with a flat roof that is incongruous with the traditional forms of the farmhouse. It also comprises a stone pattern and mortar type that is considered to be somewhat unsympathetic to the ones of the original building. By virtue of its scale and built form, much of north-west side elevation of the original farmhouse is currently obscured. It constitutes undue harm to the character and appearance of the host dwelling.

3.4.3

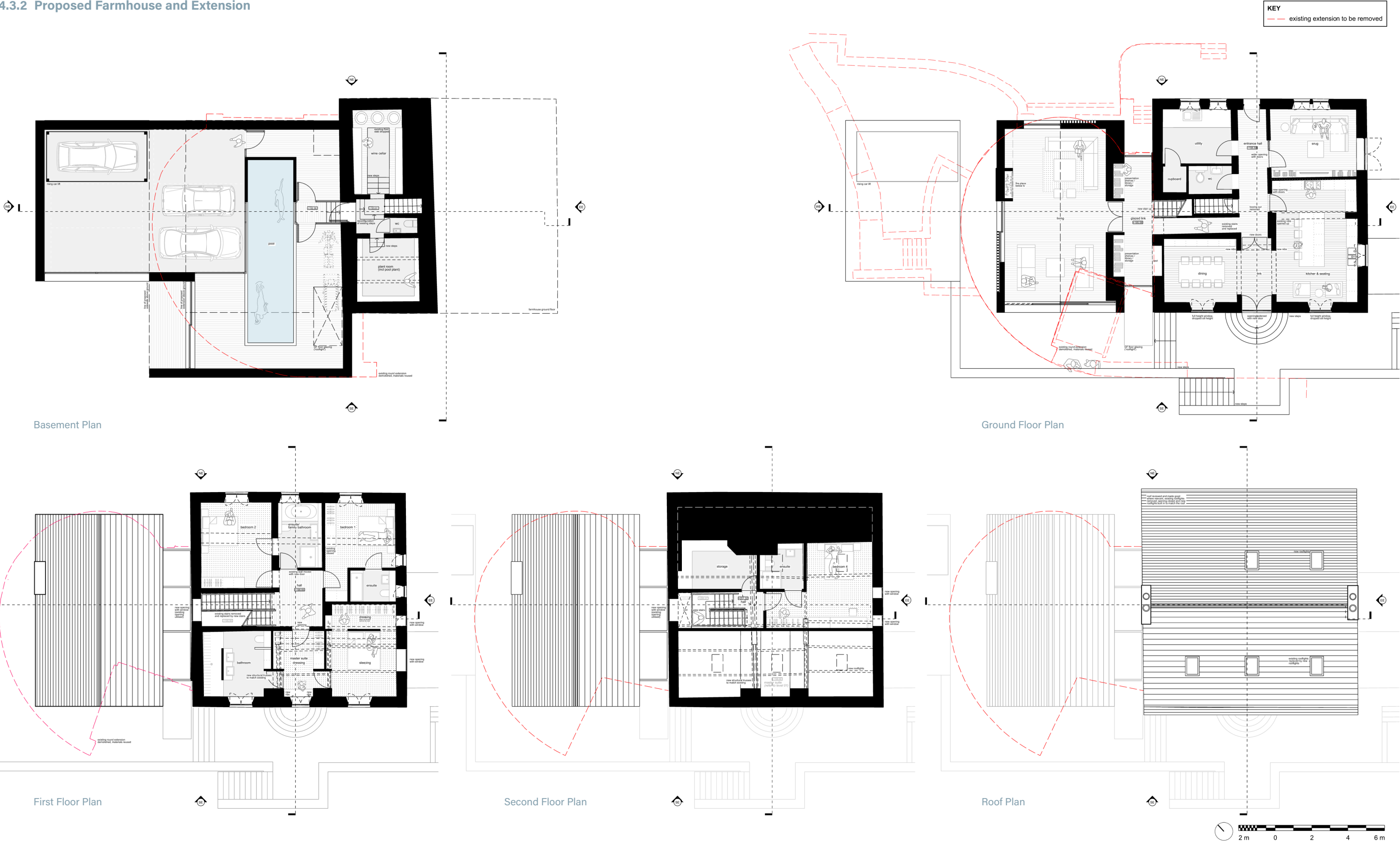
Proposed

The proposal seeks to construct a single-storey side annex extension above ground to the existing farmhouse and basement for the garage and the pool, following the demolition of the existing side extension including it's basement, and the removal of the rear annex of the site.

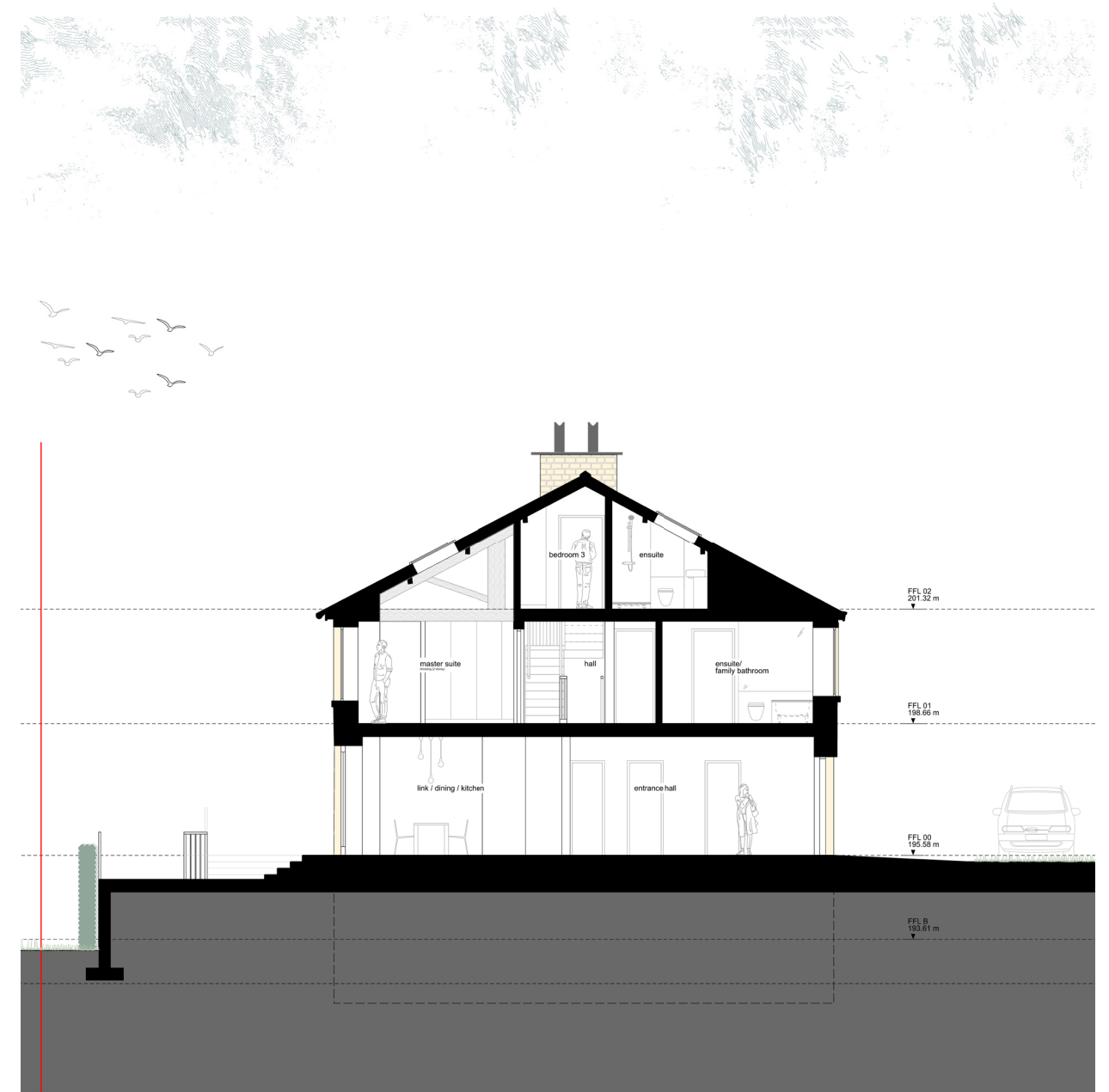
3.4.3.1 Proposed Site Plan Analysis



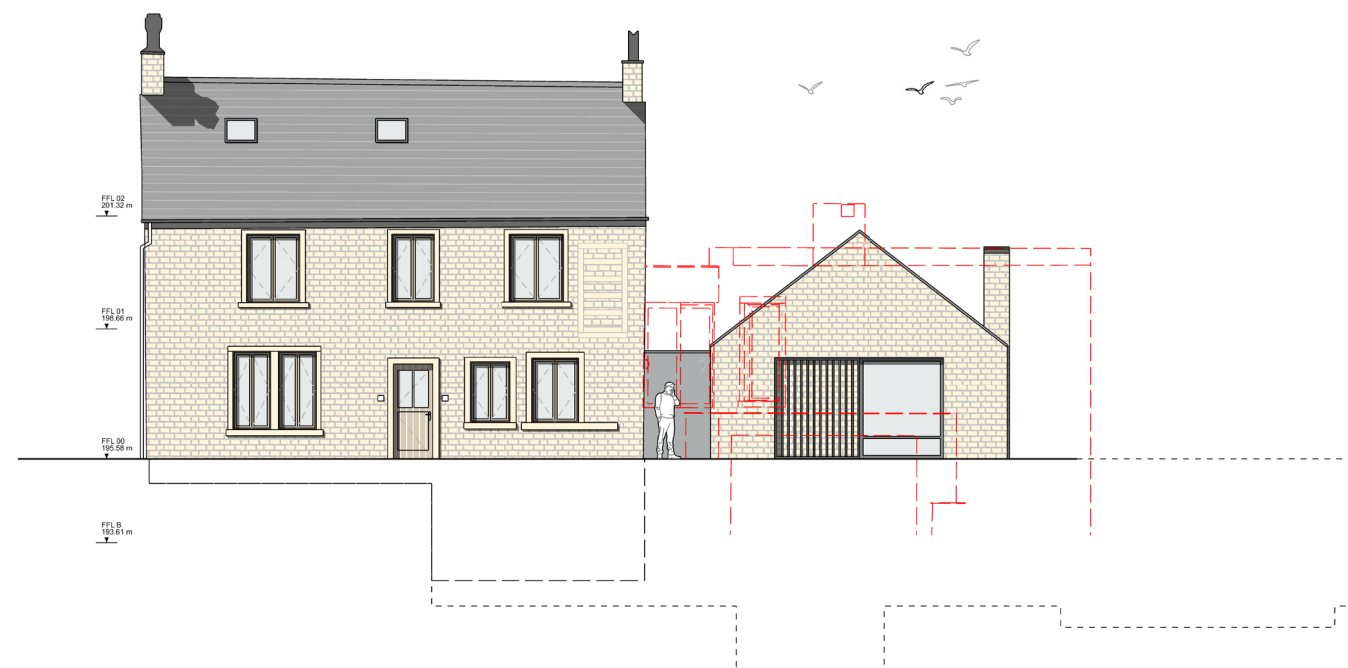
3.4.3.2 Proposed Farmhouse and Extension



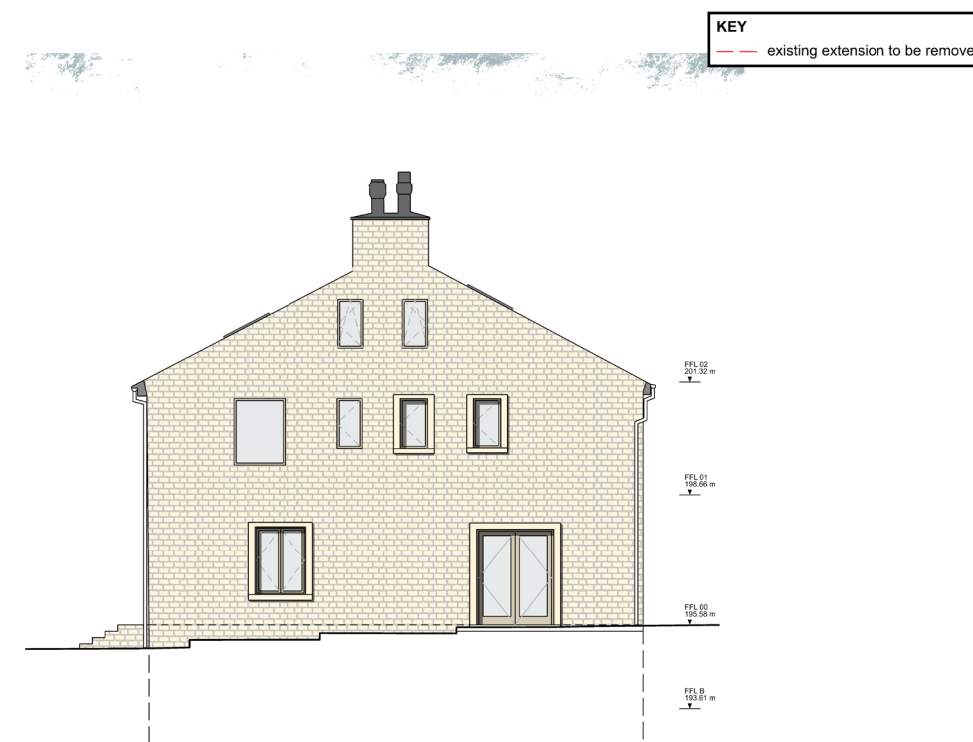
3.4.3.3 Proposed Sections: Farmhouse & Extension



3.4.3.4 Proposed Elevations: Farmhouse & Extension



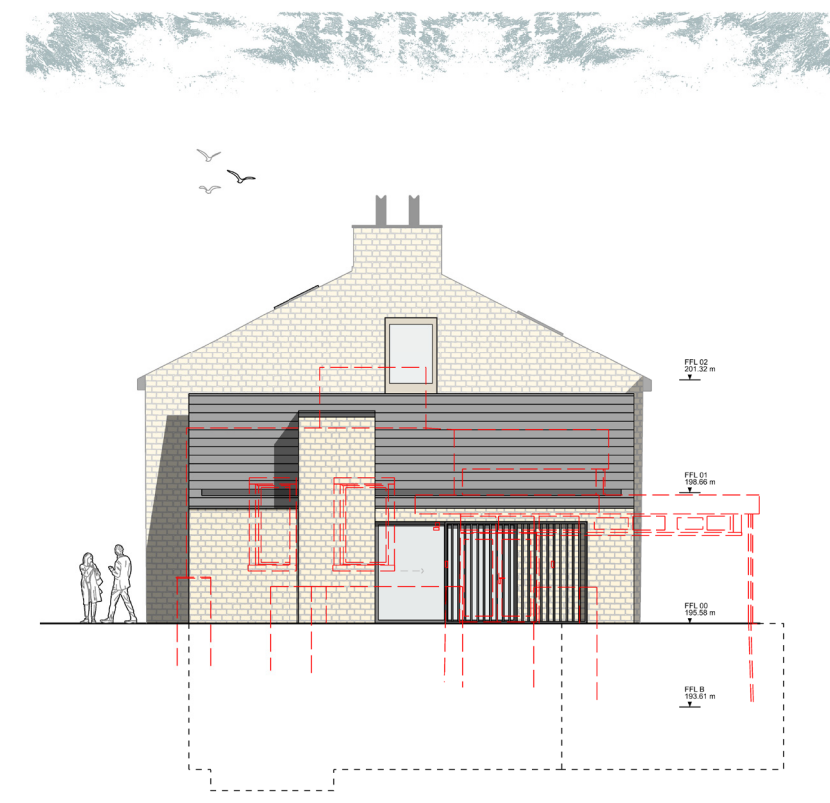
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation

3.4.3.5 Existing & Proposed Site Elevations/Sections



Site Section / Elevation: Existing



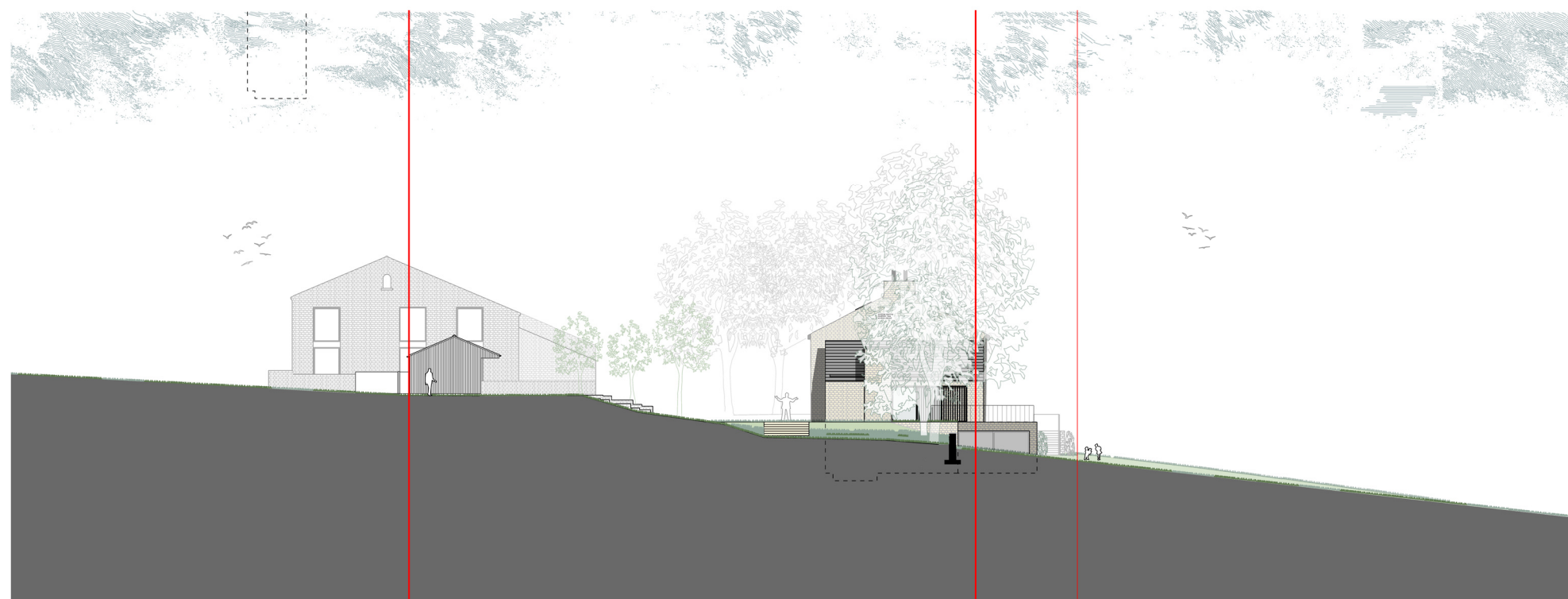
Site Section / Elevation: Proposed

3.4.3.6 Existing & Proposed Site Elevations/Sections

Site Section / Elevation: Existing



Site Section / Elevation: Proposed



3.4.4 Existing & Proposed 3D Massing



Aerial View: Existing



Aerial View: Proposed



Aerial View: Overlay



Rear View: Existing



Rear View: Proposed



Rear View: Overlay



Side View: Existing



Side View: Proposed



Side View: Overlay



'Annex' View: Existing



'Annex' View: Proposed



'Annex' View: Overlay



Site Access View: Existing



Site Access View: Proposed



Proposed Access View: Overlay

3.5

Use

The application use is residential, including uses considered ancillary to the residential use, ie garage and indoor swimming pool. As such there is no proposed change of use.

3.6

Amount

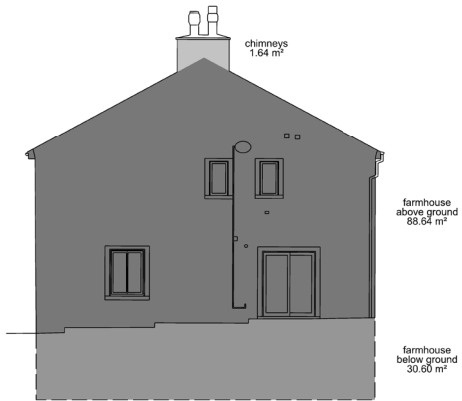
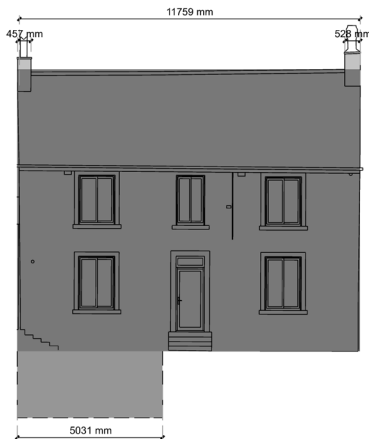
Removing the existing extension and proposing a more suitable extension instead, as well as removing the garage and pool. The overall volume of the combined development will be almost identical to the existing, and the footprint will improve. As per local policies requirements, calculations were prepared and included into the application to support the intended changes to the development on this site.

Please see 3D massing comparison studies and comparison calculations of the volume and footprint of the existing and proposed development, as well as a comparison of the permeable surfaces calculations.

3.6.1 Volume Calculations:
Existing and Proposed

Farmhouse

Chimney 1	0.87 m3
Chimney 2	0.75 m3
Above ground	1042.32 m3
Below ground	153.95 m3
total	1197.89 m3



Volume (March 2024)	
Existing*	1098.78 m3
Proposed	1113.61 m3
Difference m²	+14.83 m3
Difference %	1.35% increase

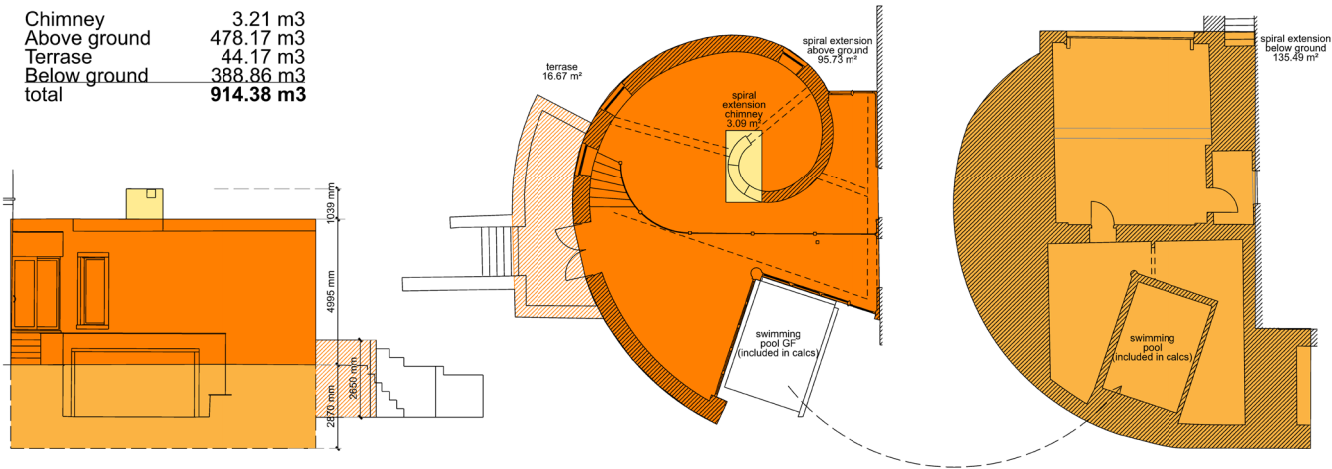
*existing contains spiral extension and annex

Existing extension to Proposed extension Volume above ground (March 2024)	
Existing	525.55 m3
Proposed	376.54 m3
Difference m²	-149.01 m3
Difference %	28.35% decrease

Existing extension & annex to proposed extension Volume above ground (March 2024)	
Existing	709.95 m3
Proposed	376.54 m3
Difference m²	-333.44 m3
Difference %	46.96% decrease

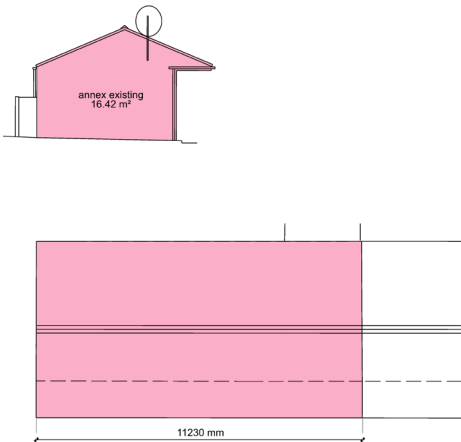
Round extension - existing

Chimney	3.21 m3
Above ground	478.17 m3
Terrace	44.17 m3
Below ground	388.86 m3
total	914.38 m3



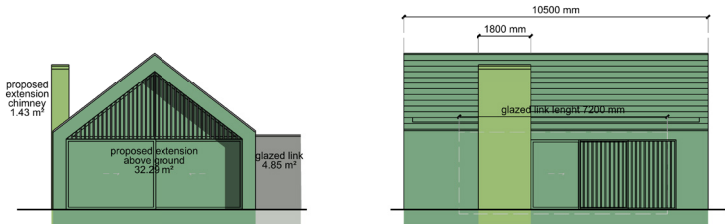
Existing annex

total annex
184.4 m3



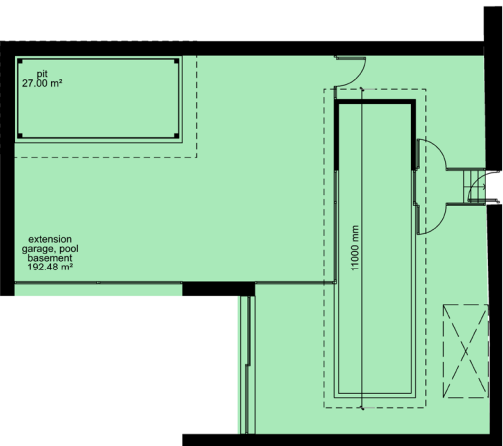
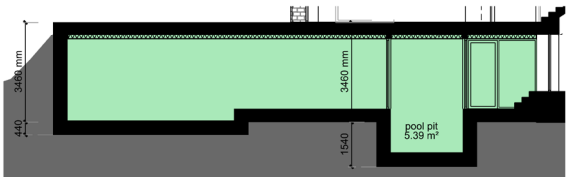
Proposed extension
above ground

Chimney	2.57 m3
Glazed link	34.92 m3
Above ground	339.05 m3
total extension	376.54 m3



Proposed extension
below ground

Pool pit	5.39m2 x 11m = 59.29 m3
Garage/Pool	192.48m2 x 3.46m = 665.98 m3
Car pit	27m2 x 0.44m = 11.88 m3
total BG extension	737.07 m3

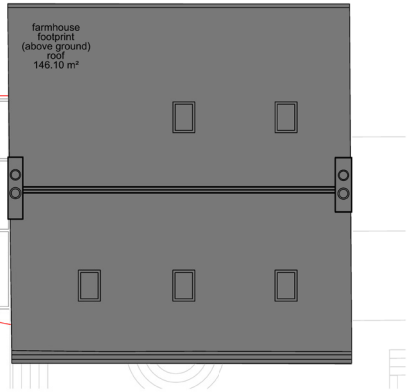


3.6.2

Footprint Calculations
Existing and Proposed

Farmhouse

total farmhouse (above ground)
146.10 m²



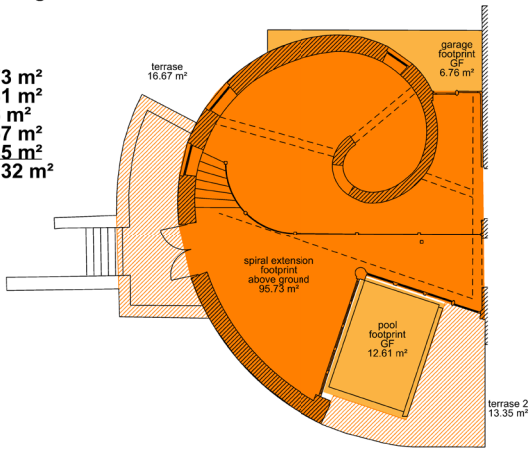
Footprint (Dec 2023)	
Existing*	213.17 m ²
Proposed	247.65 m ²
Difference m ²	+34.48 m ²
Difference %	16.17% increase

Footprint (March 2024)	
Existing*	213.17 m ²
Proposed	206.95 m ²
Difference m ²	-6.22 m ²
Difference %	2.92% decrease

*existing contains spiral extension and annex

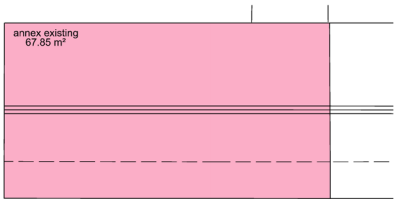
Round extension - existing

total spiral AG 95.73 m²
total pool GF 12.81 m²
total garage GF 6.76 m²
total terrace GF 16.67 m²
total terrace 2 GF 13.35 m²
total 145.32 m²



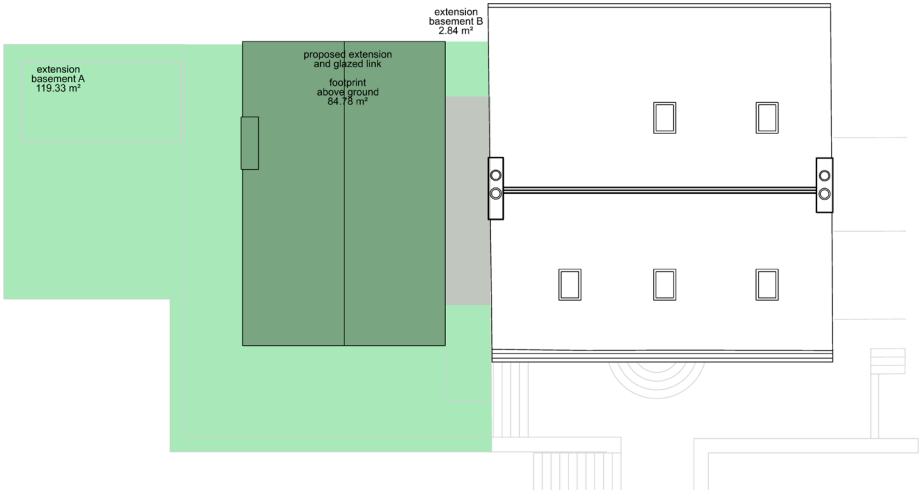
Existing annex

total annex
67.85 m²



Proposed extension

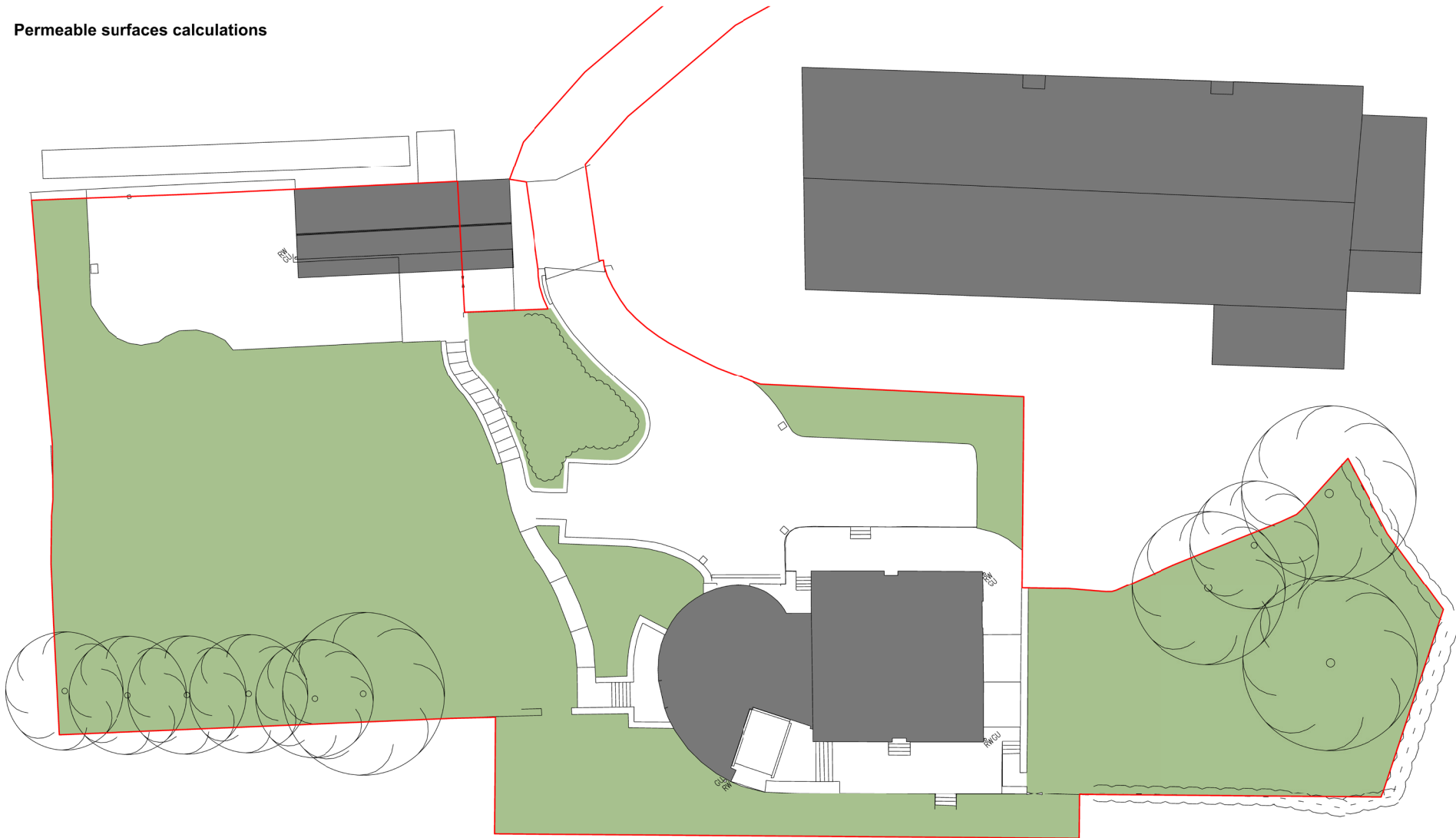
total extension / basement
extension 84.78 m²
basement 122.17 m²
total 206.95 m²



3.6.3

Permeable Surfaces Calculations
Existing

Permeable surfaces calculations

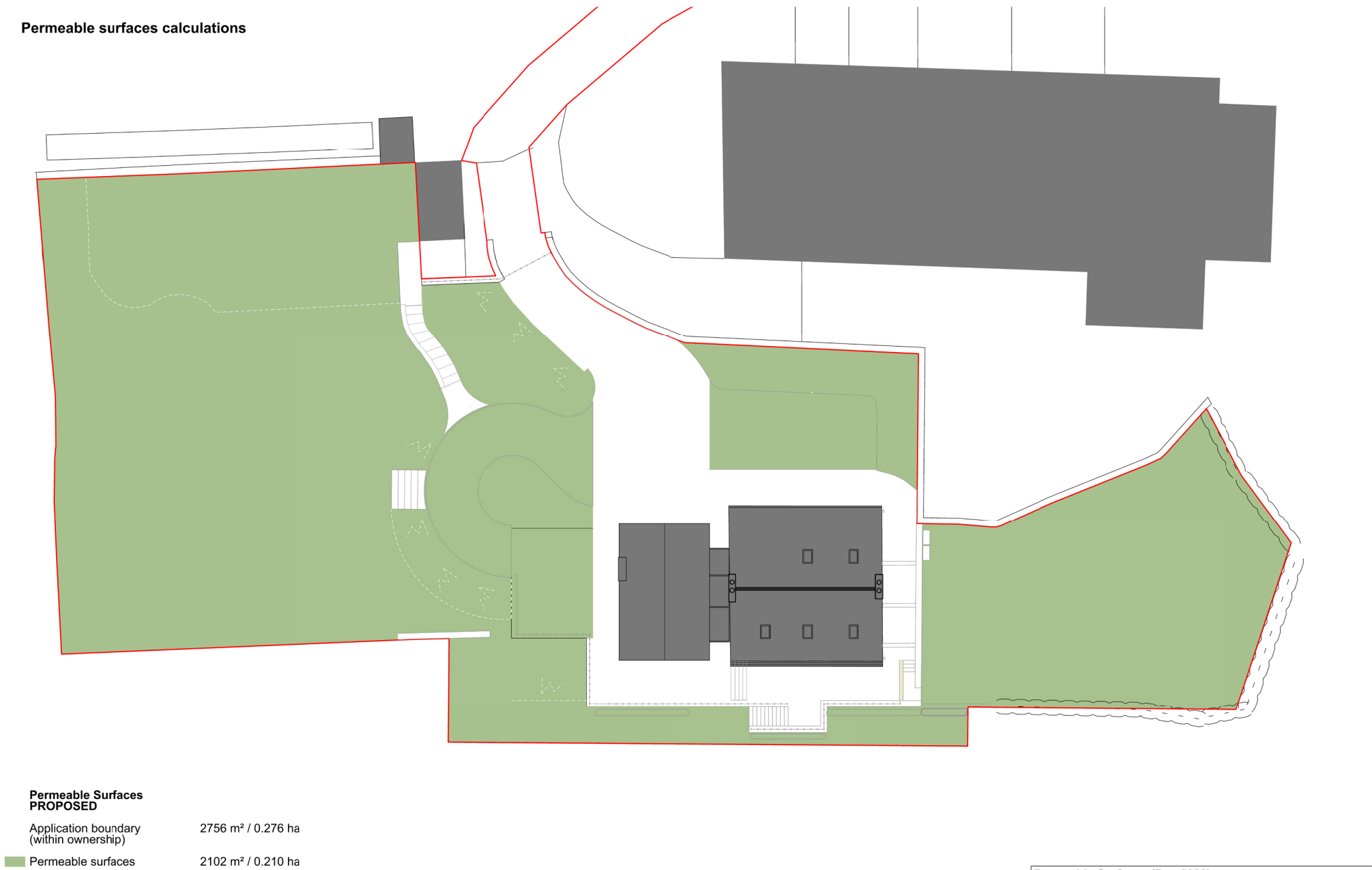


Permeable Surfaces EXISTING	
Application boundary (within ownership)	2756 m ² / 0.276 ha
Permeable surfaces	1734 m ² / 0.173 ha

3.6.3

Permeable Surfaces Calculations
Proposed

Permeable surfaces calculations



Permeable Surfaces (Dec 2023)		
Application boundary	2756 m ²	0.276 ha
Existing	1734 m ²	0.173 ha
Proposed	1968 m ²	0.196 ha
Difference m ² / ha	+234 m ²	+ 0.023 ha
Difference %	13.49% increase	

Permeable Surfaces (March 2024)		
Application boundary	2756 m ²	0.276 ha
Existing	1734 m ²	0.173 ha
Proposed	2102 m ²	0.210 ha
Difference m ² / ha	+368 m ²	+ 0.037 ha
Difference %	20.82% increase	

3.7 Layout

The overall site layout has evolved from a feasibility study analysis of farmstead examples, consideration of its green belt context and comments received from the pre-planning application, further comments and pre-planning meeting.

The proposed layout follows relevant policies as well as clients requirements. It utilises and improves the existing visual impact of the setting. Replacing existing volumes on site by an appropriate forms improve not only the visual appearance, but also a usability of this future forever and retirement home.

Current farmhouse including the round extension does not satisfy required extent of a living space which is covered by a new extension, which is a smaller in volume than existing round extension, but it allows for the clients to use as required.

Parking provision for two visitors has been allocated to in front of the Farmhouse and private / work related parking is to be located in the basement.

Both private garage and the pool are located in the basement, mainly below the proposed extension above ground, quiring little change to the visual impact.

3.8 Scale And Form

There are no proposed changes to scale or form of the original farmhouse.

The proposed extension is aimed to be visually attractive and more appropriate to the setting than the current curved built form addition, and to uplift the apperance of the main building - the farmhouse, and keeping with its original purpose of the host dwelling.

The single-storey form of the proposed extension is subservient to the host dwelling, and the gable-fronted roof reflects on the farmhouse and the neighbouring properties roof form. As per examples from the Historic England, the relationship between the host dwelling and the outbuildings, the new form, barn like, is perpendicular to the main building.

The justification of the form and juxtaposition of the farmhouse extension to the host dwelling is out in section 3.1. Although the scale of the extension is large in comparison to the size relative to the farmhouse, by removing the ancillary stable block and positioning much of the form below ground, the impact of the new works are consistent with the intent of relevant planning policy.

We believe that the proposed form is more appropriate than the current extension due to barn form and subservient extent to the farmhouse, and the quality of the design enhances the quality of the area, its setting and sense of place.

Focus is on the desire of sustaining and enhancing the significance of heritage assets of the historic fabric and putting them to viable uses consistent with their conservation by replacing unsuitable and unsable extension by a more sympathetic form.

Sustainable sources and economic viability will positively contribute to the conservation of heritage assets together with positive contribution to the local character and setting.

Furthermore the existing extension has a flat roof that is incongruous with the traditional forms of the farmhouse. It also comprises a stone pattern and mortar type that is considered to be somewhat unsympathetic to the ones of the original building.

By virtue of its scale and built form, much of North-West side elevation of the original farmhouse is currently obscured. Given this, we feel the proposed extension would improve the appearance and give back the main asset to the farmhouse as it deserves it. The proposal exposes more of the North-East elevation and goes easy on modifications to it due to its simple form. The glazed link visually differentiates the original dwelling and the new proposal lightens the overall form and appearance in the location and adds a 'breathing space' between old and new which also, by virtue of its glass roof and walls, allows all of the original gable to be realised.

3.9 Appearance and Proposed Materials

The design aim is to provide a more suitable and appropriate form and finishes to the buildings on site. Fusion between historic farmhouse building and a new contemporary extension is to keep in with the importance of the context and at the same time to work with a current requirements, creating a strong sense of place.

Proposal is for a selective reuse of the current materials on site. Main materials used on site are stone and slate, which are the main materials to be used to closely match the existing materiality.

The salvaged stone of the existing extension is to be reviewed, reused and configured to closely match existing farmhouse in size and bond. Incorrect stone module is to be disregarded for use on the extension but reused in the landscape walling and within the pool interior.

Due to internal layout development, the existing three rooflights are to be slightly relocated from their current place. Two more rooflights are proposed to the front elevation to allow for a natural light of the bedroom below the roof. The current roof slates are to be reviewed and either reused, or built new to closely match existing appearance.

To maximise potential of the farmhouse and its use, minor alterations to windows as well as proposed new windows - matching existing in size, are there to satisfy requirements of the natural light to habitable rooms.

Proposed changes in levels to the north of the house to reduce the steepness of the drive with minimal impact on visual appearance and on its setting. The aim is not to bring a new soil nor take away current extent as the aim is not to affect the current topographical configuration beyond the acceptable point and its positioning and vibility around the Hollingworth Lake.

Minor, but improving, changes are proposed to existing driveway stone walls which are of an unsympathetic stonework and will be enhanced by more appropriate boundary treatment and construction of dry stone wall aesthetics.

As a contrast to the simple palette on the host dwelling, stone and slate, the use of modern materials such as glass and timber will add a visual interest, however keeping in line with setting and not overpowering existing heritage assets.

The garage and leisure pool are fully below ground, therefore concealing the structure from view. A small reveal allows some natural light into the pool area, however its positioning is designed to immense any visual impact.

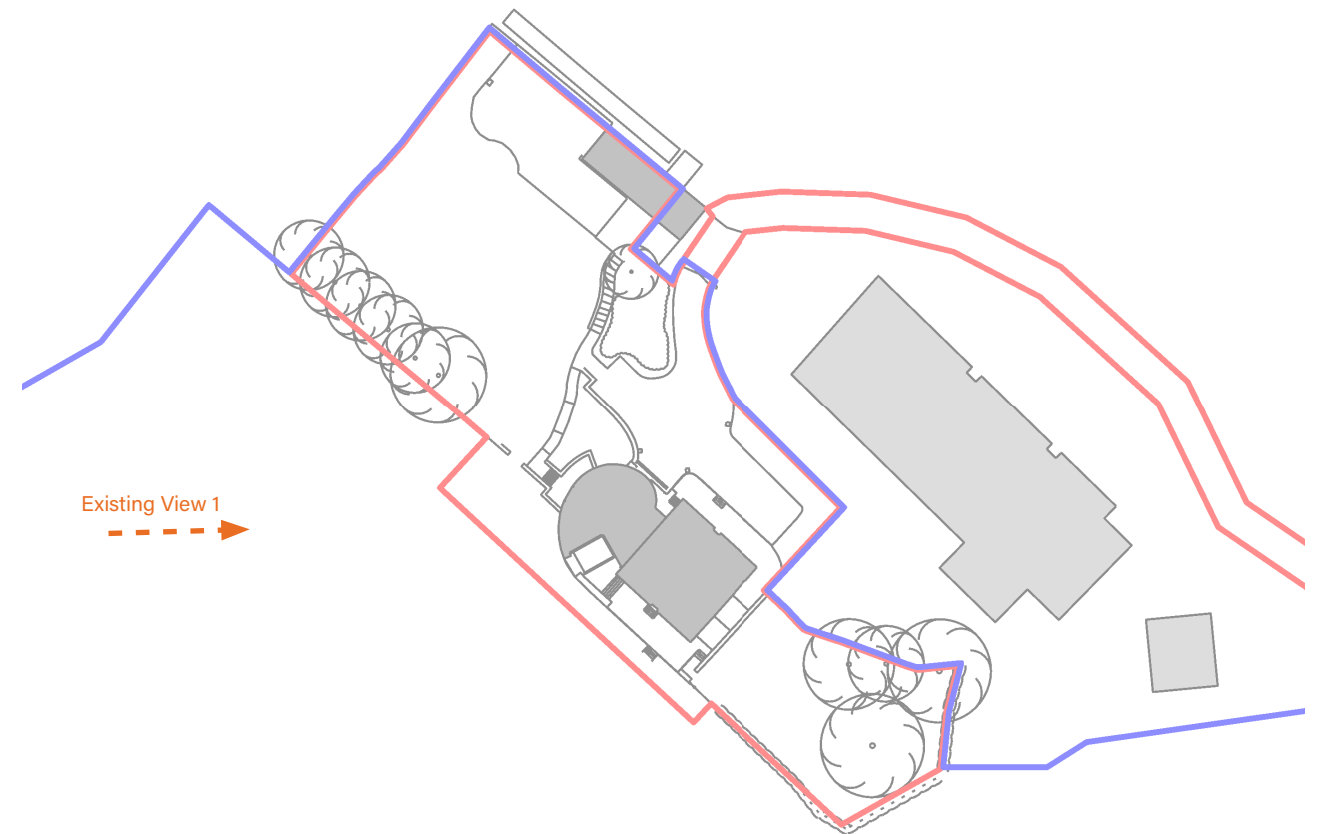


- slate
- stone, coursing
- metal
- glass
- timber, wood
- greenery

3.10 Computer Generated Image



Existing View 1





Proposed View 1

3.11 Precedents:

3.11.1 Barn Form



3.11 Precedents:

3.11.2 Green Roof, Link, Garage



Green Roof



Link



Garage

4.1 Accessibility

Both vehicular and pedestrian access to the site are off Rakewood Road via a secured gate. The proposed access width measures approximately 5.5 meters and allows for two direction vehicular movement.

The application site is within a few-minute walk to the local amenities, public transport and Hollingworth Lake.

Due to the steepness of the site, it is not a wheelchair friendly site, however, the steepness of the approach is being modified with a shallower pitch to the drive. Within the home, the current split levels are being replcaed with conventional levels.

4.2 Highways And Vehicular Access

The proposed development has applied Policy DM1 of the adopted Rochdale Core Strategy.

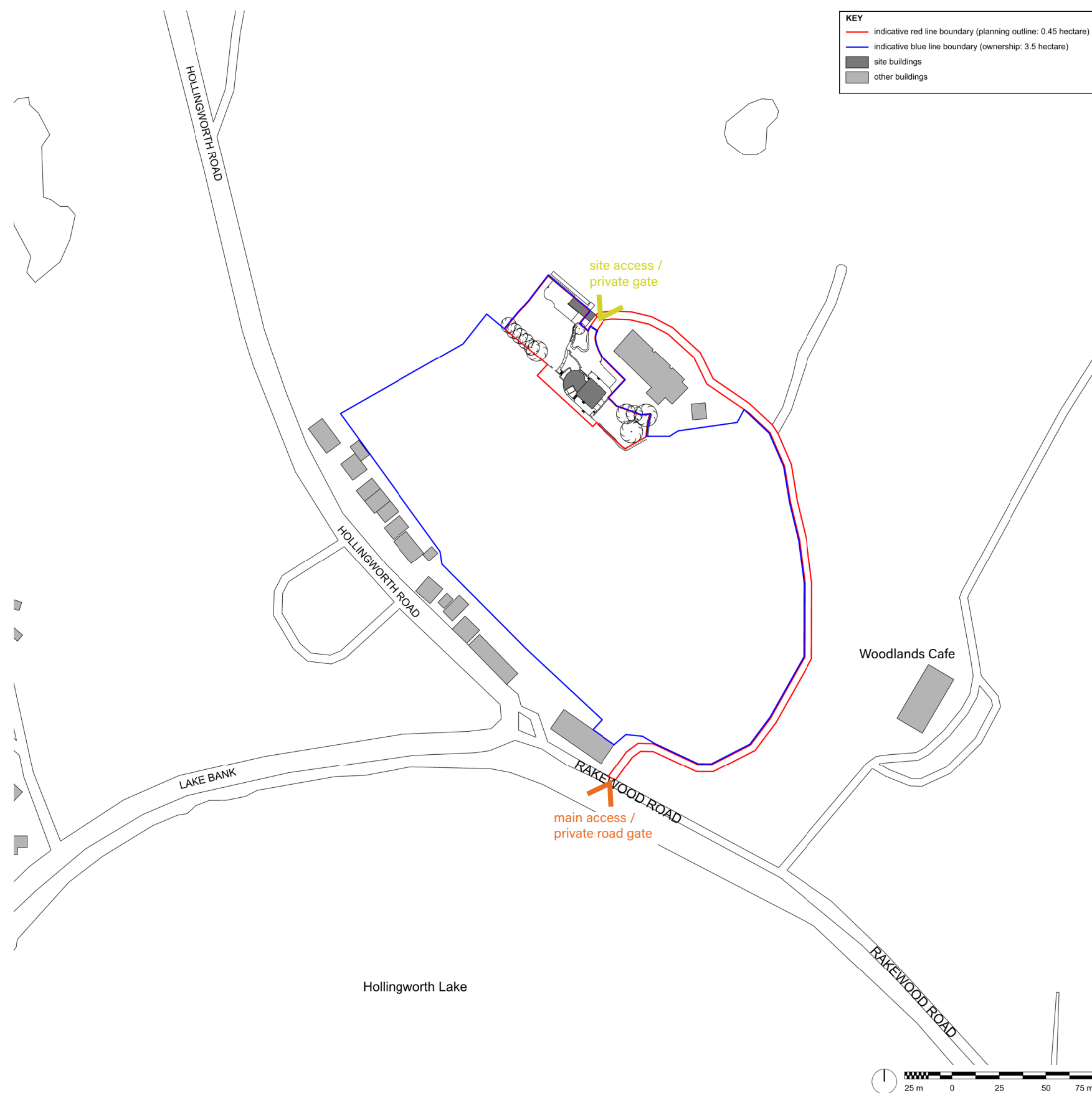
Given the siting of the property in a private access road away from the adopted highway, we consider the proposal would not have any impact on road safety or highways capacity on the wider highway network.

To ensure satisfactory disposal of surface water from the site and to prevent an increased risk of flooding as a result of the development, the proposed driveway will be constructed from permeable materials such as permeable paving blocks, resing driveway and/or porous materials such as porous concrete. Furthermore, directing water from an impermeable surface to a rain garden, and/or grass, and/or soakaway is also proposed.

Whilst it is noted large areas of hardstanding would be retained in the proposed site plan, an existing part of the driveway to the north-east of the host dwelling would be covered in permeable grass / pavement mix.

4.3 Parking

The proposed development has applied Appendix 5 of the adopted Rochdale Core Strategy which requires a maximum standard of two off-street parking spaces for a 2+ bedrooms house outside of town centres, excluding any garages.



5.1 Introduction

The proposed landscape design plays an essential role in integrating the development well into both the immediate site and the wider surrounding landscape. Careful consideration has been given to the outward appearance of the development to ensure that it sits well, and is informed by the surrounding landscape context.

The site falls within National Character Area Profile 36: Southern Pennines, and the proposed scheme has been developed in line with the Statements of Environmental Opportunity relevant to this unique landscape type. Ways in which this has steered the design includes;

- Maintaining existing pasture as part of the proposed scheme.
- Maintaining and strengthening existing field boundaries.
- The use of local materials for walling and paving, including dry stone walling when used the context of site boundaries.
- Integrating the proposed garage / pool room into the hill side to maintain the existing visual character of the main farmhouse, and to minimise the impact on wider views from the surrounding areas.
- Use of local natural stone to reveal the underlying geology of the area.
- Use of hedges and recessive steel balustrades to maintain a green outlook to the external terrace from Hollingworth Lake.



5.2 Opportunities & Constraints



Capitalise on views

The sites elevated position give is panoramic views across Hollingworth Lake and the surrounding countryside. The design seeks to maintain and enhance the views out, without detracting from views back towards the site.



Improve degraded field boundaries

Some of the existing field boundaries that form the edges of the site are currently in a poor condition and will be improved as part of the proposed scheme as they are an important characteristic of the local landscape, providing a boundary whilst helping to reveal the underlying geology.



Maintain existing pasture land

The proposed design seeks to retain the existing pasture to the south of the property facing Hollingworth Lake. This forms an important part of the landscape setting to the development itself in addition to that of the lake.



Utilise existing level plateau

The design uses the existing level lawn area to create the main area of external garden space. This minimises earthworks as the area is already level and does not result in the loss of any vegetation such as trees, hedges, pasture etc considered valuable to the landscape setting.



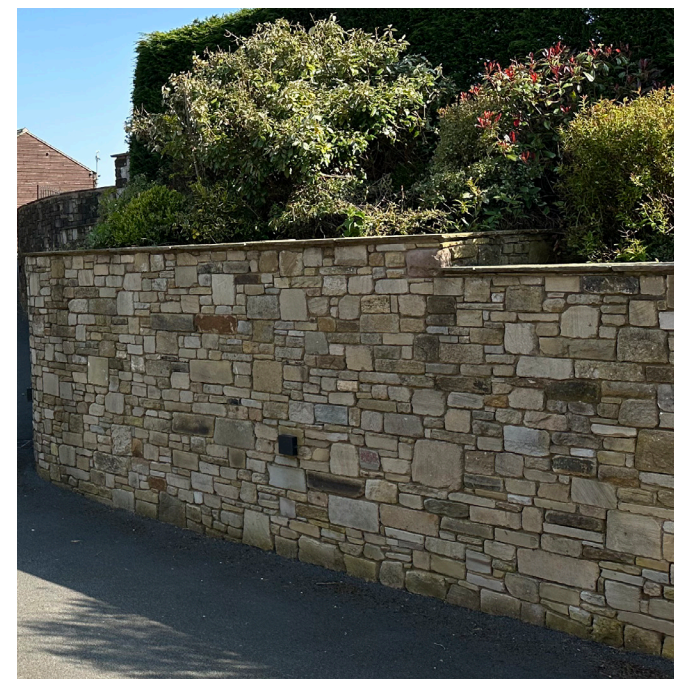
Maintain the existing enclosure

The existing enclosure bounded by hedges and containing existing trees is retained in the proposed design. The existing field patterns are seen as an important part of the landscape character of the wider site area.



Rationalise the existing driveway levels

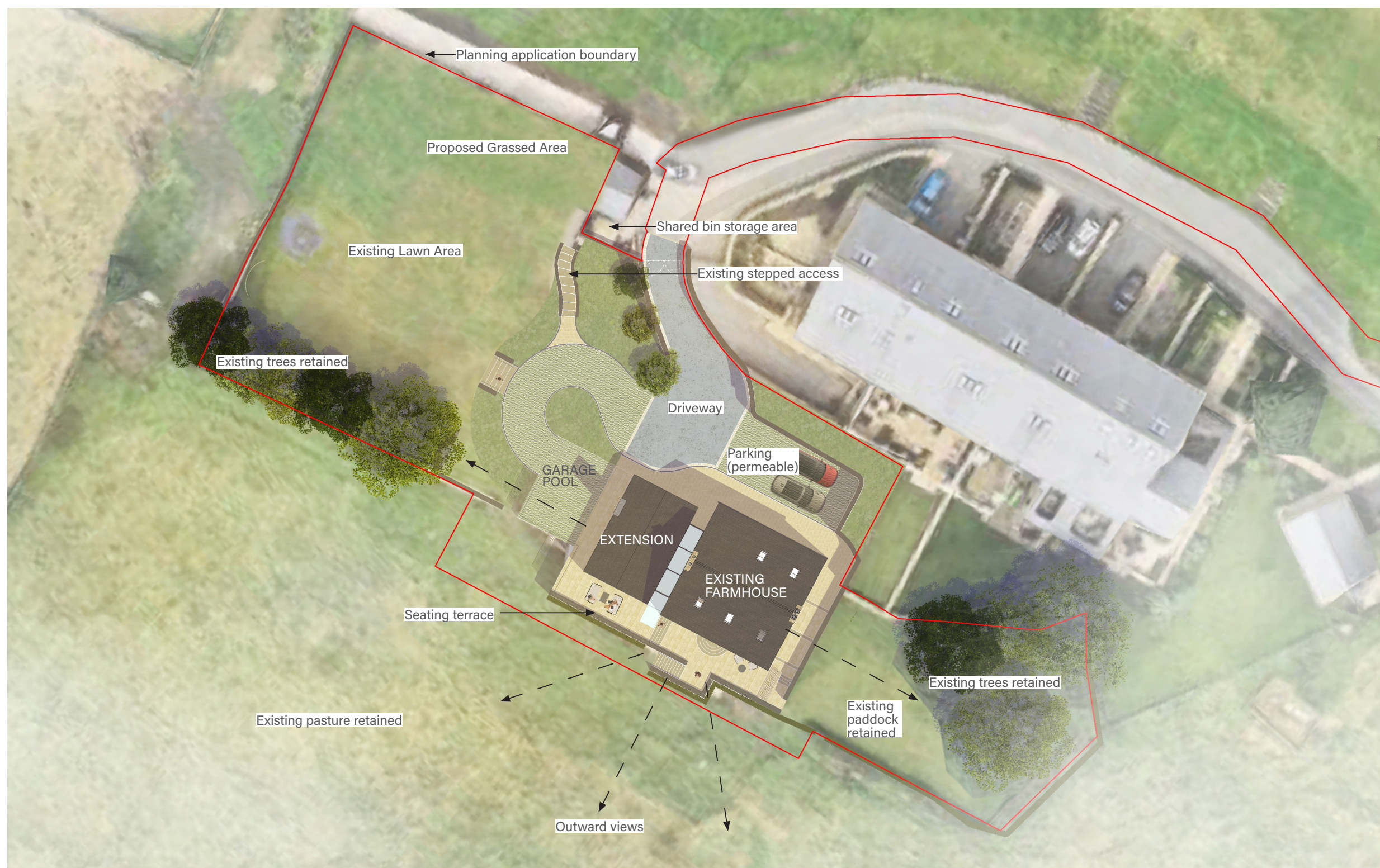
The proposed design improves the gradients of the existing driveway to make the site easier to access. The levels to the north of the property are lifted to create step free access to the main entrance. This area is shielded by the existing farm house to minimise the impact of the change on views from the surrounding landscape.



Reduce the prominence of retaining walls

The proposed design reduces the prominence of some of the existing retaining walls by lifting the ground levels. Similar to the driveway levels, this area is shielded by the existing farm house to minimise the impact of the change on views from the surrounding landscape.

5.3 The Landscape Masterplan



5.4 Hardworks Palette - Paving

The proposed materials palette seeks to integrate the scheme well with the surrounding landscape. The proposed design features strong use of local sandstone (draining into soft landscape), green gap paving (permeable), and tarmac for high wear areas such as the driveway (draining into permeable green gap paving and soft landscape). Yorkstone setts are proposed as a trim detail to tarmac to tie all of the materials together, and all surfaces drain water away naturally.

- 1. Yorkstone Flag Paving**
Supplier: Johnsons Wellfield or similar approved
- 2. Yorkstone Sett Paving**
Supplier: Johnsons Wellfield or similar approved
- 3. Green Gap Paving (Permeable)**
Supplier: Hardscape or similar approved
- 4. Tarmacadam with Sett Paving Trim**
Supplier: Tarmac or similar approved

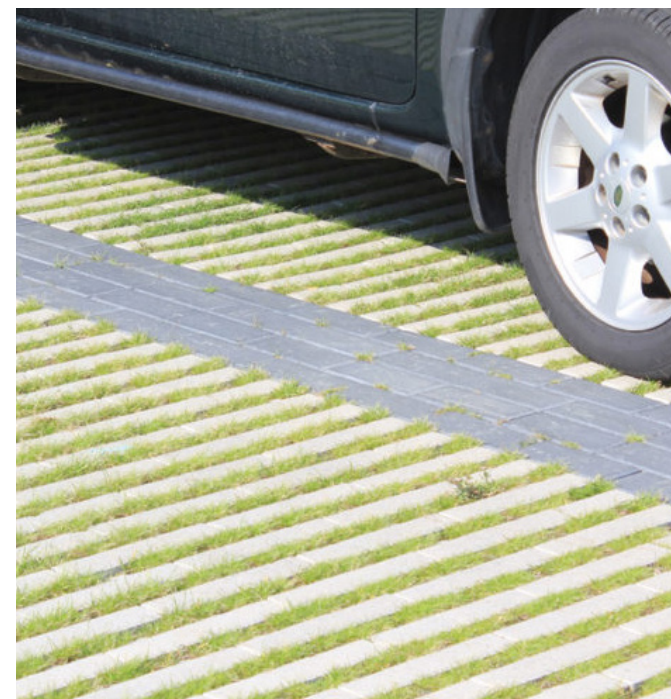




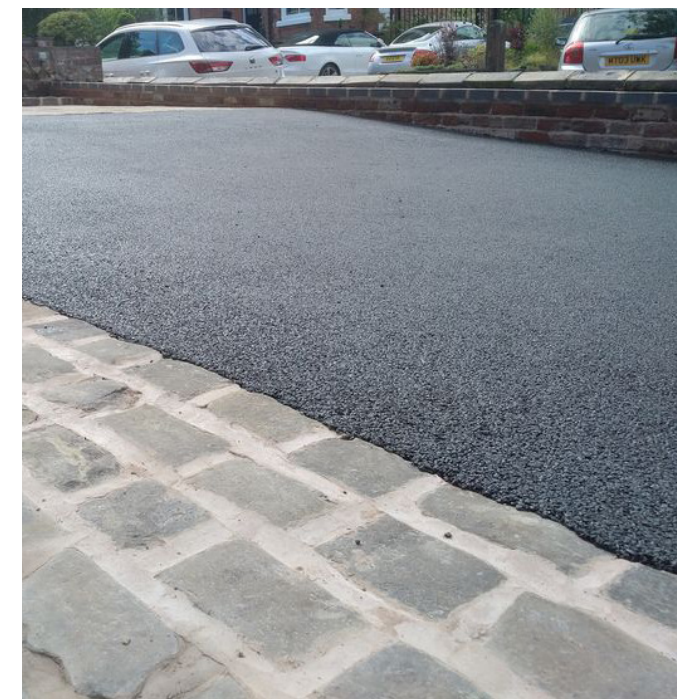
1. Yorkstone Flag Paving
Supplier: Johnsons Wellfield or similar approved



2. Yorkstone Setts Paving
Supplier: Johnsons Wellfield or similar approved



3. Green Gap Paving (Permeable)
Supplier: Hardcape or similar approved



4. Tarmacadam with Setts Paving Trim
Supplier: Tarmac or similar approved

5.5 Hardworks Palette - Steps & Walls

The site is steeply sloping and therefore requires a number of steps and walls to provide access and create level terraces. The predominant material for these features is either site won, or locally sourced sandstone to be in keeping with the predominant material in both the existing building and the surrounding landscape.

STEPS

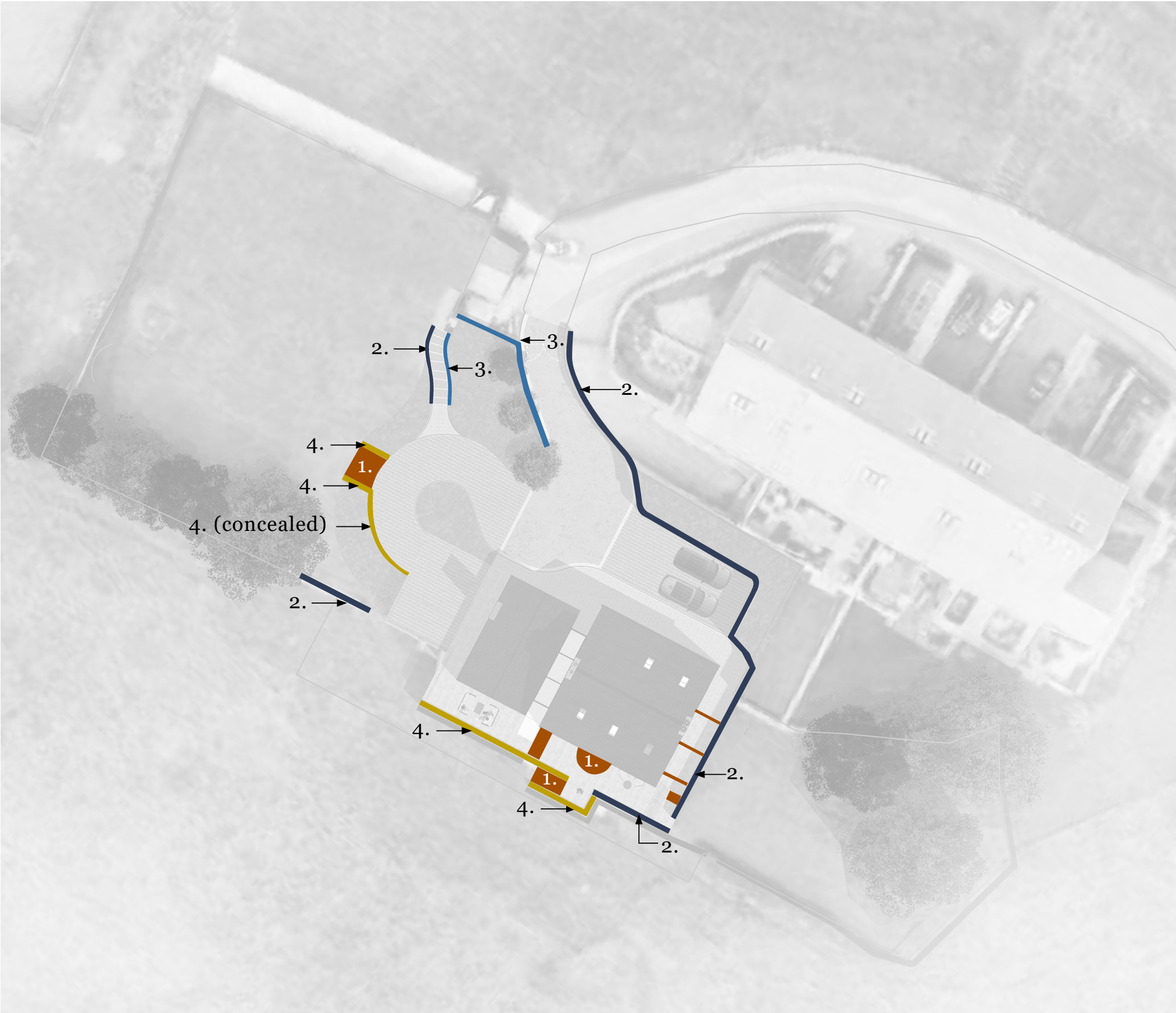
1. Yorkstone Steps
Supplier: Johnsons Wellfield or similar approved

WALLS

2. Existing Wall Retained

3. Yorkstone Wall (to match existing)

4. Yorkstone Retaining Wall
Supplier: Johnsons Wellfield or similar approved





1. Yorkstone Steps



2. Existing Wall Retained



3. Yorkstone Wall (To match existing)



4. Yorkstone Retaining Wall

5.6

Softworks Palette - Trees & Hedges

The proposed trees and hedges are native species (Betula / Fagus) that respond well to the surrounding landscape whilst functioning as a well designed garden space.

TREES

1.

Betula pendula

HEDGING

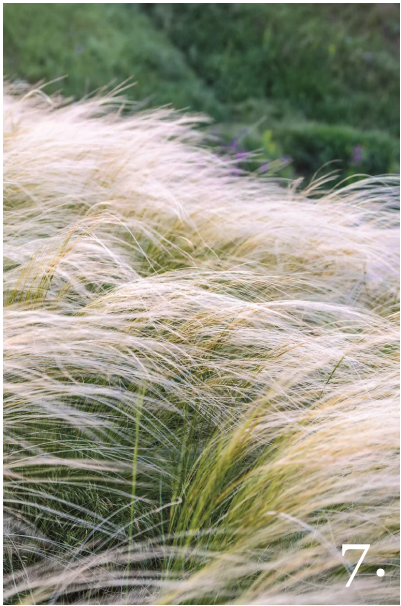
2.

Fagus slyvatica



5.7 Softworks Palette - Herbaceous Planting Species (Mix A)

Herbaceous planting is included in the scheme for its vibrancy and seasonality. Grass species pick up on the surrounding pastures and hay meadows and this is balanced with flowering species for both visual interest and value to pollinators.



- 1. *Calamagrostis x acutiflora* 'Karl Foerster'
- 2. *Geranium macrorrhizum* 'Ingwersen's Variety'
- 3. *Deschampsia cespitosa* 'Goldtau'
- 4. *Salvia nemorosa* 'Caradonna'
- 5. *Sesleria autumnalis*
- 6. *Verbena bonariensis*
- 7. *Stipa tenuissima*
- 8. *Eryngium x zabelii* 'Big Blue'

5.8 Softworks Palette - Structural Planting Species

Shrub planting has been used to add height and structure in key locations within the garden. The shrubs also provide balance by being relatively low maintenance in comparison with the higher maintenance herbaceous planting areas.



- 1. *Cornus alba* 'Kesselringii'
- 2. *Viburnum opulus* 'Compactum'
- 3. *Cornus sericea* 'Flaviramea'
- 4. *Hydrangea macrophylla* 'Lanarth White'
- 5. *Persicaria amplexicaulis* 'Inverleith'
- 6. *Pachysandra terminalis* 'Green Carpet'

5.9 Site Access

Dedicated access is provided for both pedestrians and vehicles to the site and steps / gradients comply with the relevant design standards.

▪ Pedestrian

Level, step free access is provided to both the main building entrance and the extension from the proposed parking spaces. Access to the bin storage area is via steps to the north.

▪ Vehicular

Vehicular entry to the owned site is provided from the existing point of site access. The proposed design allows a generous parking area in front of the farmhouse in close proximity to the main entrance, with space to perform a three point turn. Access to the garage is provided by a curved driveway, incorporating a car lift to avoid the need for manoeuvring.



6.1

Context

The proposal has been cautiously conceived in direct response to the site's characteristics; utilising the topography through the positioning of the new annex buildings, as well as a new extension, and the landscape they sit within, massing in unity with the setting, neighbouring buildings and the visual impact from its surrounding.

The local assets have been carefully assessed and addressed in the proposals particularly in relation to the green belt, simple high quality proposal, appropriate scale and form, utilizing existing as well as locally sourced materials in a direct reference to the immediate context.

Together these characteristics have been incorporated into a design of high quality architectural aesthetics, to sit harmoniously in its setting.

6.2

Identity

The urban form is dominated by the existing Farmhouse. The single-storey form of the proposed extension above ground is subservient to the host dwelling, and the gable-fronted roof reflects on the farmhouse and the neighbouring properties roof form.

These distinct qualities have been embedded into the core of the proposal which utilises the traditional forms, roofscapes and materiality and appropriates them into a fusion of a heritage asset with a contemporary strong identity design solution, yet with a sense of place familiar with core local characteristics.

6.3

Built Form

The proposed new extension and its arrangement within the site has been directly informed by the local assets. The new extension is a betterment from the current round extension, with a clear purpose and usability.

It houses a single open plan living space, its form directly inspired by a simple farmstead aesthetics surmounted on the subterranean element comprising of the garage and leisure pool.

The new extension, connected by a glazed link, creates a clear juxtaposition between the buildings and visually differentiates the original dwelling from subserviant extension.

6.4

Movement

Given the siting of the property in a private access road away from the adopted highway, we consider the proposal would not have any impact on road safety or highways capacity on the wider highway network.

Both vehicular and pedestrian access to the site are off Rakewood Road via a secured gate. The proposed access width measures approximately 5.5 meters and allows for two direction vehicular movement.

The application site is within a few-minute walk to the local amenities, public transport and Hollingworth Lake.

Vehicular movement on site retains the existing driveway, somewhat reduced in overall extent, but it extends to the surface above the garage giving access to a concealed car lift, there by reducing the need for an extensive ramped hardstanding.

6.5

Nature

The proposal seeks to create a betterment development within a green belt area, with attention to keep site openness and visual impact appropriate to the setting.

Improved biodiversity on the site will be covered by a carefully considered soft landscaping as well as include for healthy balance between hardstanding amenity - access, parking, bin/cycle storage etc to positively contribute to the character of the location.

Where possible the edges of the site are softened by landscaped planting. Sustainable drainage systems, energy sources and materials will be incorporated creating a high-quality setting for the new private home.

Due to proposed additional budiligns to the farmhouse, the existing trees are unaffected and will remain in place as per current setting.

6.6

Public Spaces

Given a nature of the project, the development is within a privately owned site and for private users only, apart from the commonly shared private access drive.

Boundary treatments, the enclosure created by the access gate, trees, hedges and bushes, stone walls and existing fencing creates a safe environment for clients who anticipate to spend their retirement here.

6.7

Uses

Given a nature of the project, the proposal is to improve current site development for the retirement purposes of the owners.

The owners live at the nearby property, aiming to relocate and enjoy their time with the family and friends in a property that would satisfy their needs in line with the character of place.

The application site is within walking distance to local amenities encouraging future residents to further integrate within the established community.

6.8

Home And Buildings

The overall development on site has been reviewed and where relevant re-designed to provide high quality internal and external environments for future residents. This private home incorporates functional, accessible spaces and amenity to enable adaptability for future life.

6.9

Resources

The overal home, which is intended to be used for a retirement of the owners and spending time with their family, is designed to be fit for purpose, with sufficient accommodation and living space, as well as storage, amenity and flexible spaces reducing the need for future redevelopment and unnecessary waste.

The clients aim is to reduce or embodied carbon and make the proposal sustainable as far as achievable in its possibilities due to its historic nature.

The new buildings are to be largely constructed with locally sourced materials to reduce embodied carbon, and constructed to achieve a high EPC rating. The proposal includes for air source heat pumps.

The design employs natural ventilation, and light into each habitable space with the careful layout alteration. Sustainable drainage systems will be employed on site.

All demolition material will be kept on site where suitably inert for reuse as bases of land fill to make up levels. Facing stone will be reused on the new built extension in the landscape.

6.10

Lifespan

The proposal is intended to be fit for lifespan purpose at its maximised potential. All new build elements use long life masonry and timber products. The refurbishment of the farmhouse significantly extends its lifespan for future generations to enjoy.

The internal layout of the farmhouse, including the new extension, are to satisfy modern form of living and its needs without affecting the setting and visual impact of the location.

Review of current materials and their reuse are to be carefully selected in consideration of future maintenance and lifespan.

Owners are dedicated to ensure the future maintenace, refuse collection and any impact on the setting would be done with care.



7.0 CONCLUSION

The Farmhouse, Littleborough

The current extension to the farmhouse is inappropriate and considered to be incongruous with the main dwelling in form, layout, its split level and execution of the materiality and detailing. The replacement extension reapportions the mass of the original extension in a form and style which is a sympathetic form suitably subservient to the original farmhouse and more appropriate. As the use will be domestic, we have avoided a literal pastiche design of a farm outbuilding but have taken design cues to give a contemporary reinterpretation of an agricultural aesthetic, adapted for living.

The juxtaposition of the extension is well considered to avoid it crashing into the gable, but lightly ‘nudging’ against it with a transparent glass link revealing more of the original farmhouse gable. The pitched roof is orientated to optimise light and views from the gable wall to Hollingworth lake to the south. The roof pitch 90 degrees to the host dwelling is common to farmhouse extensions and aids retaining the dominance and perception of the original farmhouse form. The modification to the original farmhouse are minor, and proposed in a sympathetic way to avoid harm to the appearance, but adapt the building to better suit the needed of the owners.

By positioning the non habitable element of the proposal, ie the garage and pool, below ground, any negative aesthetic impact on the site has been largely eliminated.

In delivering a design to meet our clients brief, an overriding design ethos to preserve and enhance the form of the original farmhouse and to respect the green belt setting has been successfully and elegantly achieved.

The iterative process between client, design team and the planning department has resulted in a proposal that has explored, and discounted less favourable options, resulting in a proposal that now sits comfortably in its context.

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