



763: THE FARMHOUSE

Littleborough | Rochdale Borough Council

Design and Access Statement
Planning 11/2023

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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, subterranean garage and pool.

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.

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)

Key
— planning outline
— ownership

25 m 0 25 50 75 m



1.4 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

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 main property was built in the 18th century 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.

Replacement of the current unusable garage and pool, and a need for a new garage and pool was to be included into the new design.

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.

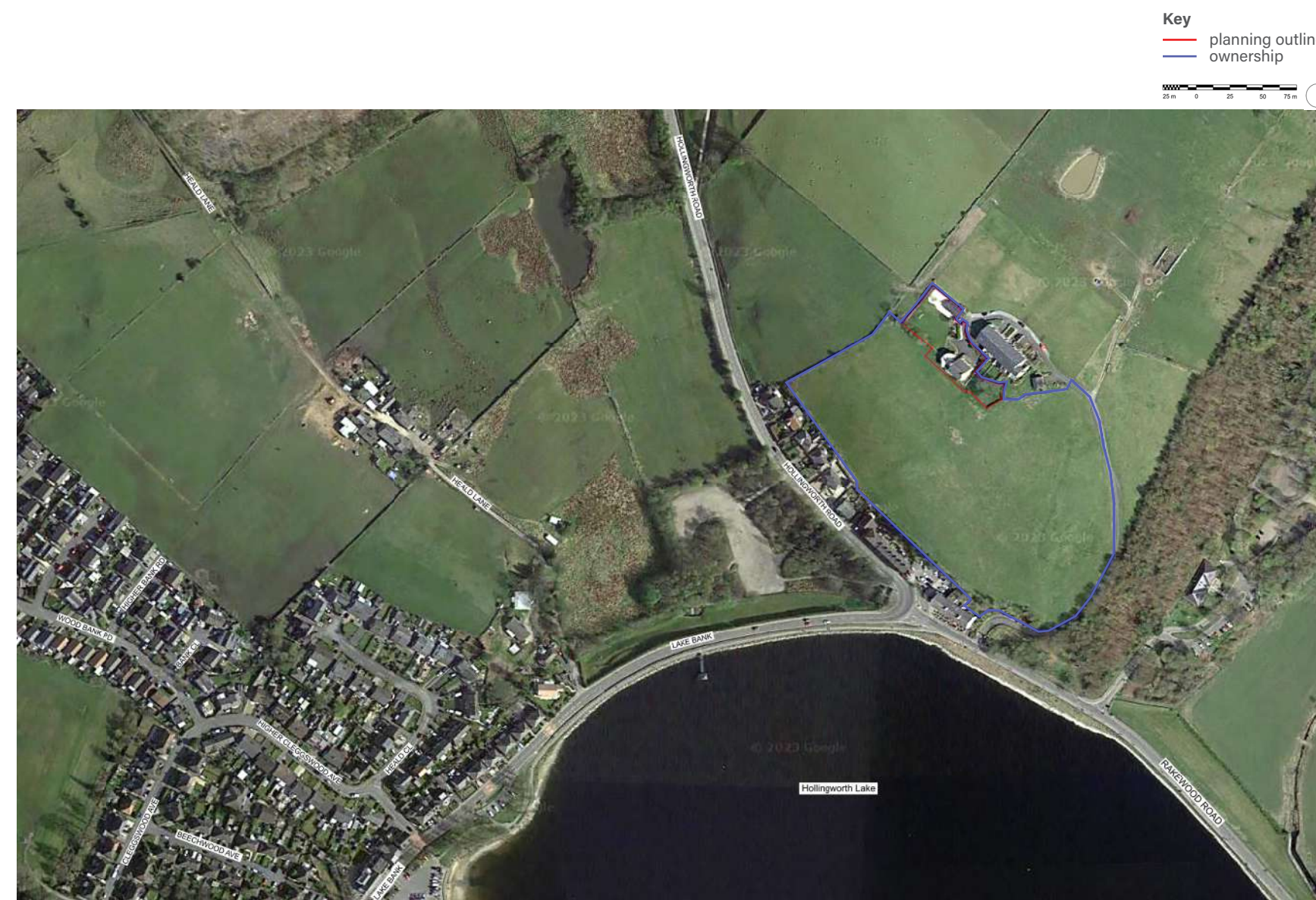
2.2 Site Character

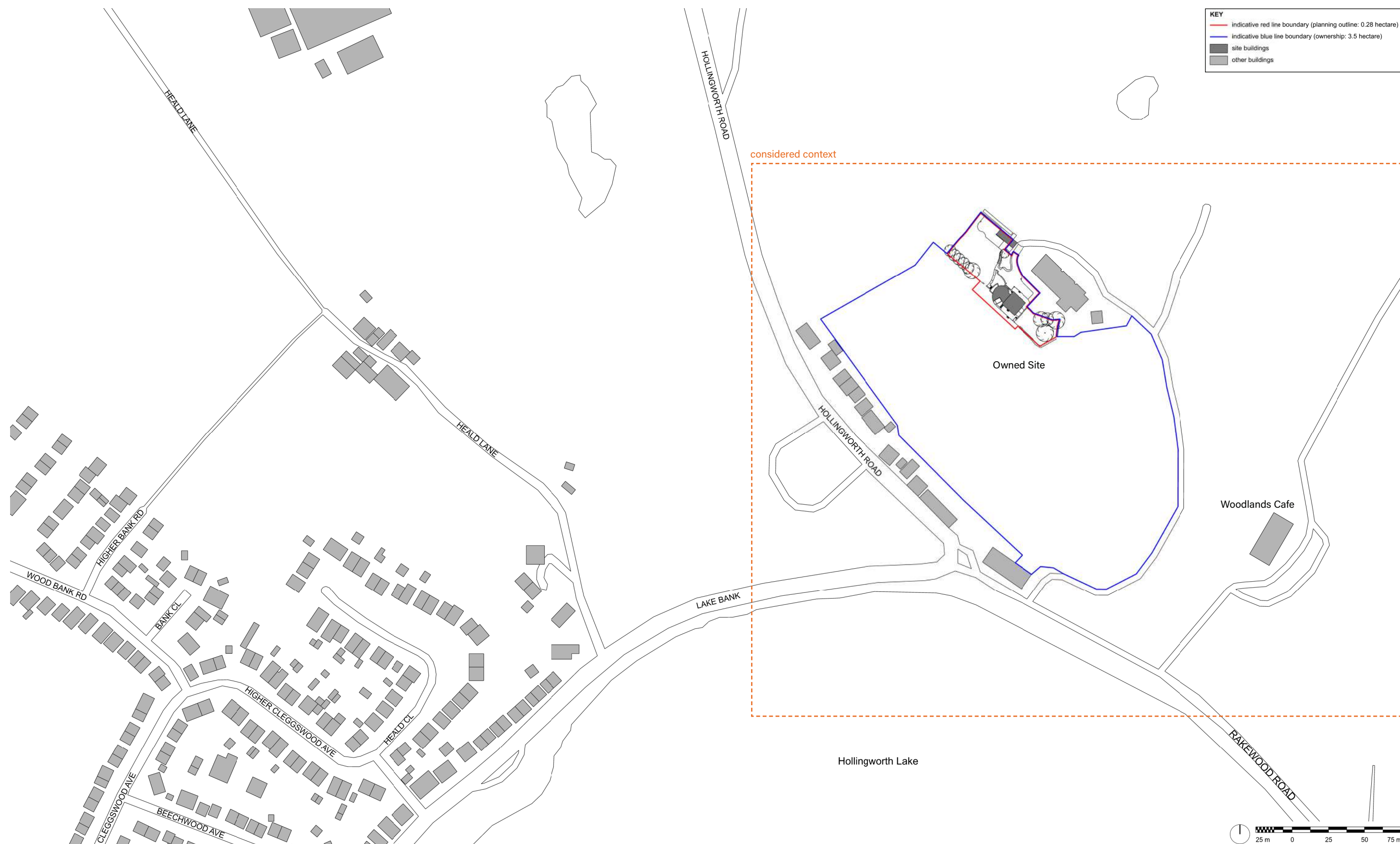
The property sits on a hill overlooking Hollingworth Lake in a rural setting, however is visually connected to Littleborough.

The area is predominantly residential in nature with the immediate vicinity. Adjacent to the farmhouse site 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.

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 neighbouring Woodlands Cafe is a mixture of local stone and contemporary black metal panels.

Residential use is reinforced through the provision of supporting local amenities such as the nearby pub and other amenities within the town.





2.3 Site Description

The application site occupies an area of approximately 0.28 ha. The overall owned site spreads over an approximate area of 3.51 ha.

2.4 Analysis of existing development

2.4.1 Approach

The 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 SE 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 SW 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 NW is a level terrace and of 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 separate ownership.

2.4.4 The Farmhouse massing and form

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

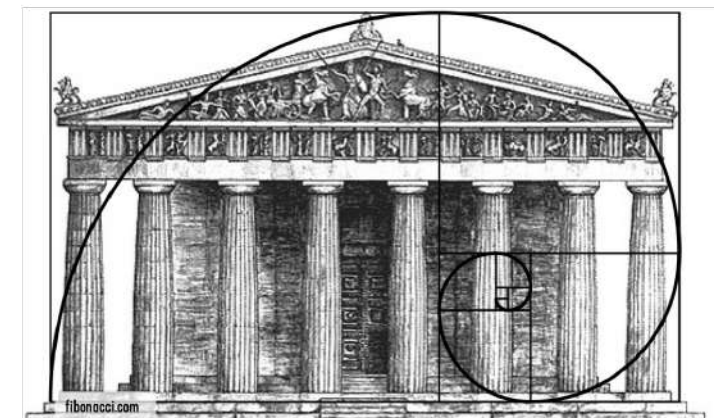
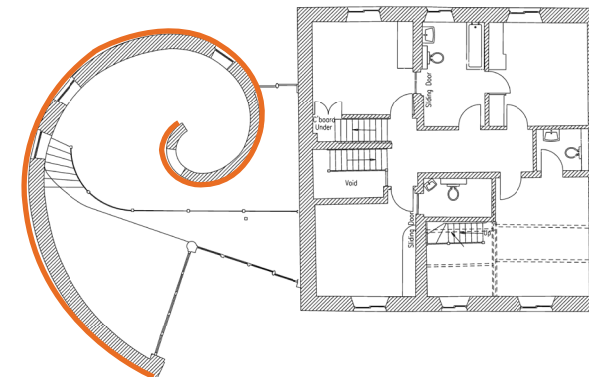
In sharp contrast, the simplicity of the host dwelling becomes unbalanced by the curved plan form of the extension which is based on the 1:1.61 ratio of the Golden Section, closely related to the Fibonacci Sequence. Whilst the golden section may offer perfect proportions for classical elevations, as 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 greenbelt, therefore attention has been paid to impact on the openness and green areas of the site by any proposals.



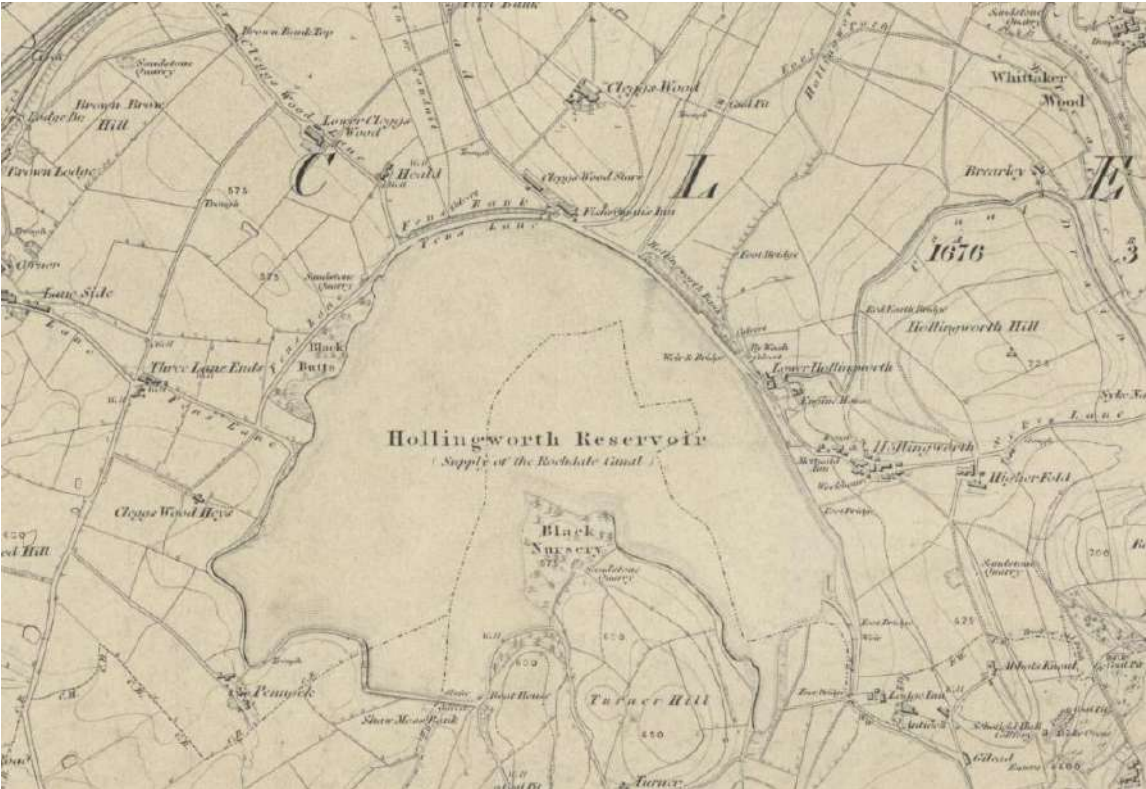
2.5 Site History

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.

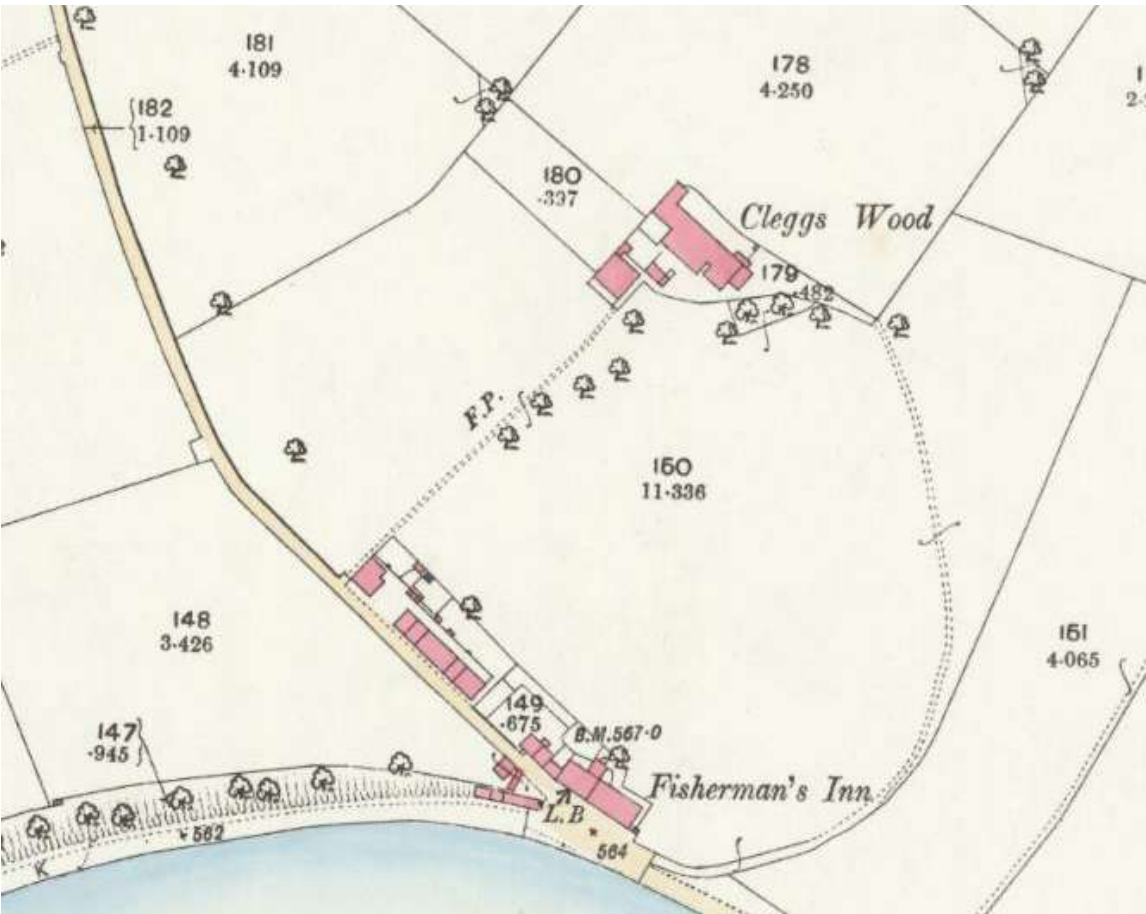
The Farmhouse is a palimpsest which contains fabric of varying dates providing a story of continuous occupation since its construction. Its significance is derived from its date of construction, its relationship to the extant northern range and its position in the landscape overlooking Hollingworth Lake 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)

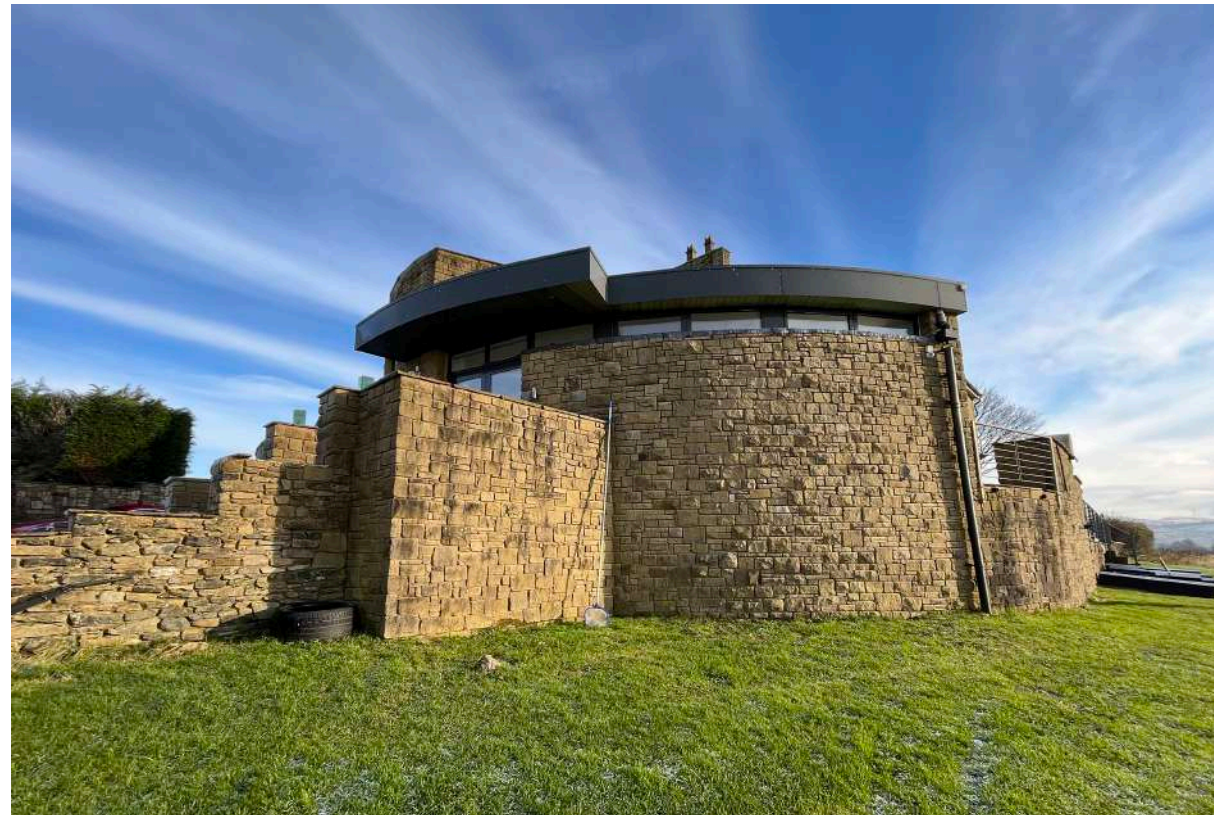


Detailed extract from 1910 map

2.7 Site Photographs

2.7.1 Existing external





2.7 Site Photographs

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).

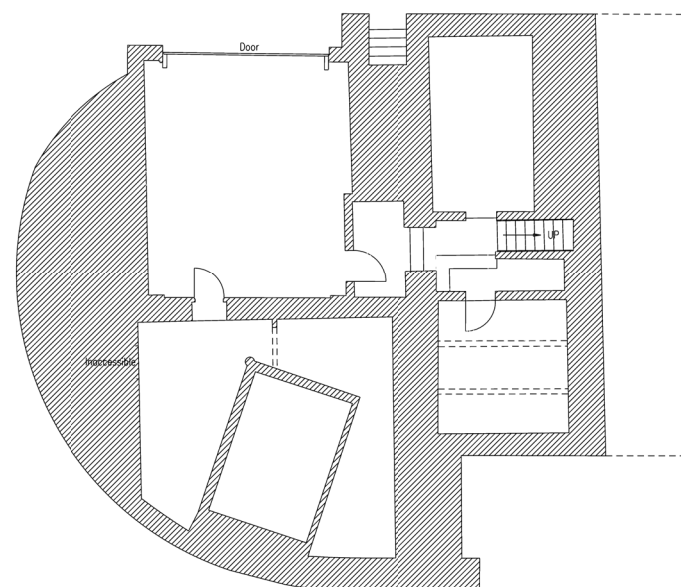
As such the new replacement extension development is proposed to avoid disproportionate additions over and above the size of the original building, and to protect the Green Belt and open land setting.

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

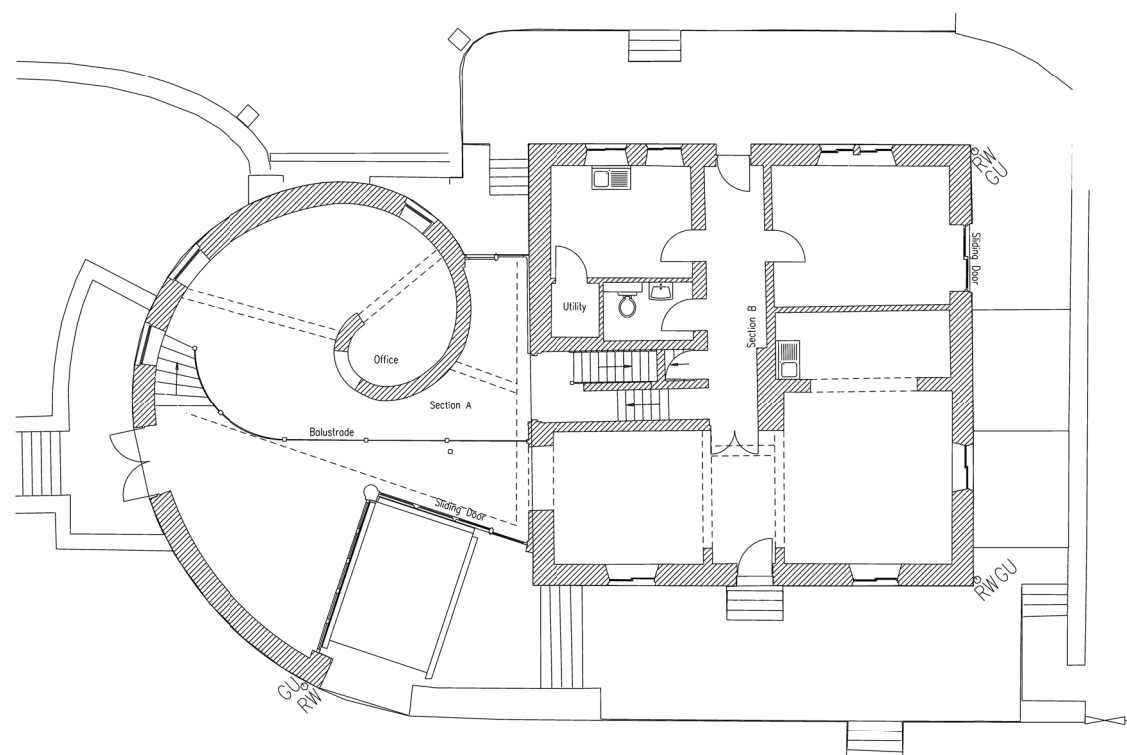
Given the volume of existing extension, the proposed replacement is of a reduced volume, more sympathetic form and enhancing wider visual appearance. Following the pre-planning application response, amendments were made in line with relevant policies, including a reduction of the new extension volume.



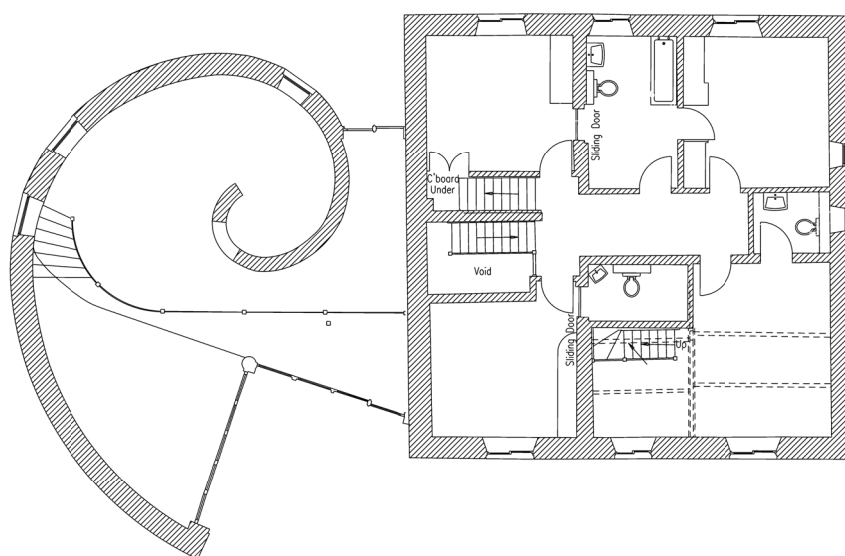
2.9 Existing Plans: Farmhouse and Round Extension



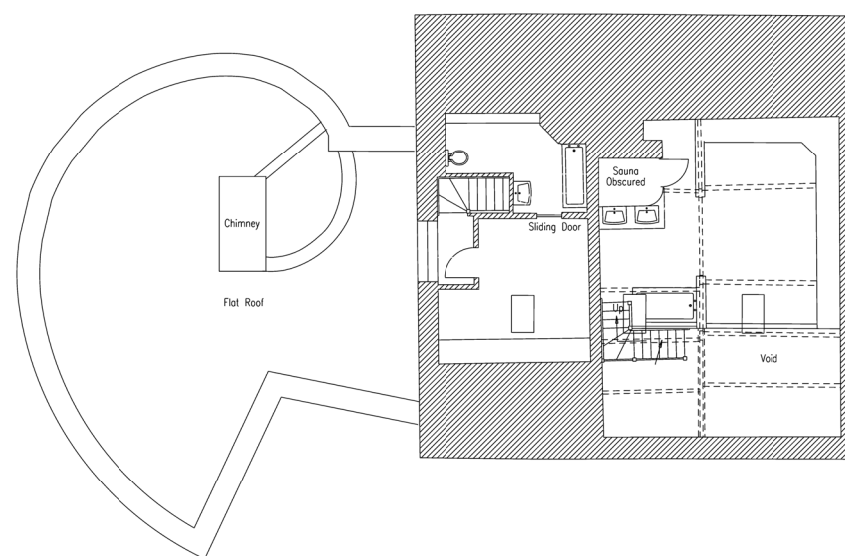
Basement Plan



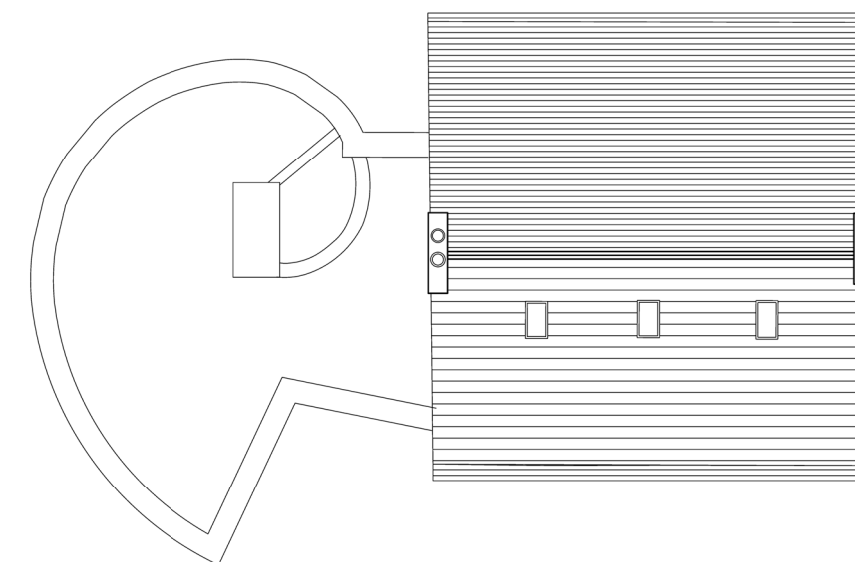
Ground Floor Plan



First Floor Plan



Second Floor Plan

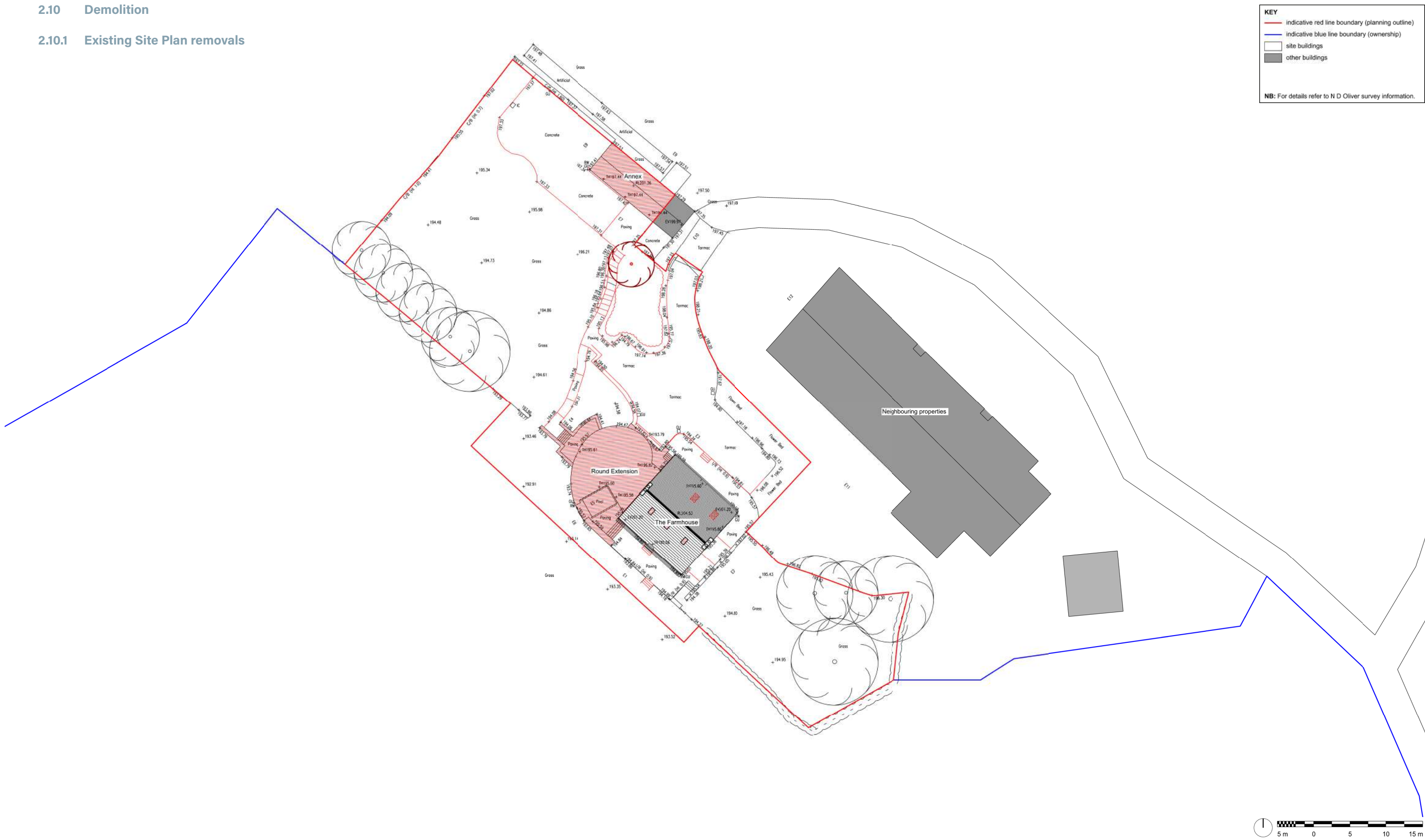


Roof Plan



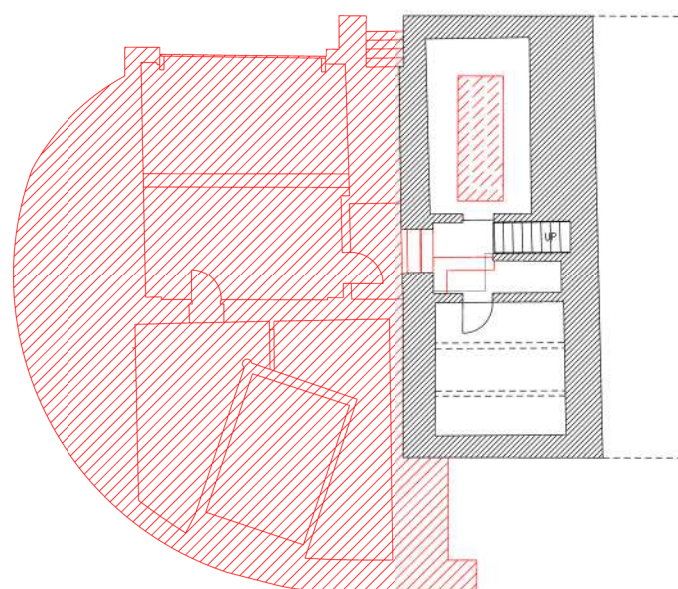
2.10 Demolition

2.10.1 Existing Site Plan removals

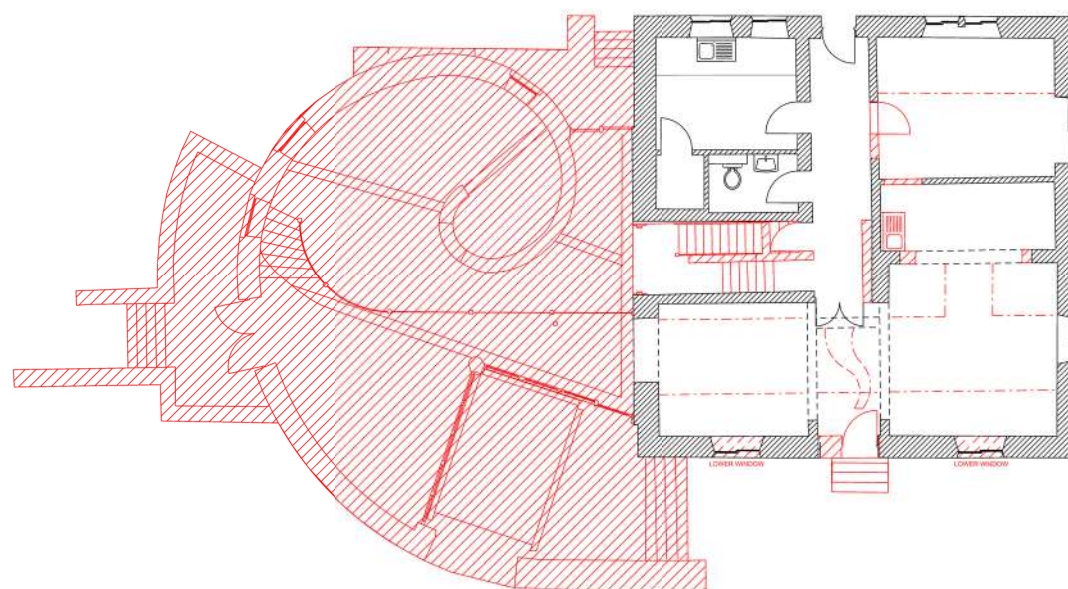


2.10.2 Farmhouse and Round Extension removals

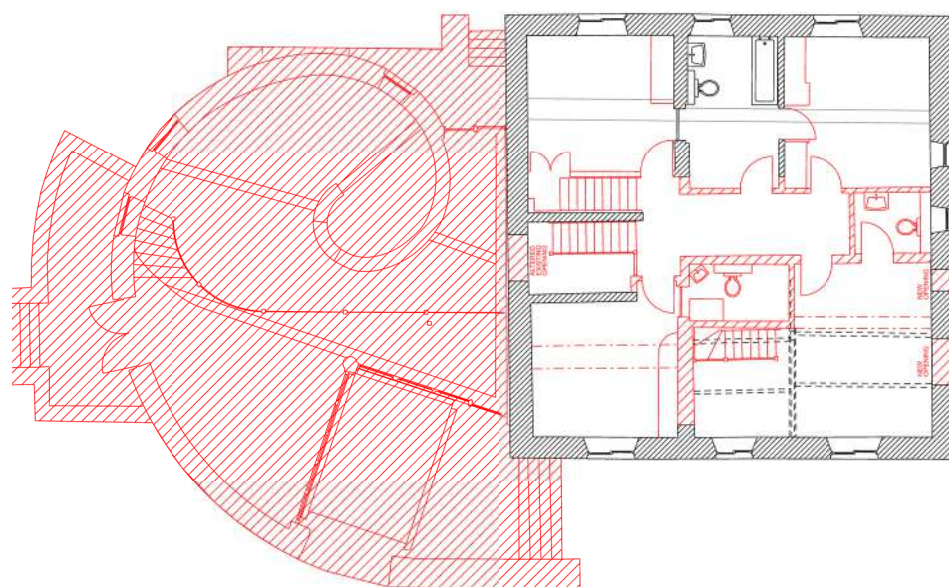
KEY	
	demolition, strip out, opening up and removals



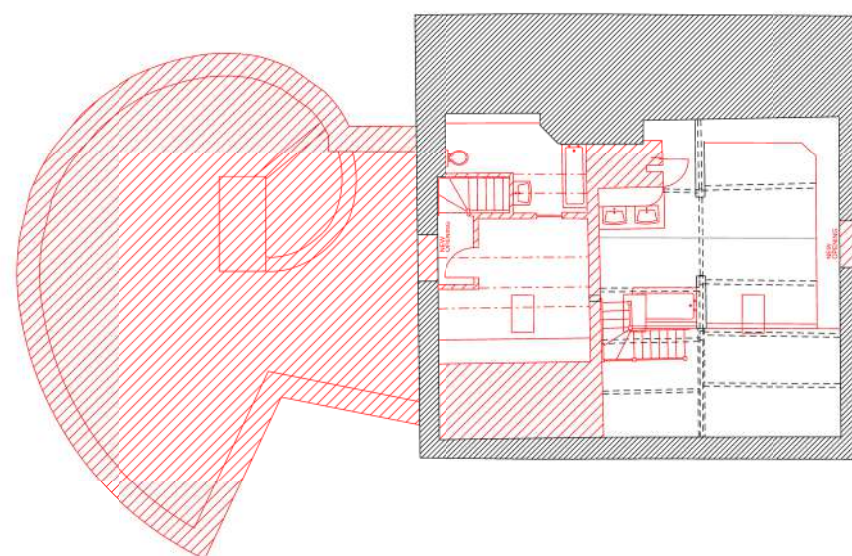
Basement Plan



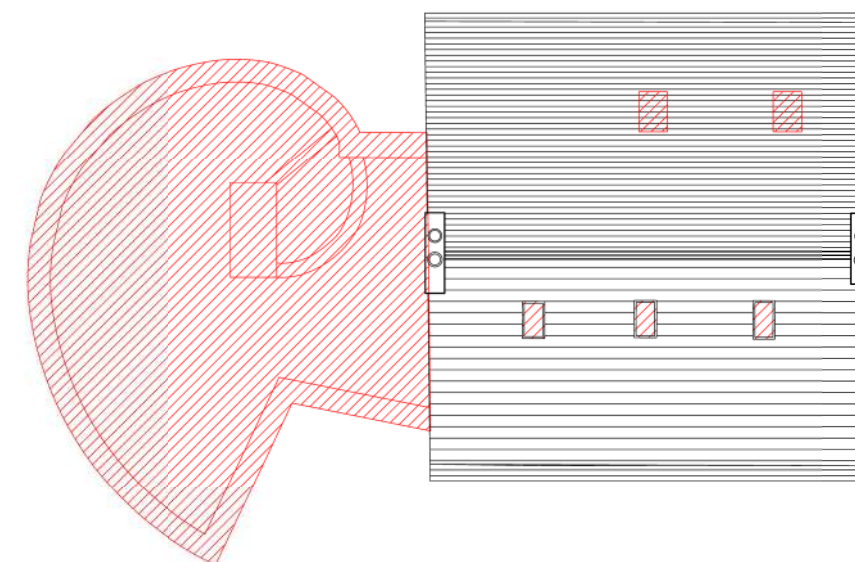
Ground Floor Plan



First Floor Plan

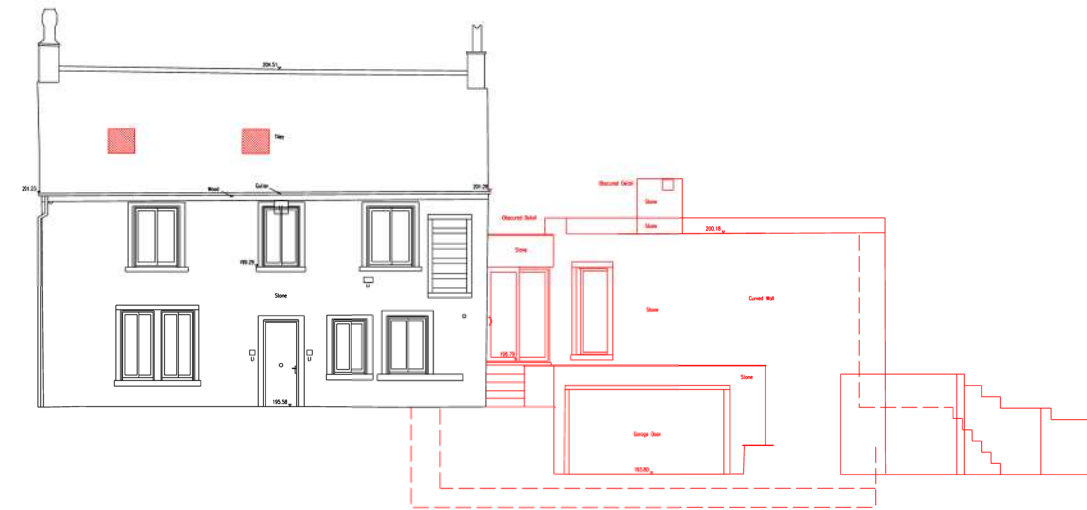


Second Floor Plan

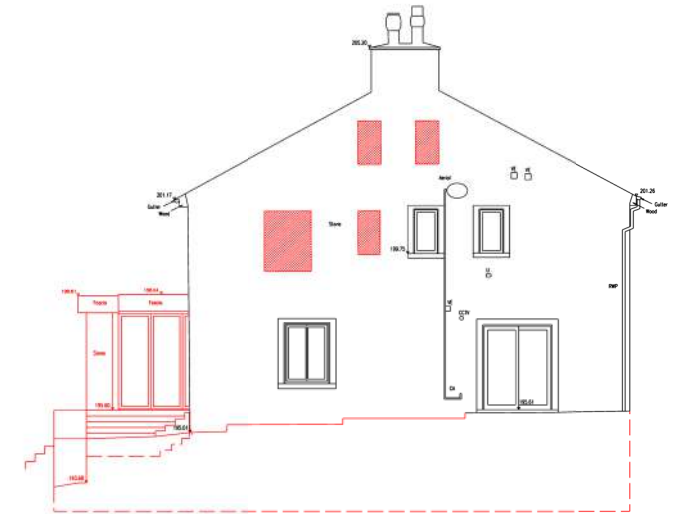


Roof Plan





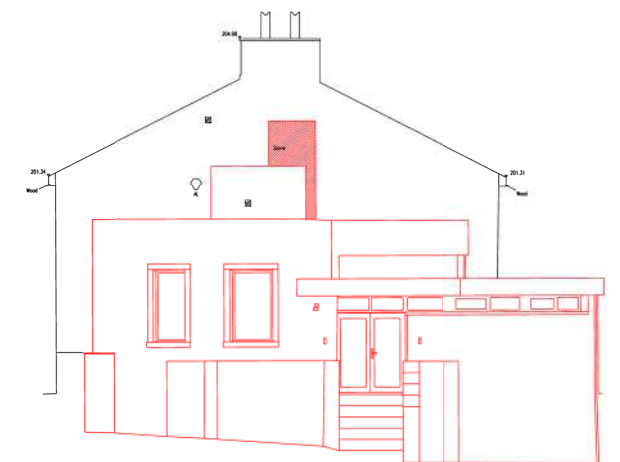
North Elevation



East Elevation



South Elevation



West Elevation

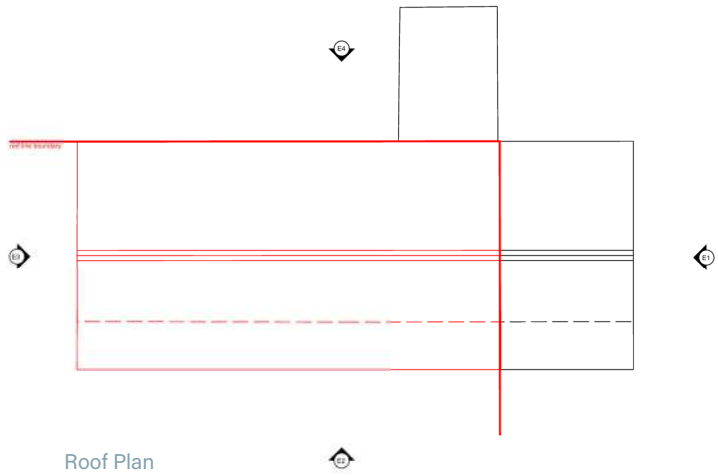
KEY
demolition, opening up and removals



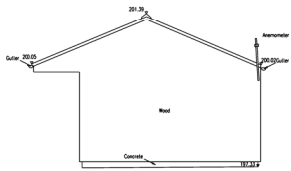
2.10.3 Annex removals

KEY

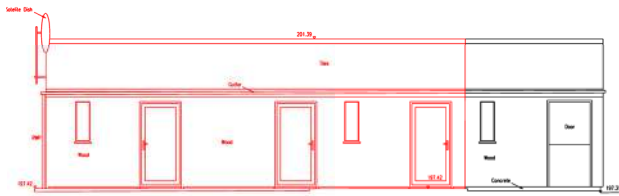
demolition, opening up and removals



Roof Plan



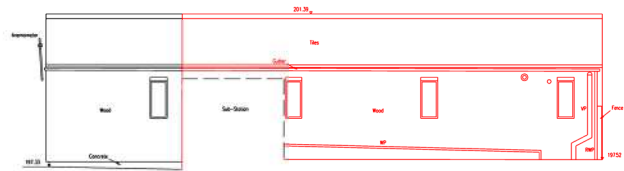
Elevation 1



Elevation 2



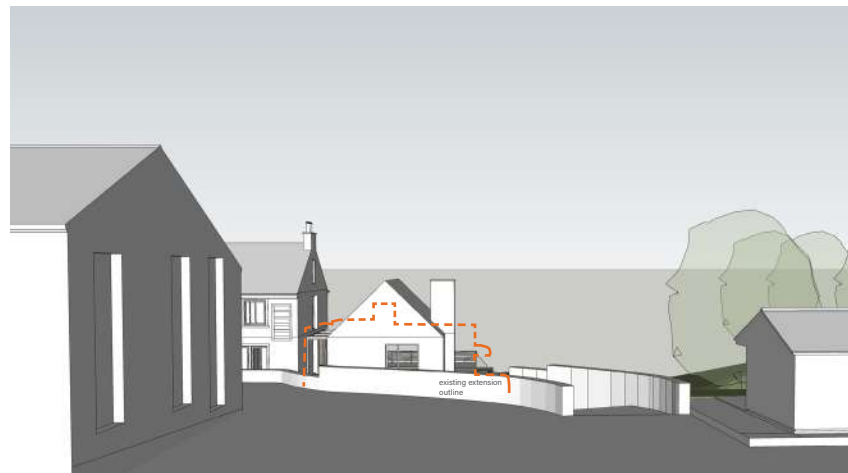
Elevation 3



Elevation 4



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.

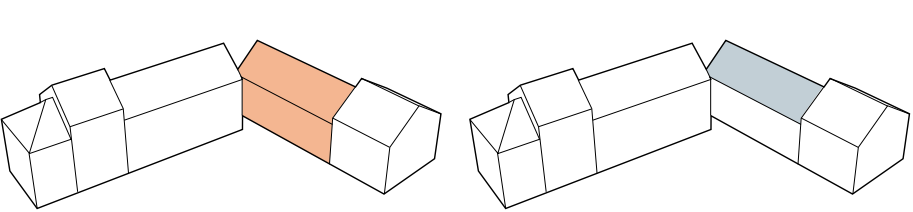
3.2.1 Dark Lane Farm

Extension: Form and Orientation

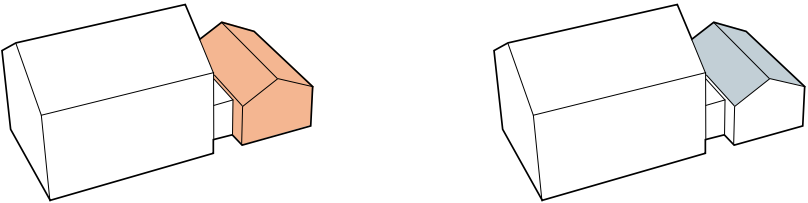
- Barns juxtaposed to the main farmhouse building.
- Barns rotated at axis to the main farmhouse building.

Extension: Roof

- Roof range perpendicular to host dwelling.



Dark Lane Farm



Farmhouse, Littleborough



3.2.2 Waterside Farm Study

Extension: Form and Orientation

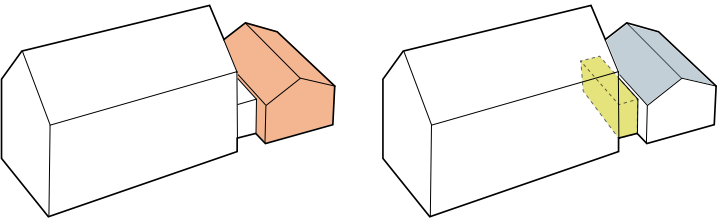
- Barns juxtaposed to the main farmhouse building.
- Barns rotated 90 degrees to the main farmhouse building.

Extension: Roof

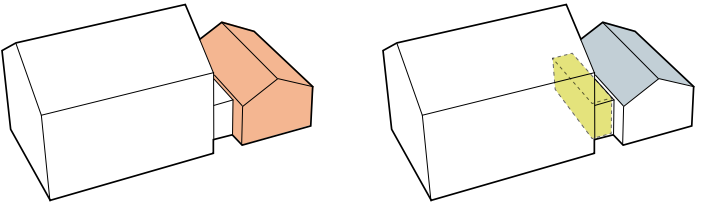
Roof range perpendicular to host dwelling.

Extension: Lightweight link

- Volumes connected via glazed / lightweight link.



Waterside Farm



Farmhouse, Littleborough



3.3 Consultation Summary
(Written 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. It is considered the subterranean garage and swimming pool may not result in significant harm to the 'visual openness' of the Green Belt, provided it does not result in a net increase in its existing ground level.

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

- The proposed demolition of the annexe would likely have a positive impact on the appearance of the host dwelling and of the significance of the heritage asset.
- 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.

- It is considered that the subterranean development would not necessarily impact the significance of the heritage asset, subject to no additional soil being added to this area to accommodate the proposed works.
- 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 proposal, additional consultants were appointed to address relevant comments and the overall outcome is summarized within the information issued for this planning application.

3.4.1 Existing

The property comprises above ground two-storey and the utilised roof space detached farmhouse with 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 pool is built in front of the round extension.

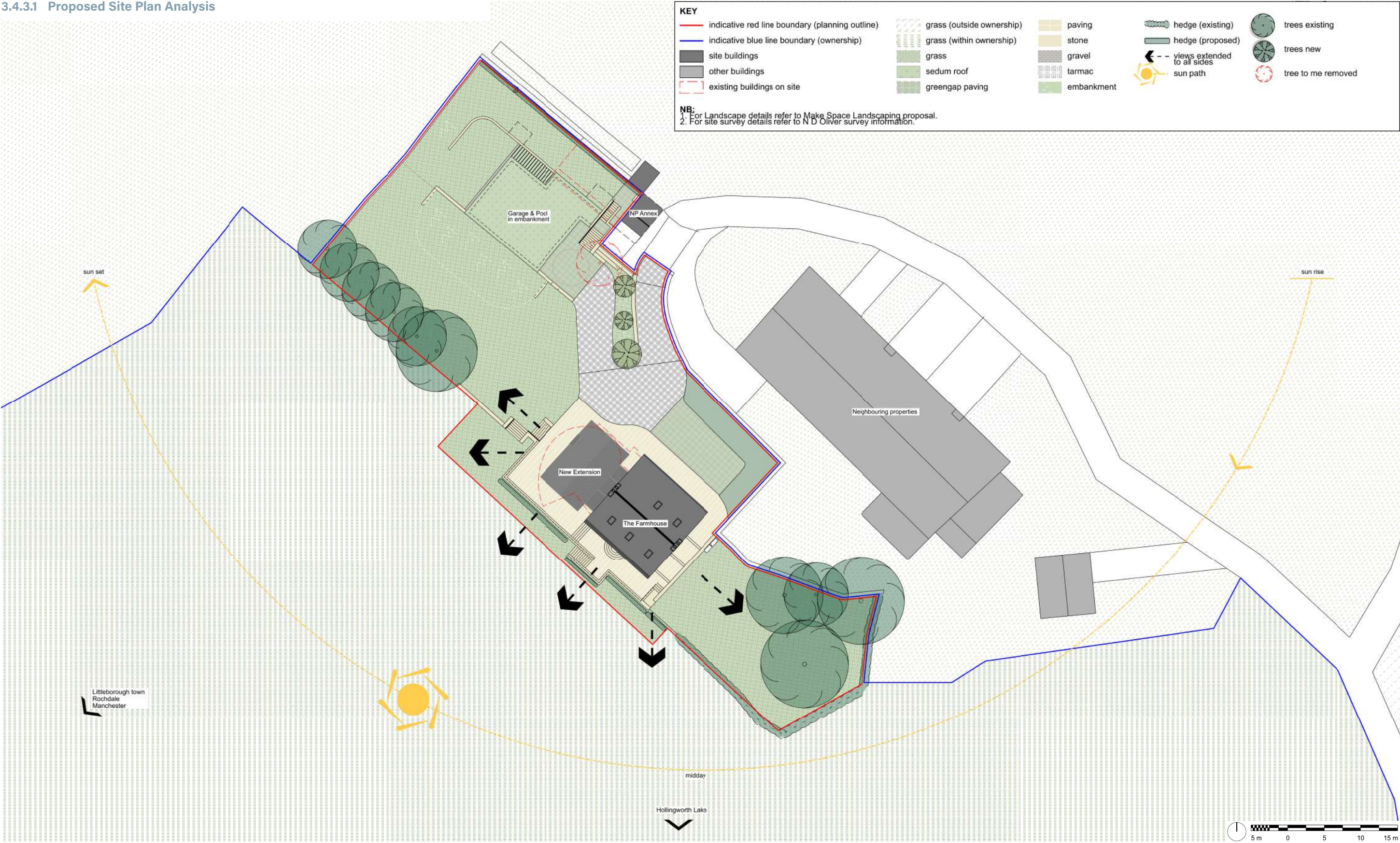
3.4.2 Existing development constraints

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

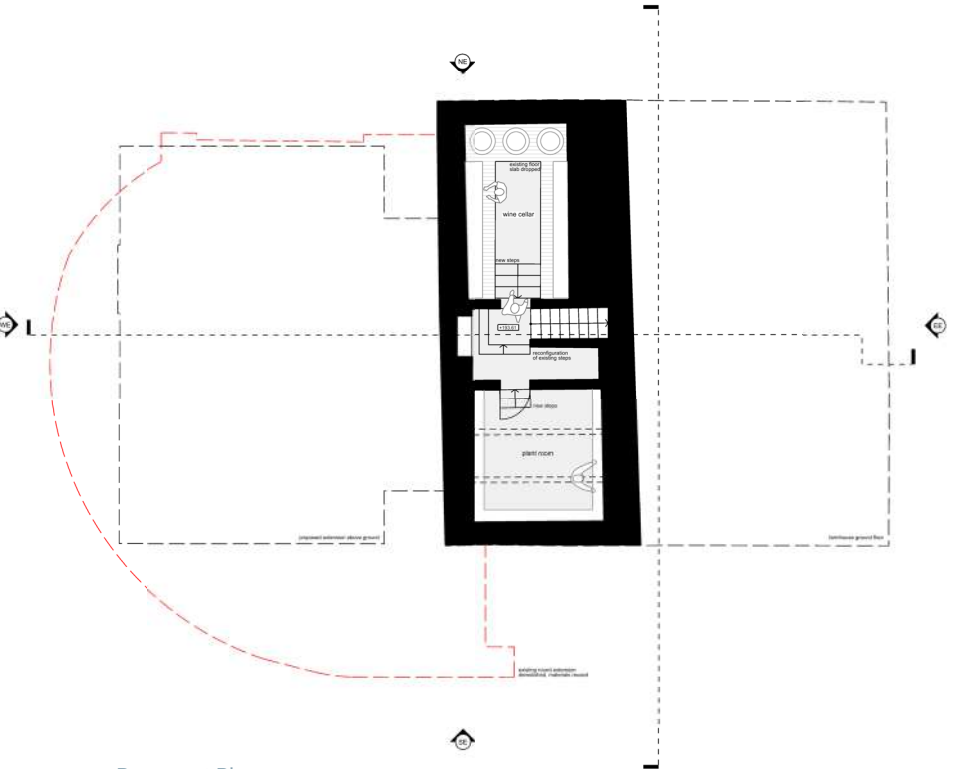
The proposal seeks to construct, amongst other things, a single-storey side annex extension to the existing farmhouse, following the demolition of the existing side extension. Also proposed is a subterranean development comprising a garage and swimming pool, following the partial demolition of an existing attached outbuilding.

3.4.3.1 Proposed Site Plan Analysis

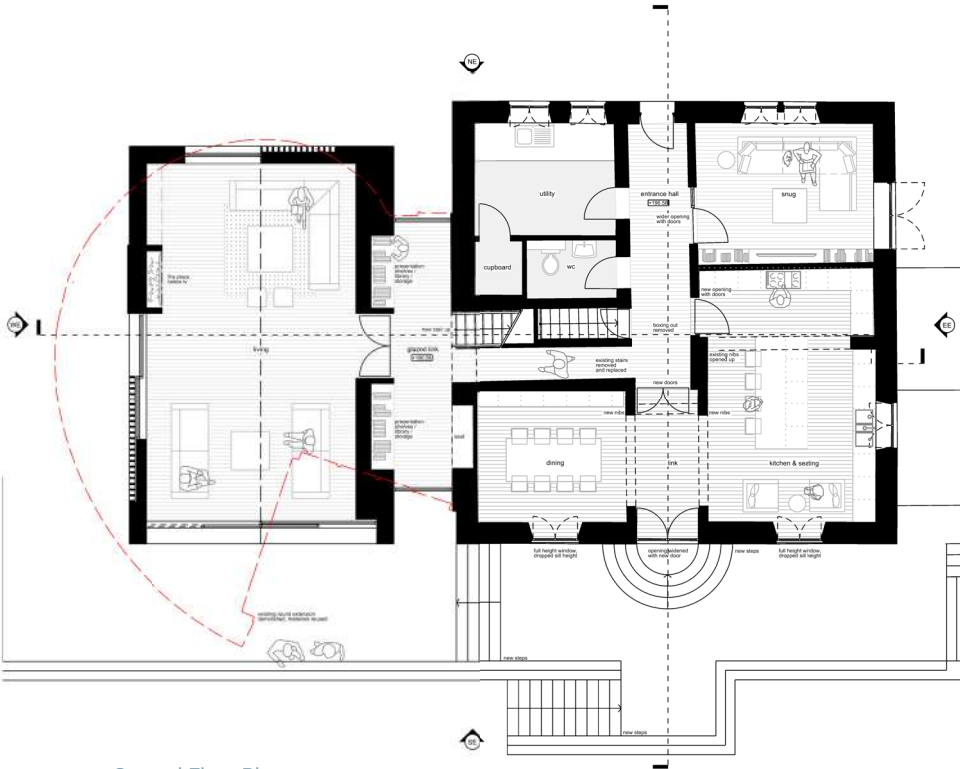


3.4.3.2 Proposed Farmhouse and Extension

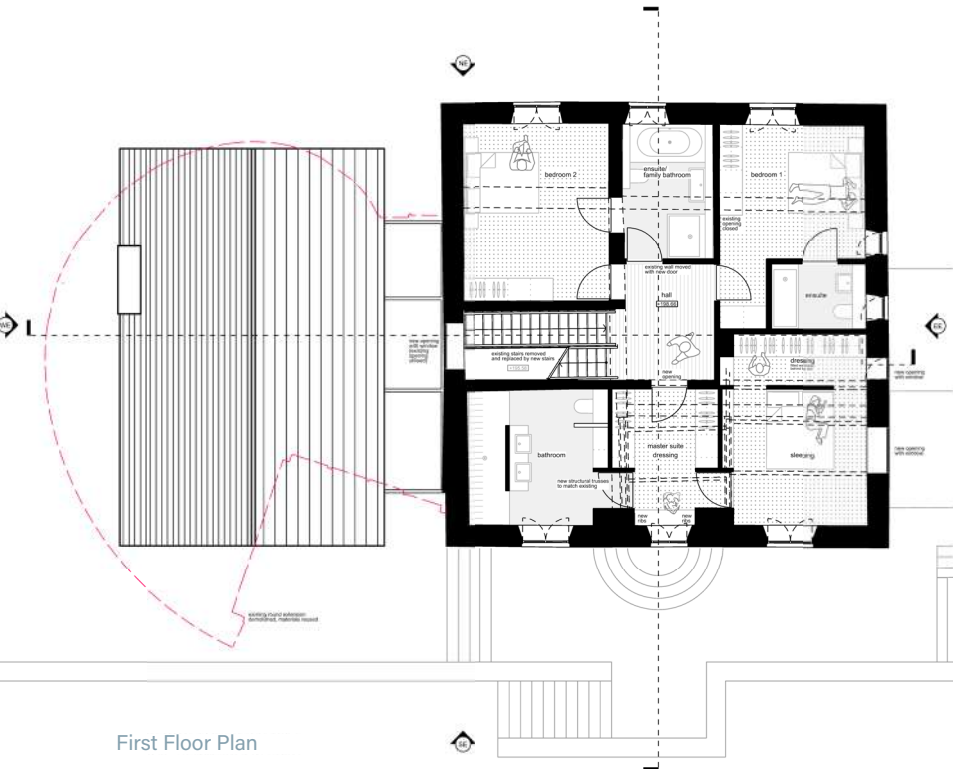
KEY
— existing extension to be removed



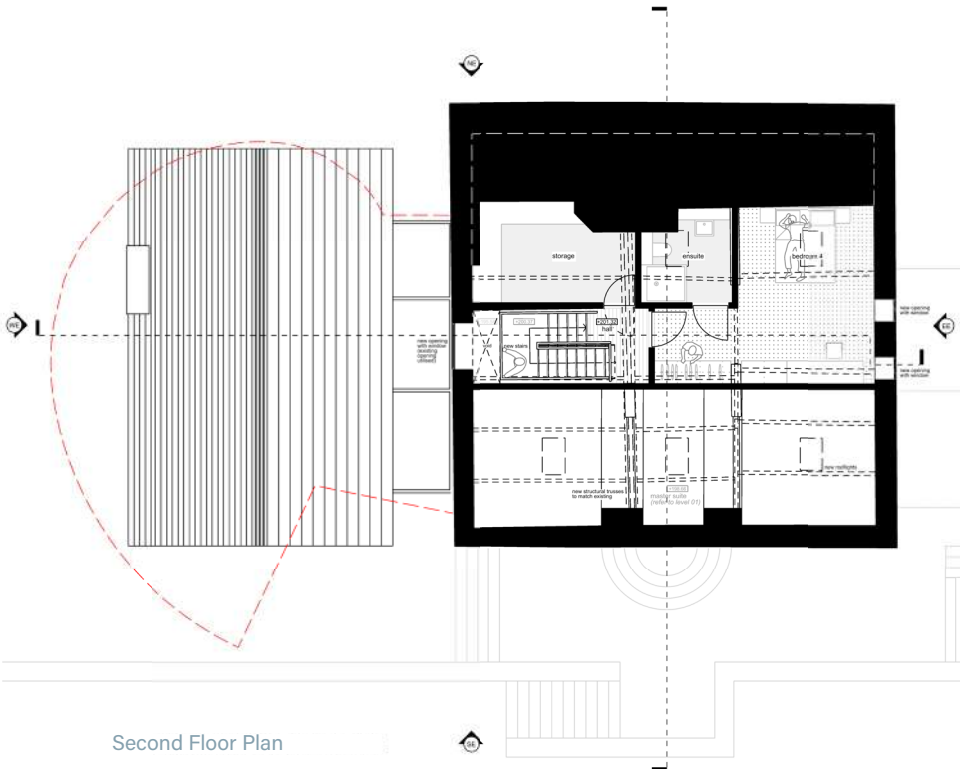
Basement Plan



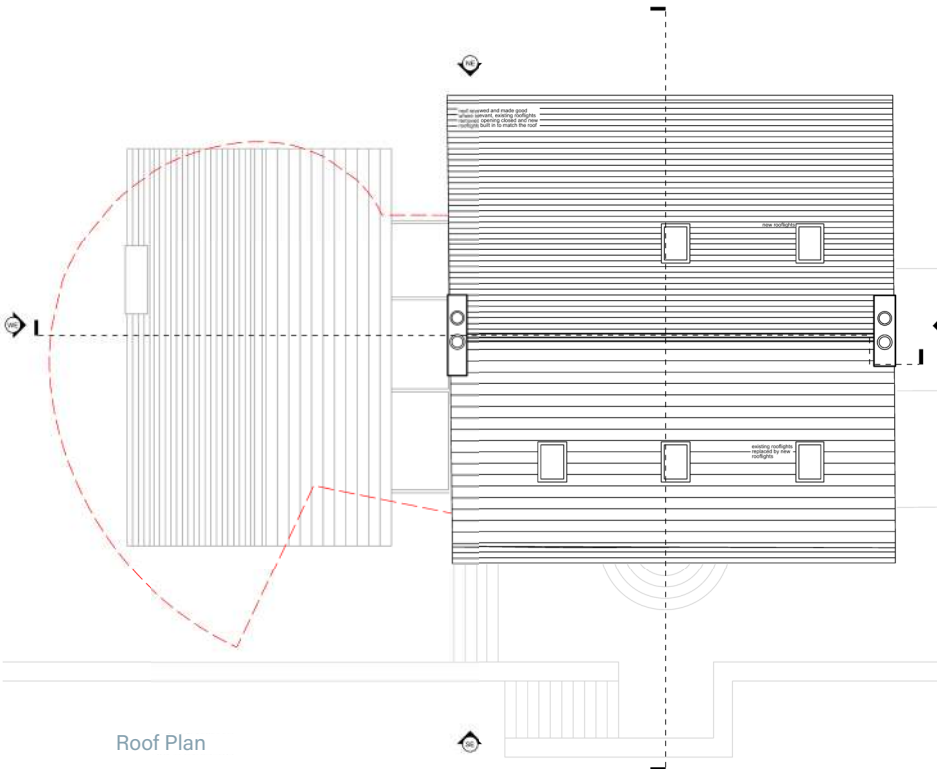
Ground Floor Plan



First Floor Plan



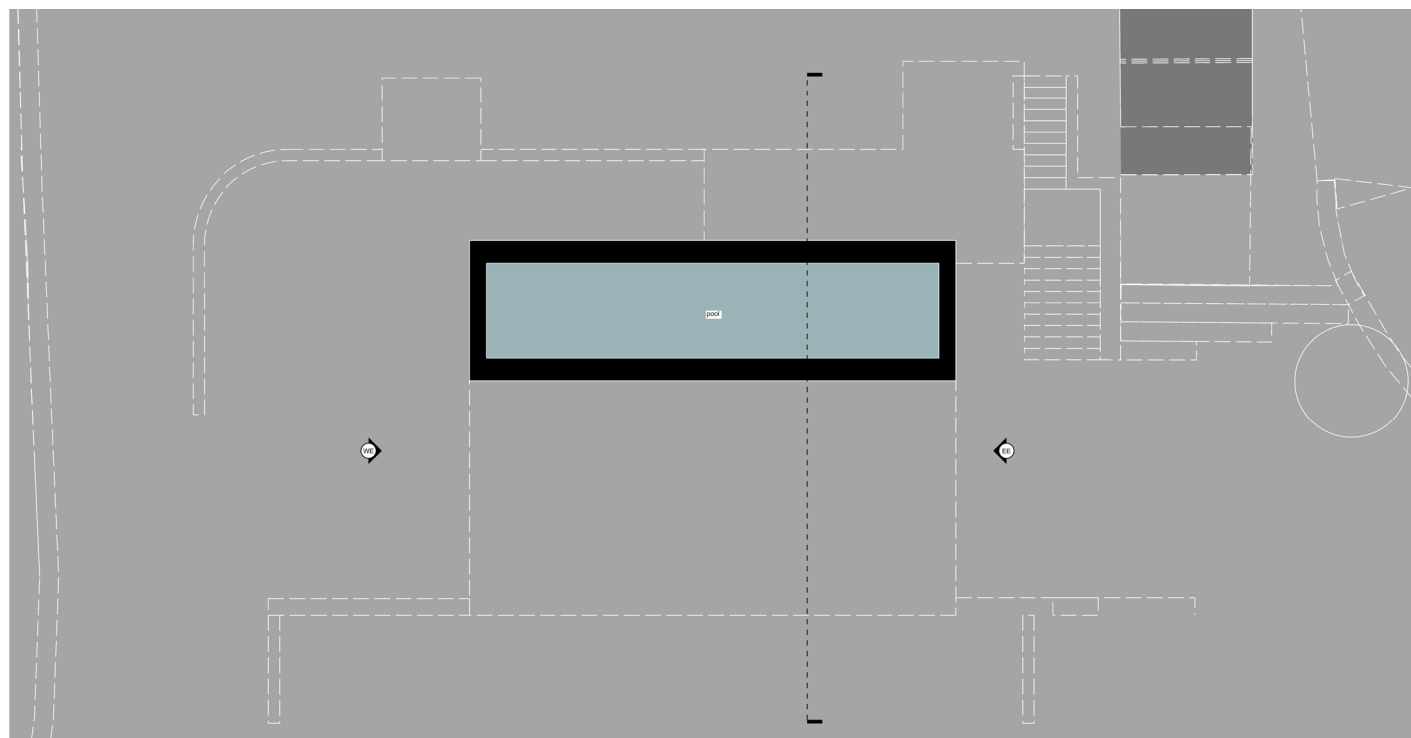
Second Floor Plan



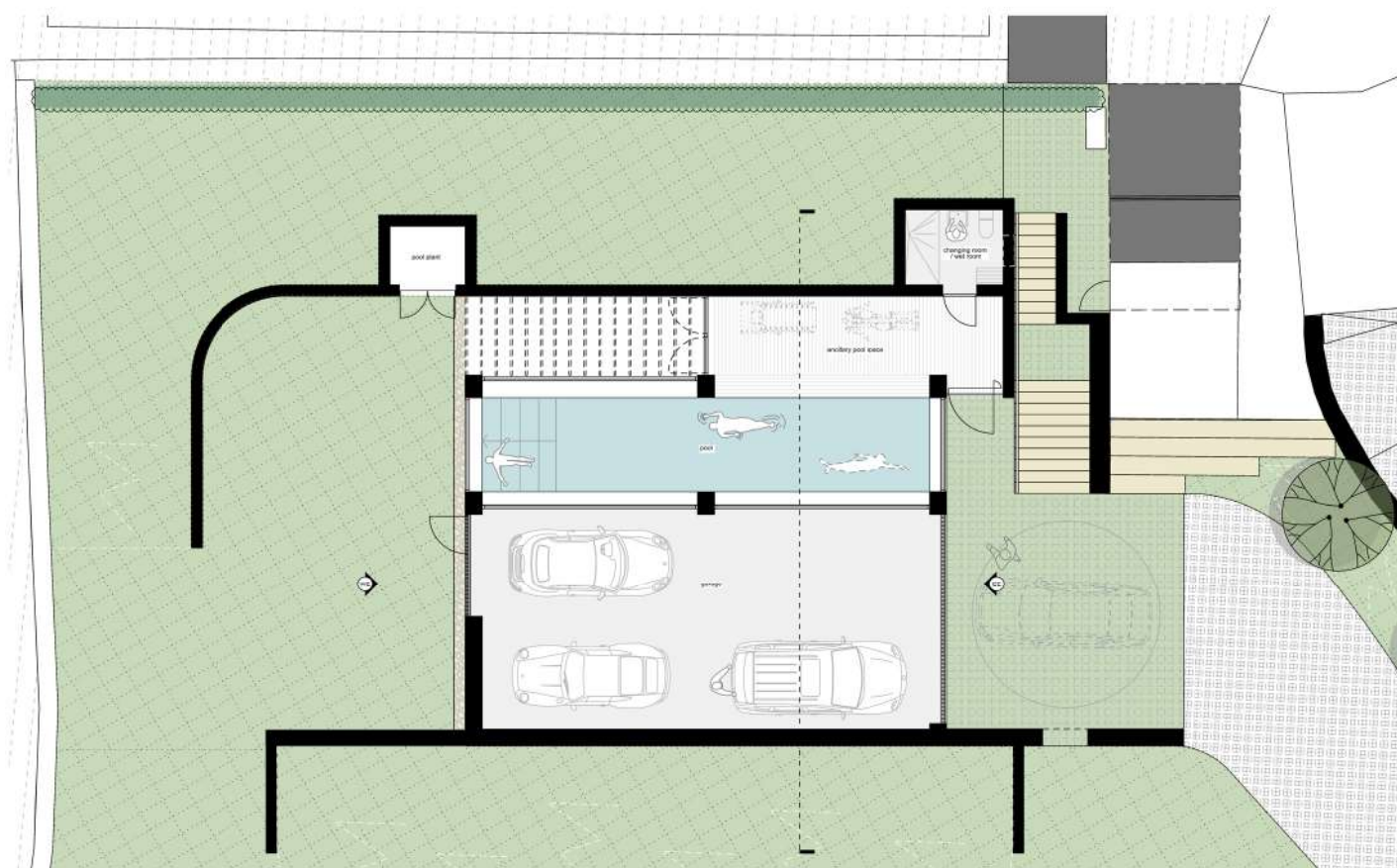
Roof Plan



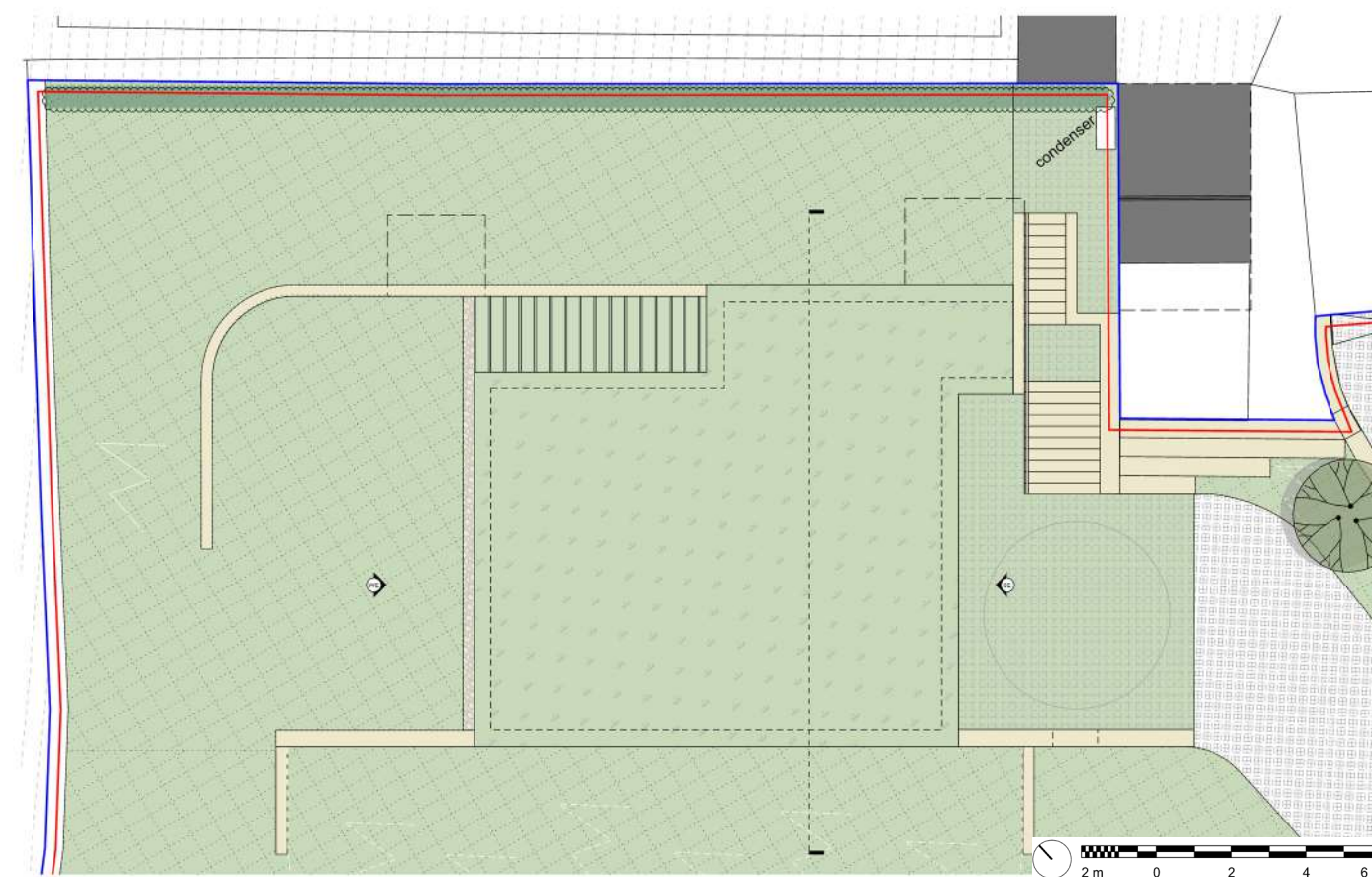
3.4.3.3 Proposed Annex: Garage & Pool



BASEMENT PLAN
Basement Plan

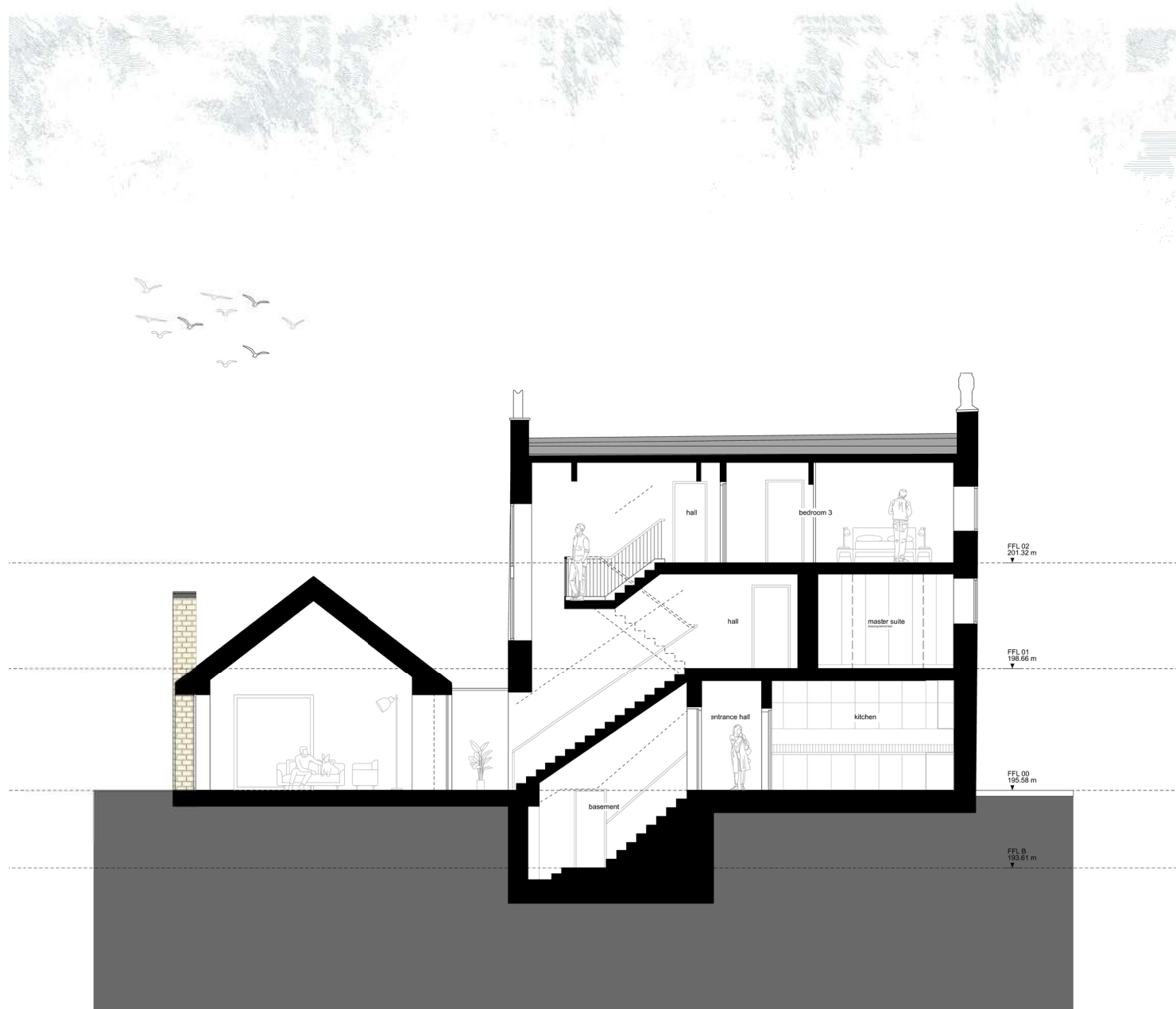


Ground Floor Plan



Roof Plan

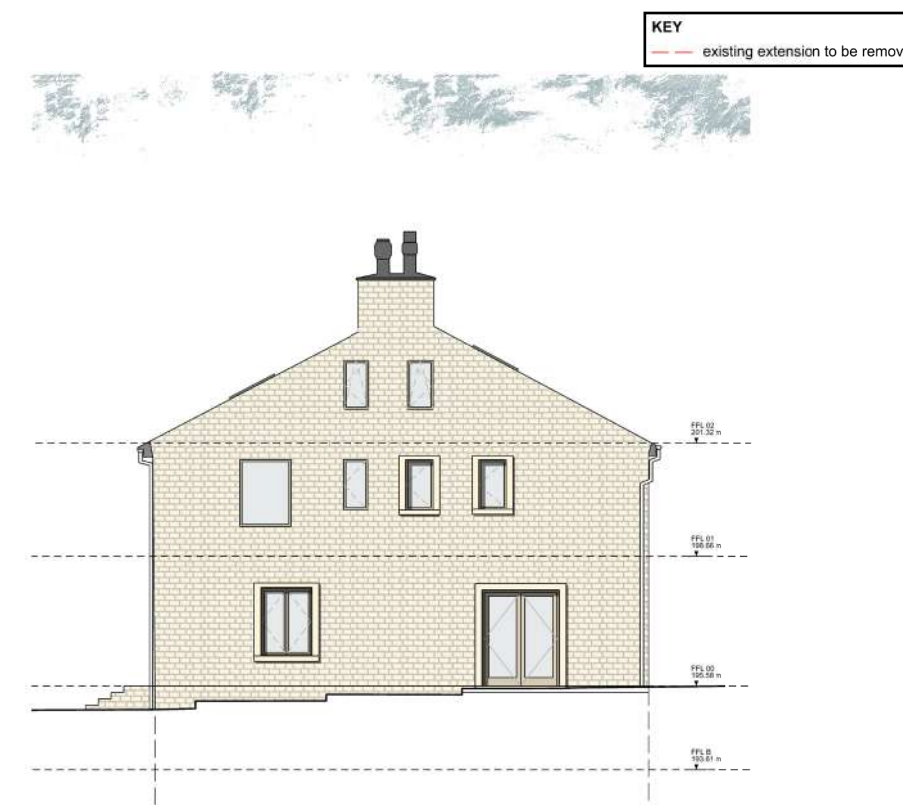
3.4.3.4 Proposed Sections: Farmhouse & Extension



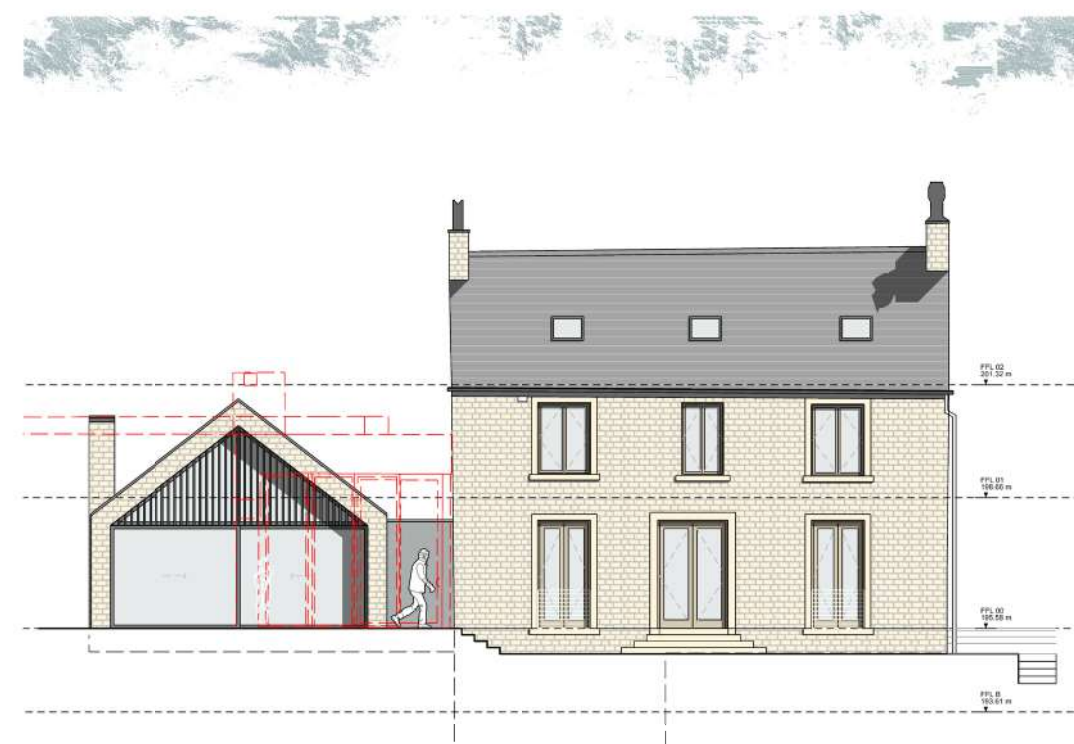
3.4.3.5 Proposed Elevations: Farmhouse & Extension



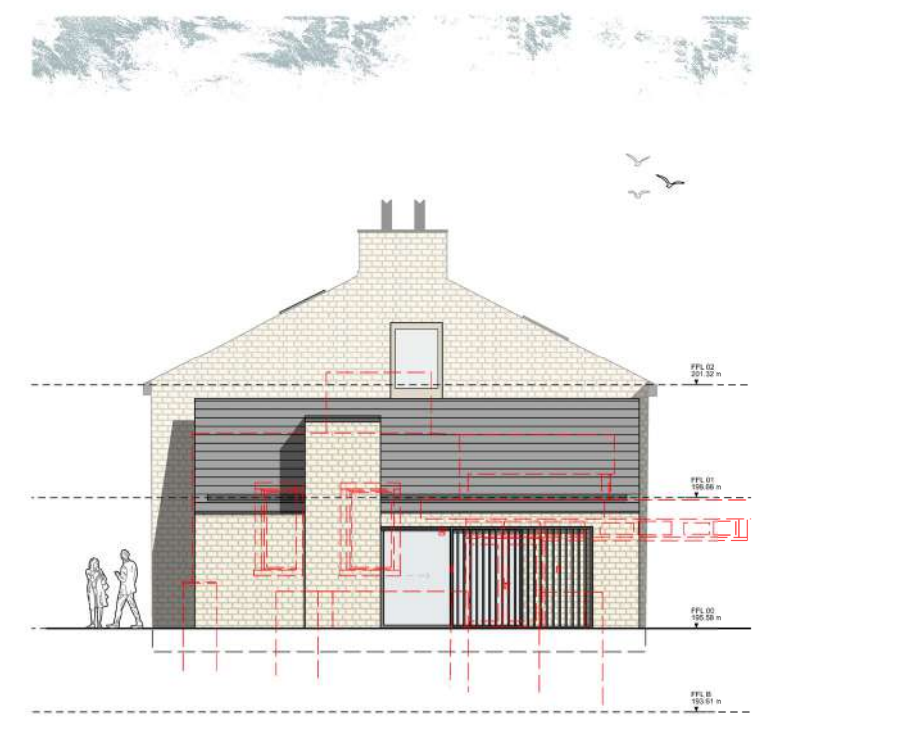
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation

3.4.3.6 Existing & Proposed Site Elevations/Sections

Site Section / Elevation: Existing



Site Section / Elevation: Proposed

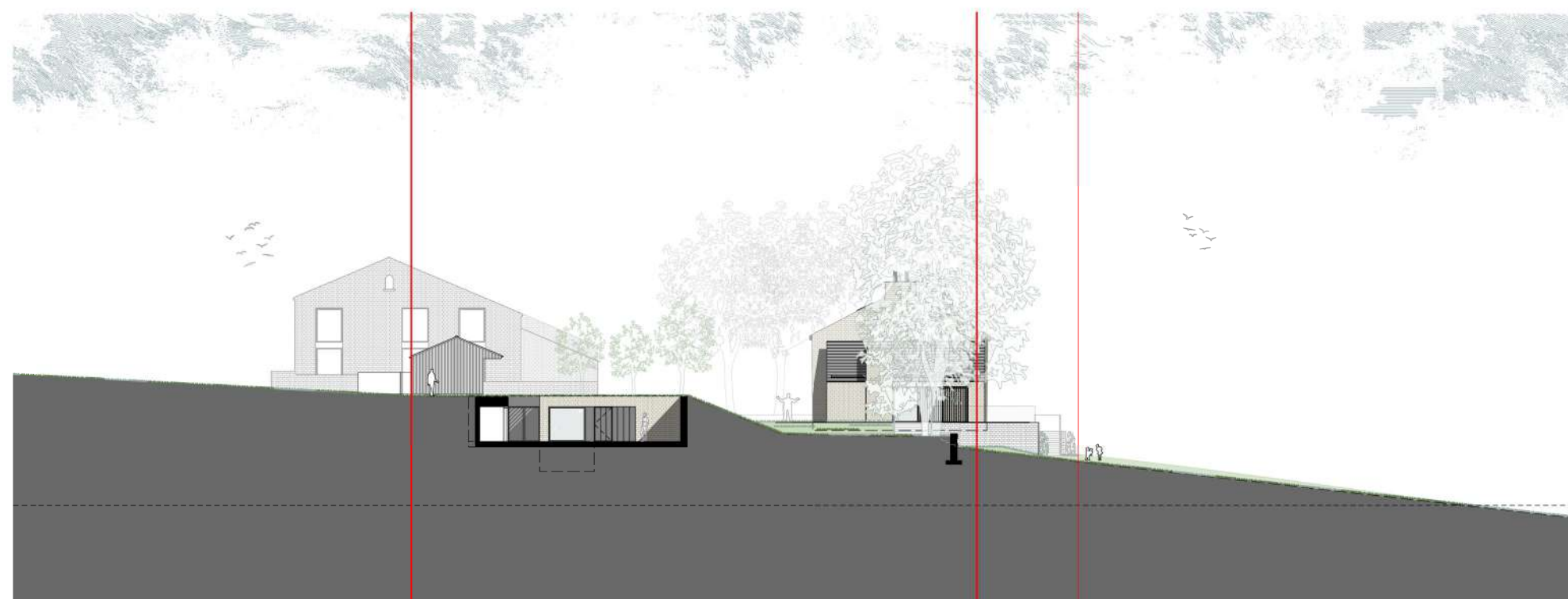


3.4.3.6 Existing & Proposed Site Elevations/Sections

Site Section / Elevation: Existing



Site Section / Elevation: Proposed

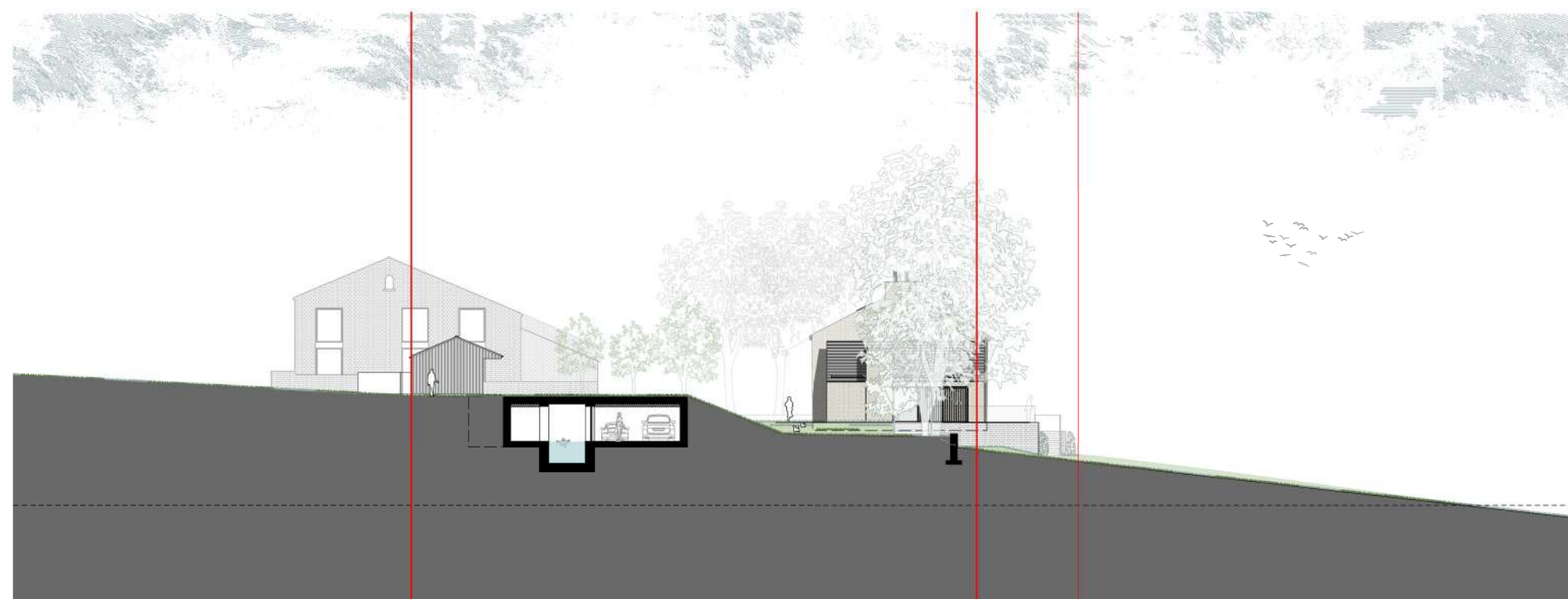


3.4.3.6 Existing & Proposed Site Elevations/Sections

Site Section / Elevation: Existing



Site Section / Elevation: Proposed



3.5 Use

The application is proposing a removal of existing round extension, swimming pool and annex (partially - within ownership) and erection of a proposed extension and embanked garage and swimming pool.

As such the application does not propose a change of use and is intended to be used a retirement home for the current owners.

3.6 Amount

Removing the existing extension and proposing a more suitable extension instead, as well as removing the garage, pool and annex and proposing a new subteranean garage and pool. The overall volume of the combined development will be less than existing. 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, footprint and the gross internal areas of the existing and proposed development.

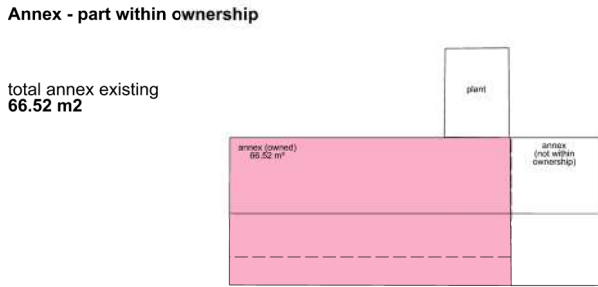
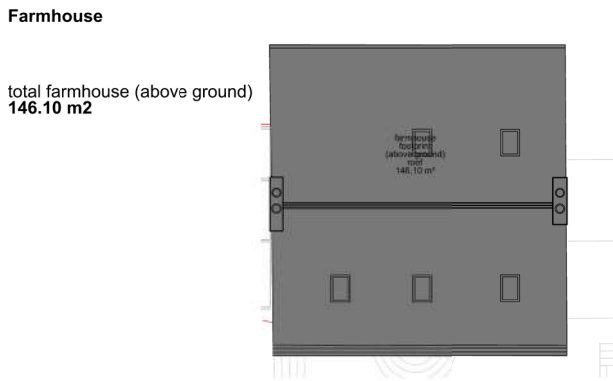
3.6.1 Volume Calculations

3.6.1.1 Existing Volume

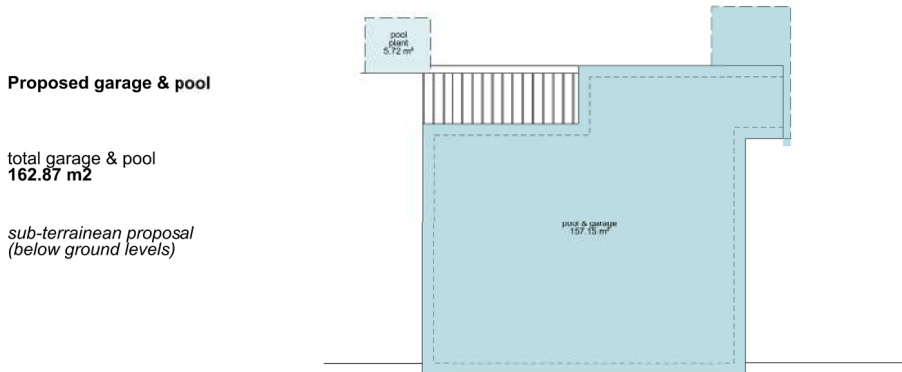
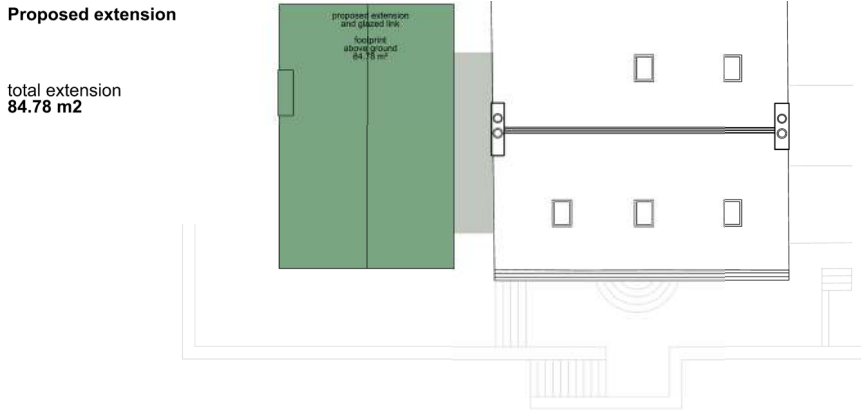


3.6.2 Footprint Calculations

3.6.2.1 Existing Footprint



3.6.2.2 Proposed Footprint



FOOTPRINT: EXISTING EXTRAS:		FOOTPRINT: COMPARISON EXTRAS:		FOOTPRINT: COMPARISON EXTENSIONS:	
Extension snail	115.30 m²	Existing total	181.82 m²	Existing spiral	115.30 m²
Annex	66.52 m²	Proposed total*	247.65 m²	Proposed	84.78 m²
total	181.82 m²	difference total	65.83 m²	difference	-30.52 m²
FOOTPRINT: PROPOSED EXTRAS:		* proposed annex subterranean, very minor visual impact			
Extension	84.78 m²				
Garage/Pool	162.87 m²				
total	247.65 m²				

3.6.3

Gross Internal Areas (GIA) Calculations

total farmhouse

B1

31.66 m²

00

111.59 m²

01

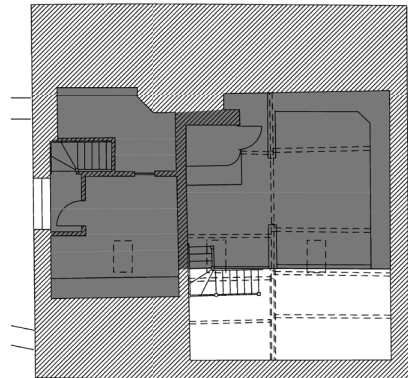
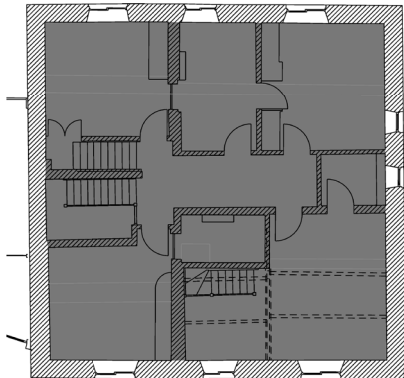
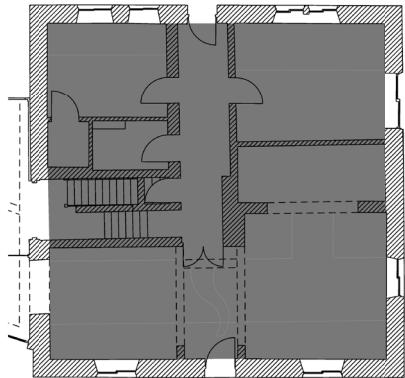
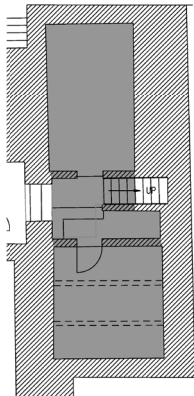
112.84 m²

02

61.42 m²

total

317.51 m²



GIA: EXISTING EXTRAS:		GIA: COMPARISON EXTRAS:	
Extension snail	159.10 m ²	Existing	203.60 m ²
Annex	44.50 m ²	Proposed	195.88 m ²
total	203.60 m ²	difference	- 7.72 m ²
GIA: PROPOSED EXTRAS:			
Extension	67.91 m ²		
Garage/Pool	127.97 m ²		
total	195.88 m ²		

3.6.3.1

Existing GIA

Spiral Extension - existing

total spiral extension

B1

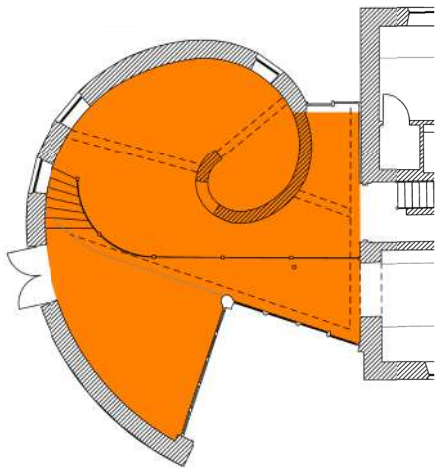
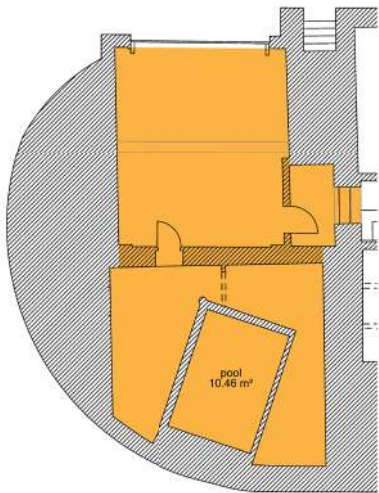
77.94 m²

00

81.16 m²

total

159.10 m²



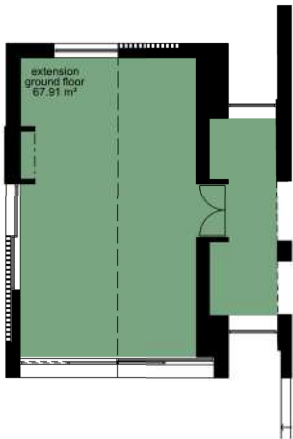
3.6.3.2

Proposed GIA

Proposed extension

total extension

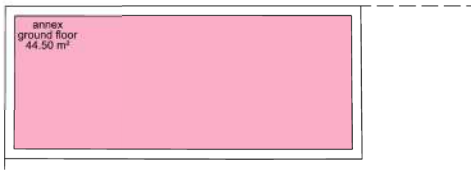
67.91 m2



Annex - part within ownership

total annex existing

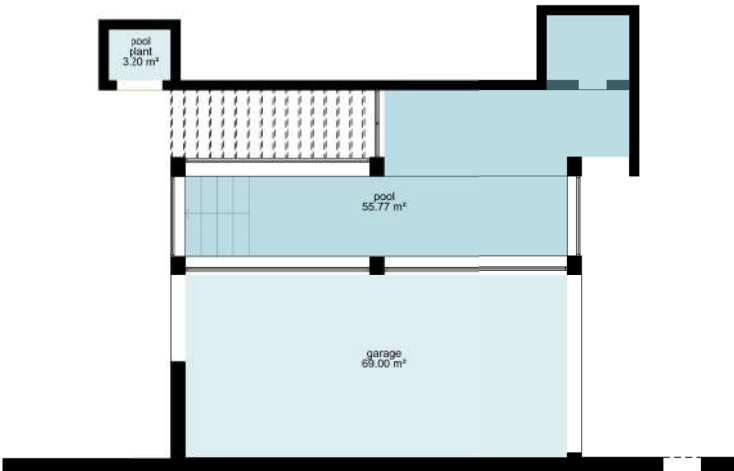
44.50 m²



Proposed garage & pool

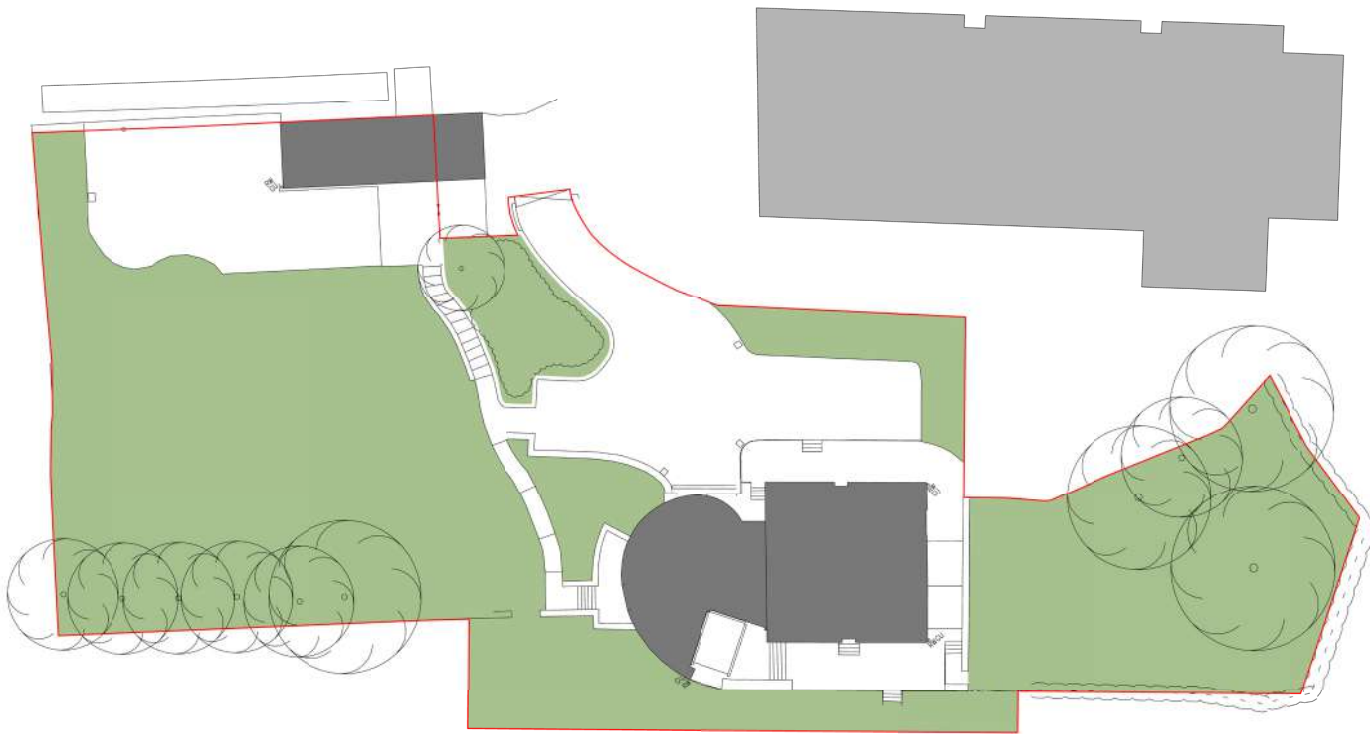
total garage & pool

127.97 m2



3.6.4 Permeable Surfaces Calculations

3.6.4.1 Existing



Permeable Surfaces EXISTING	
Application boundary	2756 m ² / 0.276 ha
Permeable surfaces	1734 m ² / 0.173 ha

3.6.4.2 Proposed



Permeable Surfaces PROPOSED	
Application boundary	2756 m ² / 0.276 ha
Permeable surfaces * excludes flat roof of garage & pool	1819 m ² / 0.182 ha
Soft Landscaping * flat roof of garage & pool only	149 m ² / 0.015 ha

Permeable Surfaces	
Application boundary	2756 m ² / 0.276 ha
Permeable surfaces: Existing	1734 m ² / 0.173 ha
Permeable surfaces: Proposed * excludes flat roof of garage & pool	1819 m ² / 0.182 ha + 85 m² / 0.009 ha
Soft Landscaping	
Application boundary	2756 m ² / 0.276 ha
Existing	1734 m ² / 0.173 ha
Proposed * includes flat roof of garage & pool	1968 m ² / 0.196 ha + 234 m² / 0.023 ha



3.0 DESIGN PROPOSAL

The Farmhouse, Littleborough

3.7 Layout

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

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 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 smaller in the volume than exsting round extension, but allows for the clients to use as required.

A newly proposed subterranean garage and pool show improvement from the currently built buildings of the same purpose. This is achieved by a careful consideration of the setting's assets in line with local policies and client's desired.

Parking provision for visitors has been allocated to in front of the Farmhouse and can accommodate up to four parking spaces.

3.8 Scale And Form

There are no proposed changes to a scale nor a form of the 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.

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-west 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 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 stone of the removed 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 accommodate a new garage and a leisure area are to reuse soil across the site 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 visibility around the Hollingworth Lake.

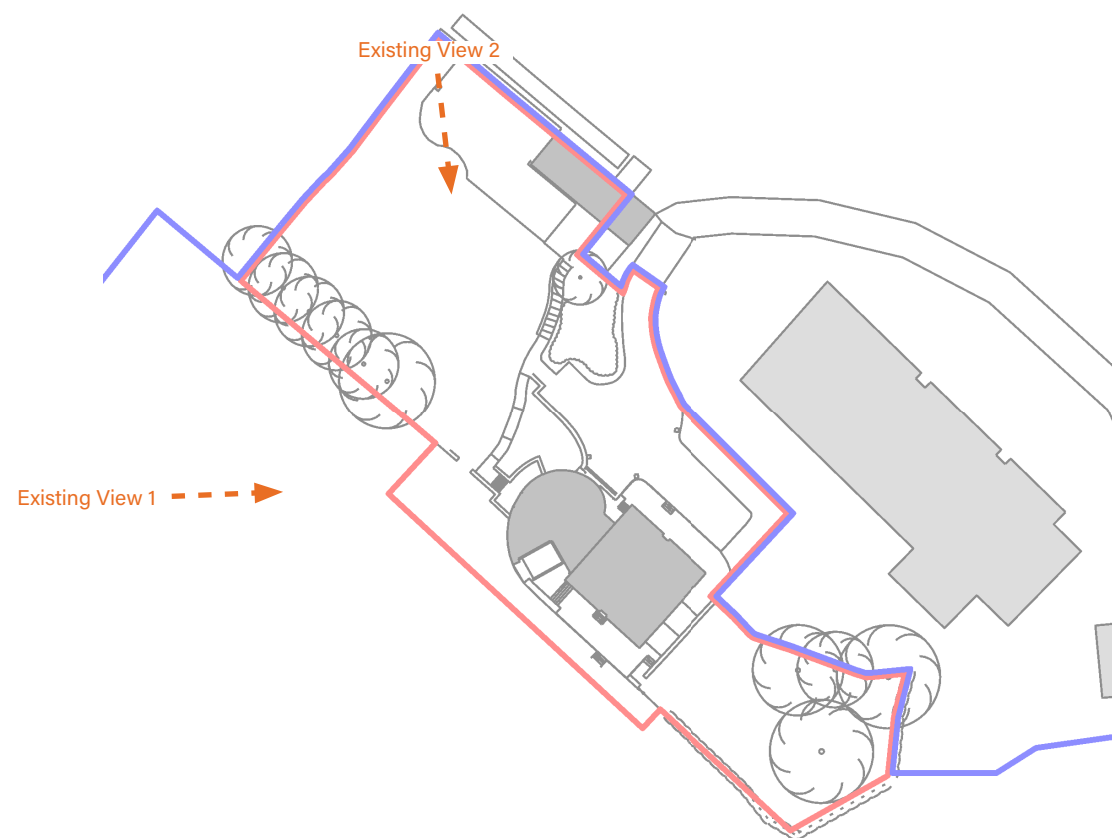
Minor, but improving, changes are proposed to existing driveway stone walls which are of an unsympathetic stonework and will be enhanced by more appropriate boundary treatment and construction of dry stone wall aesthetics.

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 proposed subterranean garage has a minimal impact on setting as a result of being bermed with grassed and wild flower covering to roof and walls. The garage door will be timber. A glass roof and back wall gives natural light to the subterranean pool.



3.10 Computer Generated Images



Existing View 1



Existing View 2



Proposed View 1



Proposed View 2

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.

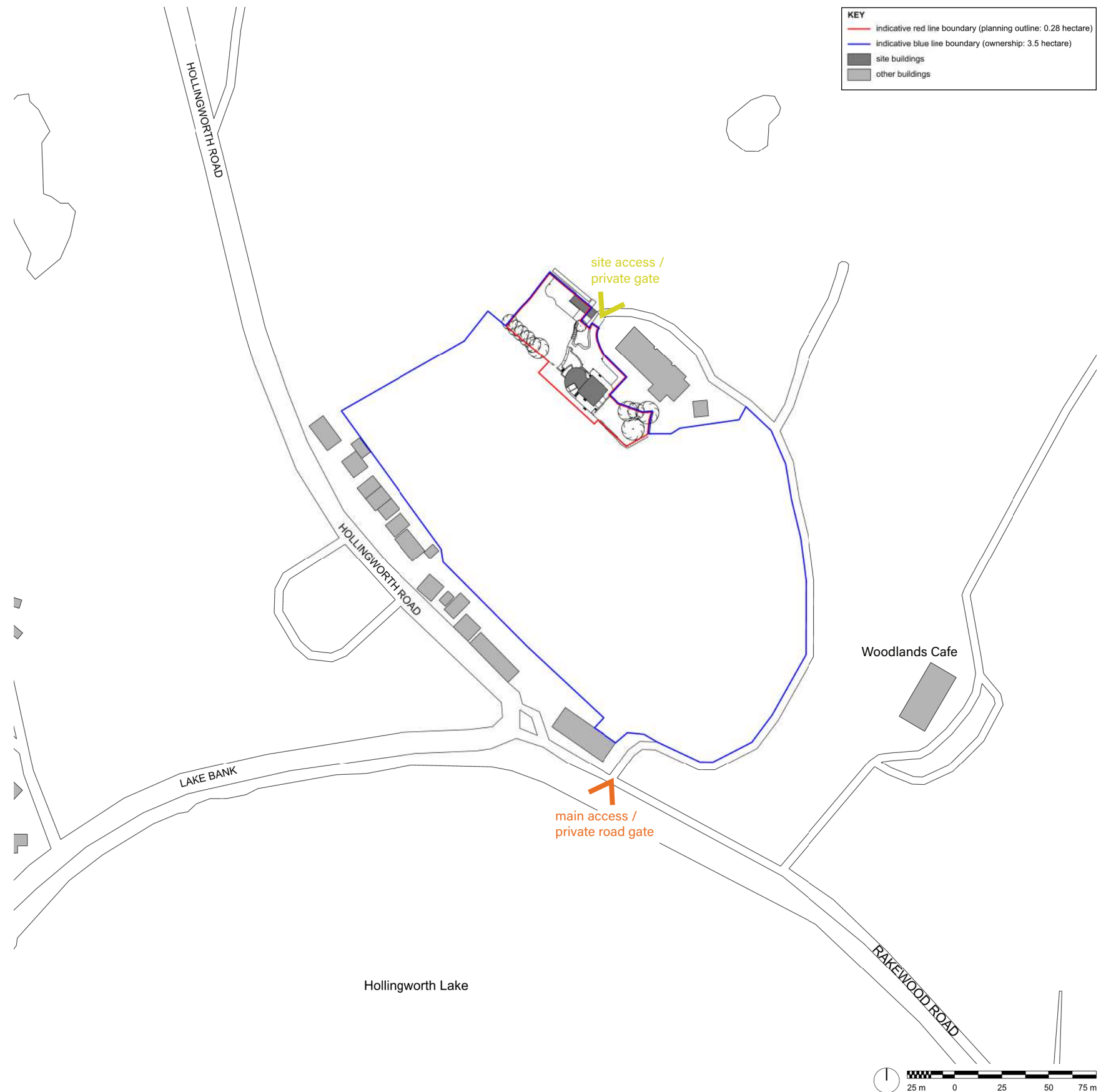
To ensure satisfactory disposal of surface water from the site and to prevent an increased risk of flooding as a result of the development, the proposed driveway will be constructed from permeable materials such as permeable paving blocks, resing driveway and/or porous materials such as porous concrete. 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. The driveway would also be extended towards the north-west to accommodate the proposed subterranean garage. With this in mind, it is advised that the submitted proposed plans should demonstrate adequate space for two vehicles, as well as space for turning and manoeuvring in and out of the property.

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.

The property has proposed subteranean garage for four cars, as well as two allocated parking spaces within the curtilage of the site in accordance with SMBC parking standards for visitors.



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.

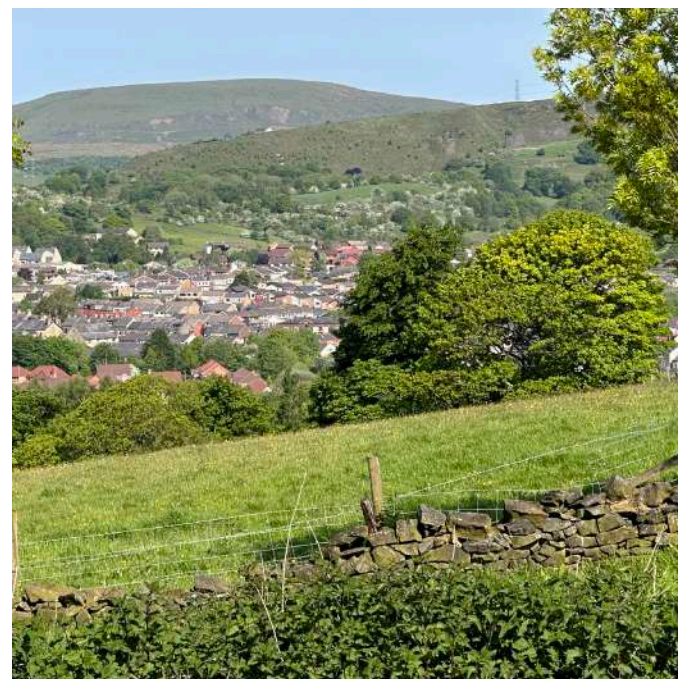


5.2 Opportunities & Constraints



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.



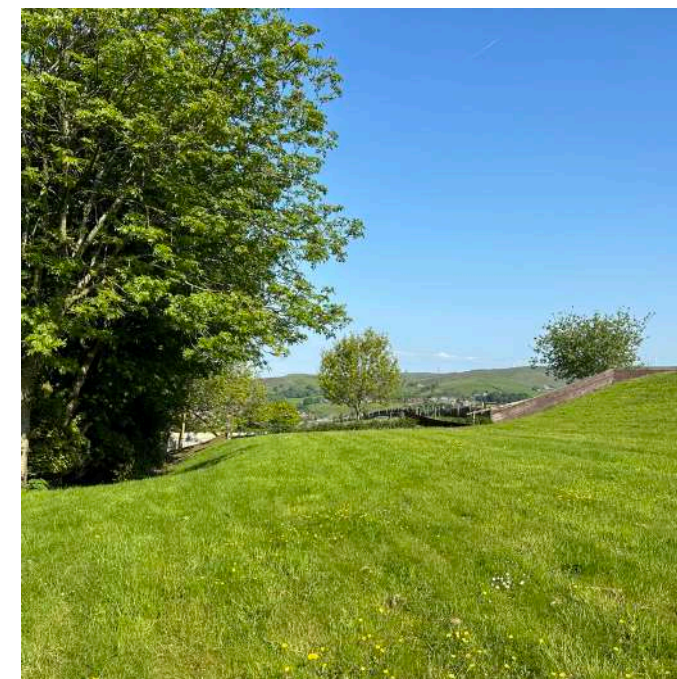
Improve degraded field boundaries

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.



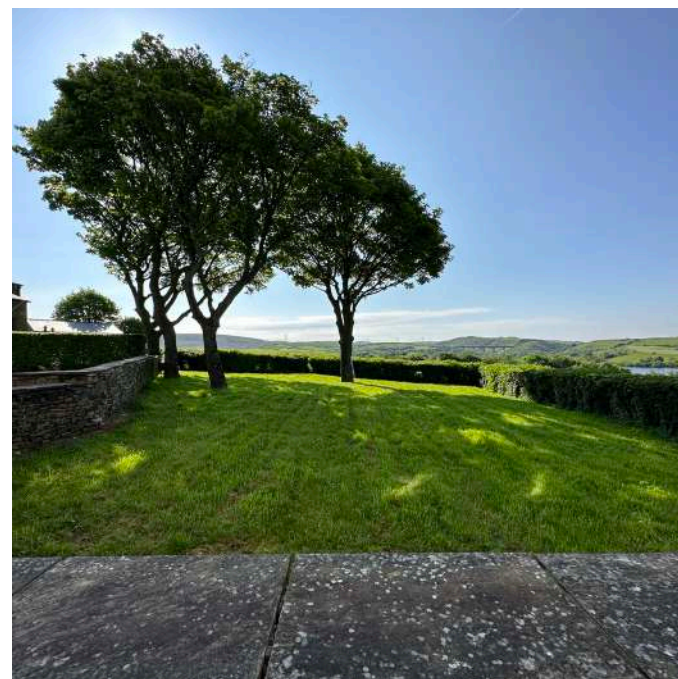
Utilise existing level plateau

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.



Use existing land form

The proposed design uses the existing level changes and embankments to integrate the proposed garage and pool room into the site. By making the building subterranean it maintains the green setting and seeks to minimise the impact of views of the building from the surrounding landscape.



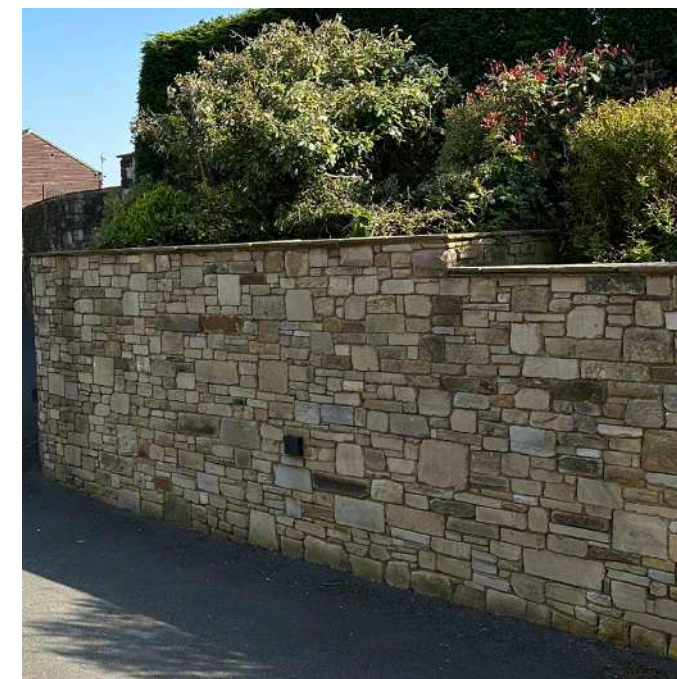
Maintain the existing enclosure

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 use of the 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. Workstone Wall (to match existing)

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

5. Retaining Wall (to match garage)
Supplier: Johnsons Wellfield or similar approved

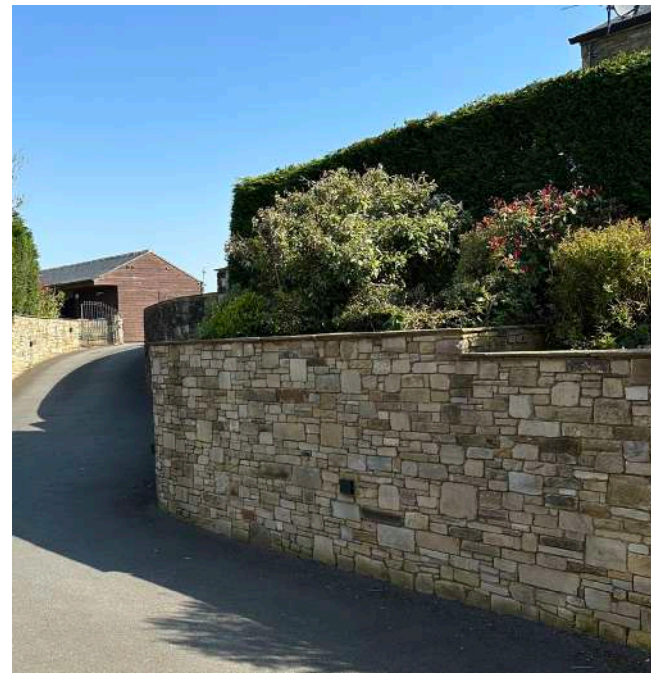
6. Gabion Retaining Wall
Filled with site won sandstone material

7. Dry Stone Wall
Existing wall made good with site won material where possible

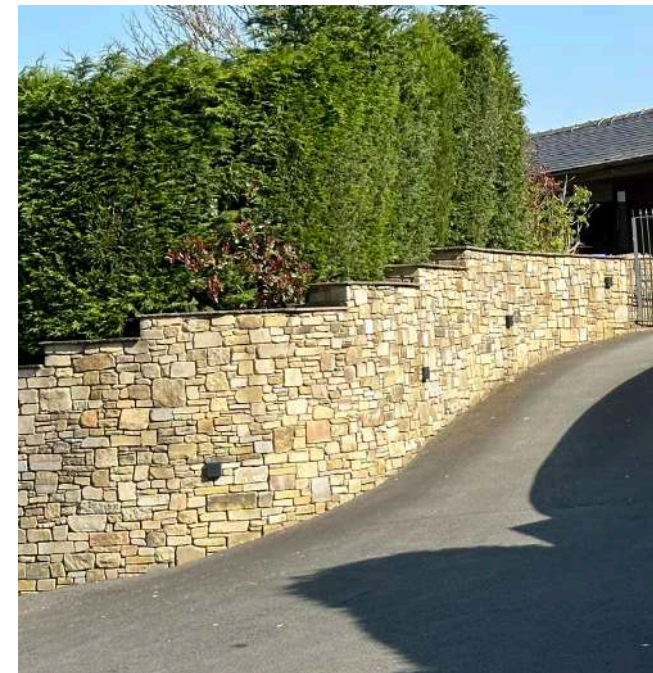




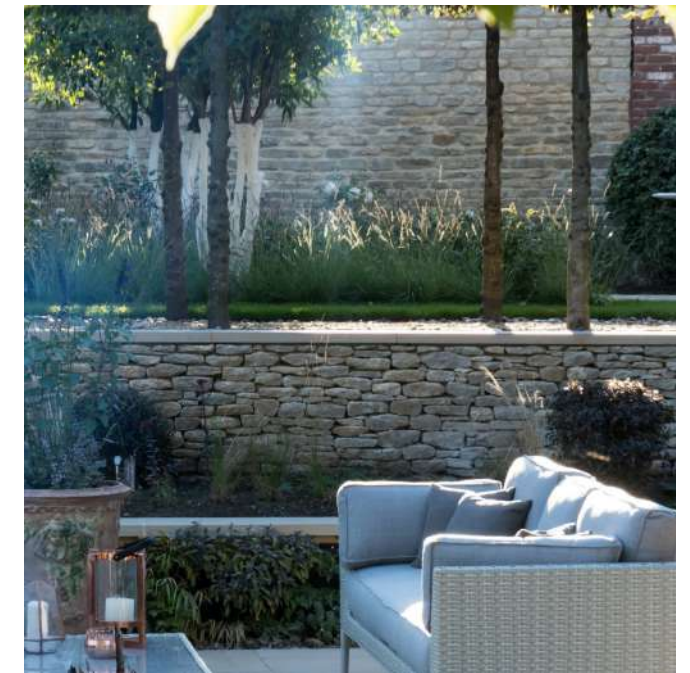
1. Yorkstone Steps



2. Existing Wall Retained



3. Yorkstone Wall (To match existing)



4. Yorkstone Retaining Wall



5. Retaining Wall (To match garage)



6. Gabion Retaining Wall



7. Dry Stone Wall

5.6

Softworks Palette - Trees & Hedges

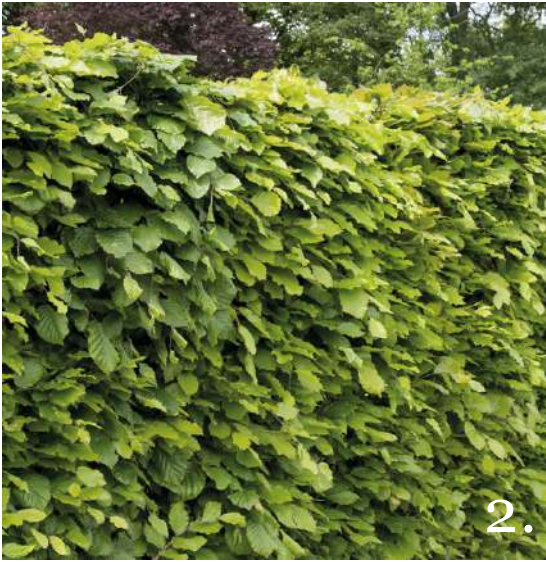
The proposed trees and hedges are native species (Betula / Fagus) that respond well to the surrounding landscape whilst functioning as a well designed garden space.

TREES

1. *Betula pendula*

HEDGING

2. *Fagus slyvatica*



5.7 Site Access

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

▪ Pedestrian

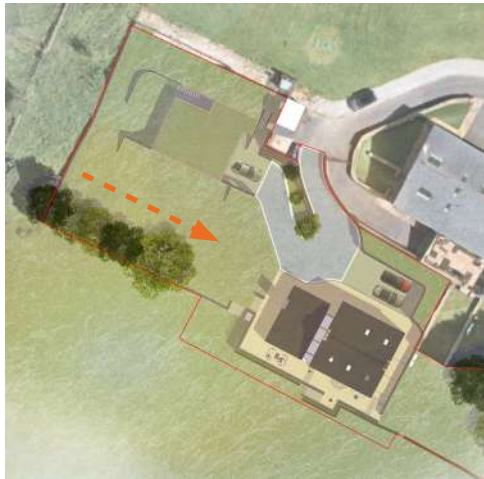
Level, step free access is provided to both the main building entrance, the extension and the garage / pool room from the proposed parking spaces. Access to the bin storage area is via two flights of steps to the east of the garage / pool room.

▪ Vehicular

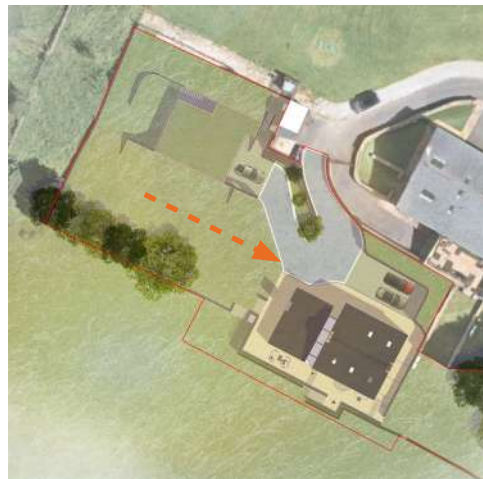
Vehicular entry to the site is provided from the existing point of site access. The proposed design allows a generous parking area in front of the farmhouse in close proximity to the main entrance, with space to perform a three point turn. Access to the garage is provided by a lower section of driveway, incorporating a car turntable to avoid the need to reverse back up the slope.

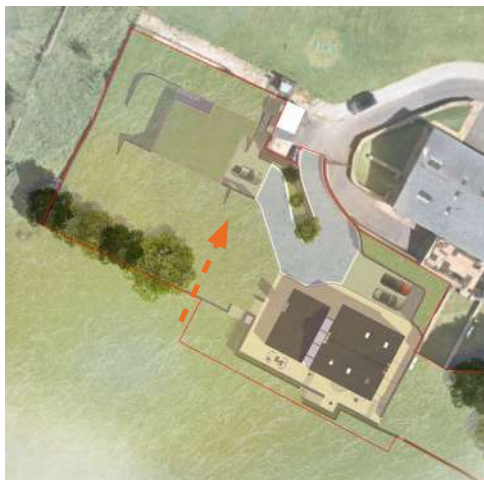


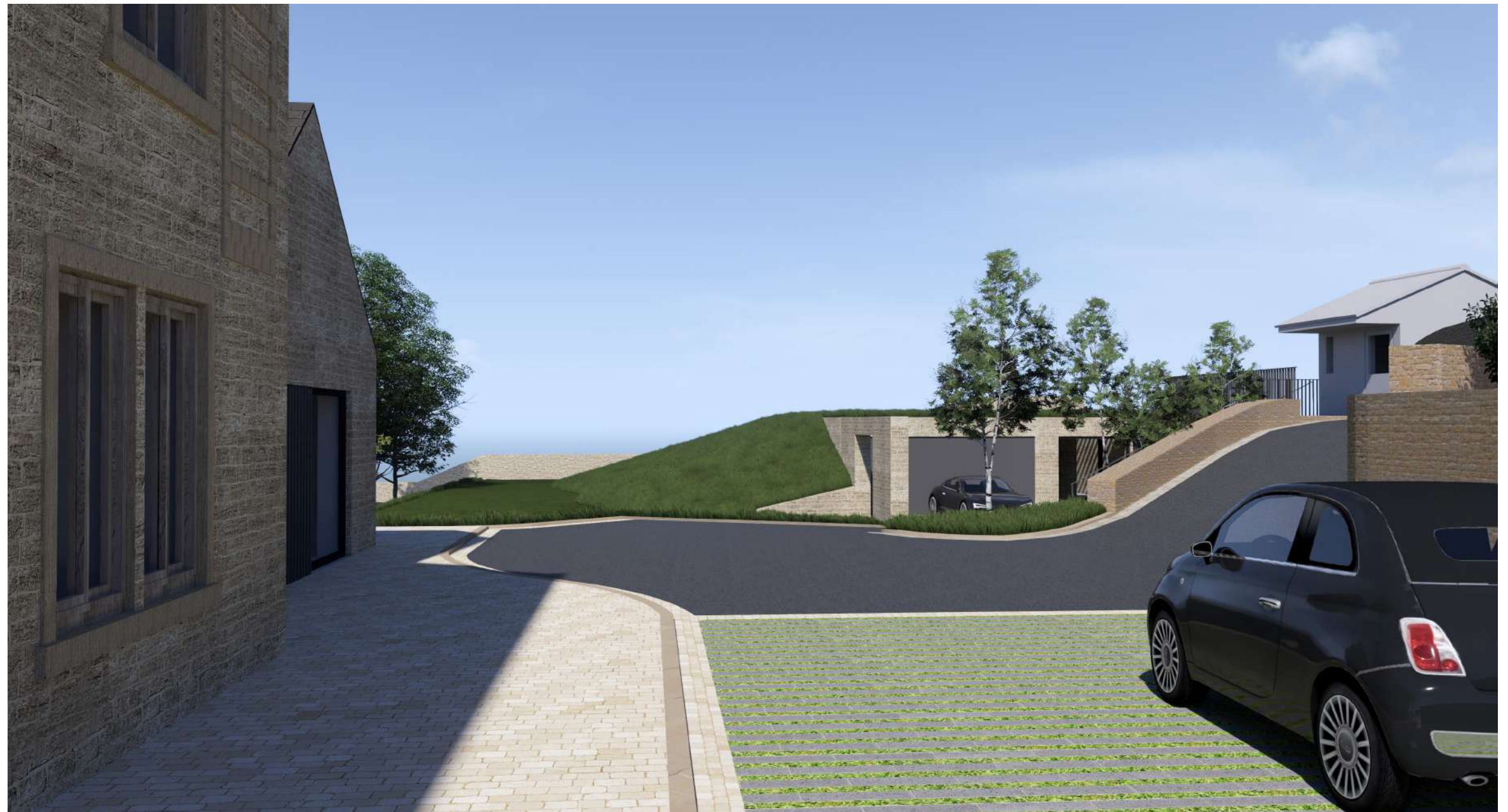
5.8 Landscape Visuals



5.8 Landscape Visuals















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 existing Farmhouse. 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. The subteranean garage and pool annex have a very minimal visual impact on the setting, keeping the Farmhouse as a leading dwelling on site.

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 buildings, extension and the annex, and their 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. The annex is to utilise site levels and work with the site landscaping and in line with the site openness required within the green belt.

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.

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, pool and 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.

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' 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.

The incorporation of a four-car garage and leisure pool proposed a design challenge due to the greenbelt setting. We consider that by bringing forward the existing grassed embankment to hide these facilities in an earth sheltered building, and by removal of the timber and upvc converted stable block from the horizon, is appropriate design considerate to the rural setting in greenbelt.

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 greenbelt setting has been successfully and elegantly achieved.



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