

8733 | Rochdale Children's Moorland Home

Design and Access Statement

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Buttress

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Design and Access Statement

Prepared for:

Jane Barker, on behalf of Rochdale Children's Moorlands Home
Nam Farm
Wardle
Rochdale
O12 9PN

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Buttress

41 Bengal St.
Manchester
M4 6AF

T 0161 236 3303
F 0161 236 3303
E contact@buttress.net
W www.buttress.net

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1 Introduction

This document has been produced to support the Listed Building Consent application for the proposed changes to the manager's cottage at Rochdale Children's Moorland Home, formerly known as Nab Farm.

The manager's cottage, adjoined to Rochdale Children's Moorland Home, is a three bay, two storeys mid-18th-century farmhouse. A stone lintel dated 1756 sits above the children home's the entrance, however, there is no such date stone specifically of the cottage. It is believed the property developed as a series of connected buildings, but construction dates are unknown.

The form of the building suggests it was originally a laithe house, i.e. a house with attached barn, a typical building form in the Lancashire Pennines. In keeping with local materials, the building is built of watershot stone with a stone slate roof. The cottage has a variety of 1, 2 and 3-light stone mullion windows and a projecting porch.

The aim and requirement of the proposed works are to create a modern, open living arrangement that will attract future managers, ensuring its continued viability to support the children's home. This is achieved by connecting two of the ground floor bays to provide an open kitchen/dining space and a new, simplified staircase. The proposal also introduces a ground floor WC, housed within the modern garage/store extension. Increased natural lighting is aimed to be achieved by reinstating a previously infilled window opening at ground floor, and by introducing 3no. of rooflights at first floor.

2 Listed Building Status

2.1 Listing Description

Name: THE ROCHDALE CHILDRENS MOORLAND HOME

List Entry Number: 1203856

Location: THE ROCHDALE CHILDRENS MOORLAND HOME, NAB ROAD

Grade: II

Date first listed: 29-Jun-1966

Date of most recent amendment: 12-Feb-1985

2.2 Heritage Assessment

A heritage assessment has been produced by Buttress and is supplied as a separate document in support of the Listed Building Consent application.

3 Property Information

3.1 Location

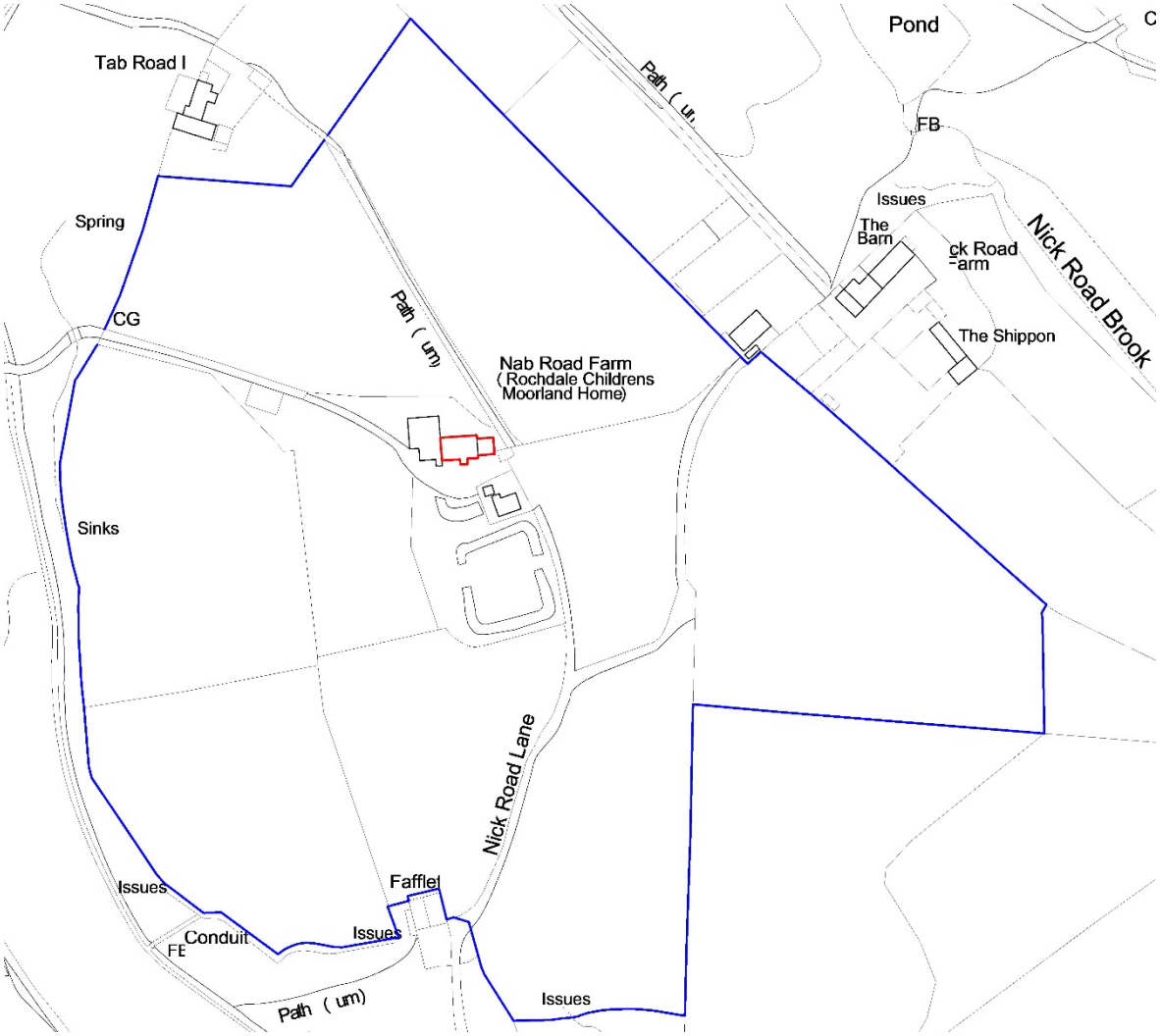


Figure 1 - Drawing, Location Plan

Rochdale Children's Moorland Home is located in amongst remote farmland approximately 1.25 kilometres southeast of Whitworth village, in the Metropolitan Borough of Rochdale. The site is situated on a reasonable incline and the building's exposed south facade stands proud in the landscape.

The property was originally a farmhouse and summer residence of Mr. and Mrs. Fredrick Lye, previously known as Nab Road Farm and retains the typical stone-built appearance and characteristics of the hillside farmhouses of the area.

3.2 History & Development

As discussed in the Heritage Impact Statement, until the 1990's garage and store extension, the only notable change in the external form of the manager's cottage appears to be the removal of a porch-like feature on the rear (north) façade of the building.



Figure 2 - Photograph, South Facade Infills

There is evidence of previous openings being present in the façade, notably on the south-east corner of the building, where 2no. stone lintels and infilled brick is evident.

From the charity's archived committee records, it is known that reroofing works were carried out in 1981 and 1992, and UPVC windows were installed in 1992.

Internally the building has developed over time to provide the domestic standards of the time. It is known that following the purchase of the property in 1903 by Fredrick Lye, significant alterations were undertaken, part of which focused on providing electricity and central heating to the cottage.

The children's home also undertook their own improvements in 1937 in order to adapt the 2no. bedroom summer house to the 3no. bedroom Matron's (manager's) cottage. Later alterations have been carried out in 1983 when the bathroom and toilet were installed in the central bay of the cottage on the first floor.

3.3 Condition & Current Use

Ever since being donated to Rochdale Children's Moorland Home in 1925, the cottage building has been the residence of the required onsite matron/manager, supporting the efforts/operations and maintaining the local institution for the last 94 years.

The current committee for the charity remark that, for the past few decades no manager has chosen to stay in post beyond 6 – 8 years. Whilst it is understood that is down to the life span of sustaining a demanding role on site all hours of the day, every day of the week, the standard of the accommodation provided has been raised as an issue by past and potential future managers.

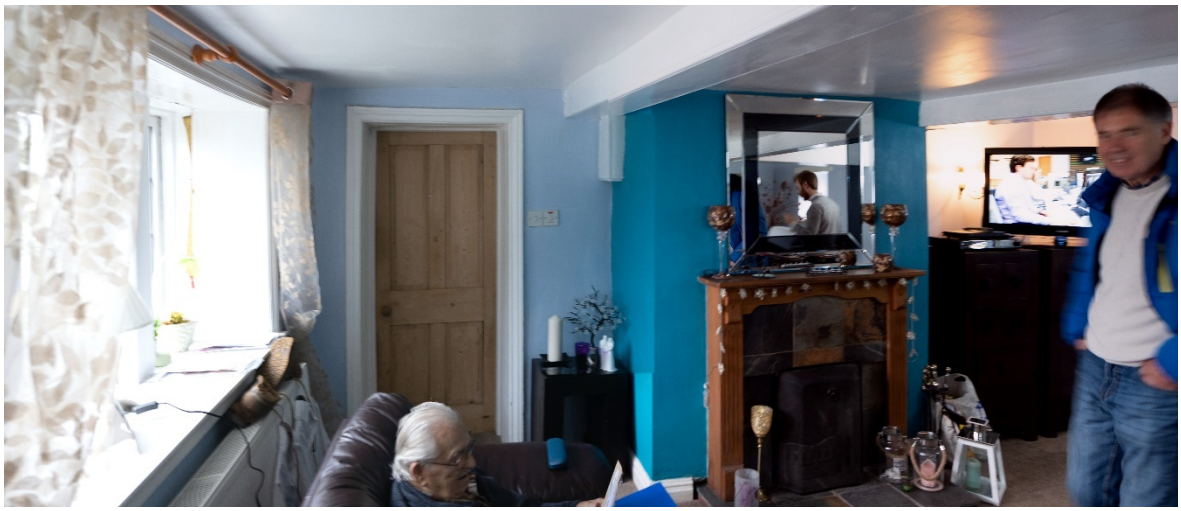


Figure 3 - Photograph, Central Bay Interior - Facing West Bay Wall



Figure 4 - Photograph, Central Bay Interior - Facing East Bay Wall



Figure 5 - Photograph, East Bay (Current Kitchen)



Figure 6 - Photograph, First Floor East Bedroom

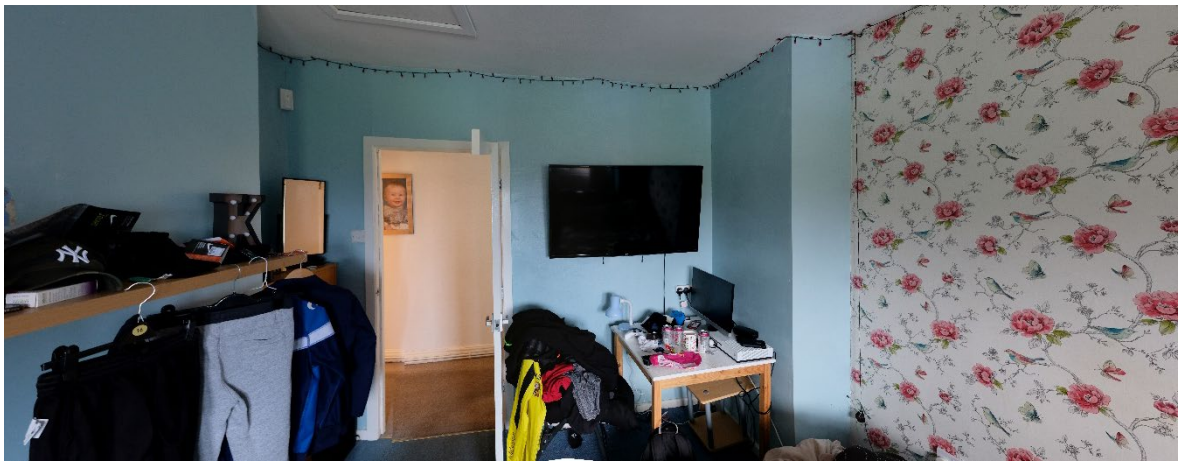


Figure 7 - Photograph, First Floor Central Bedroom

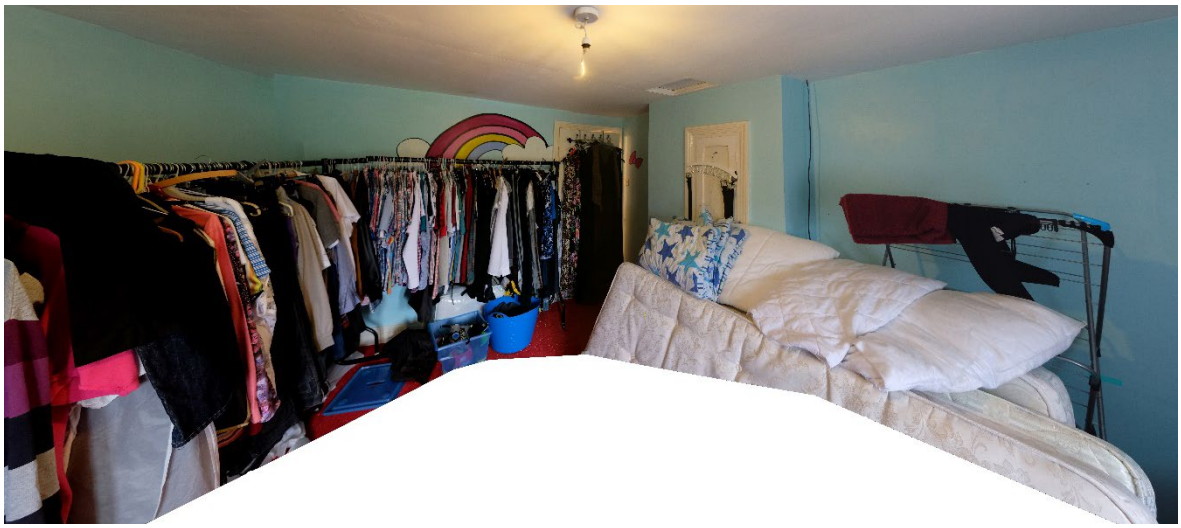


Figure 8 - Photograph, First Floor West Bedroom

4 Proposed Design

Full resolution drawings of the existing and proposed can be found in drawings:

- 8733 (01) 001, (02) 001 and (03) 001 – As Existing drawings
- 8733 (04) 001, (05) 001 and (06) 001 – As Proposed drawings

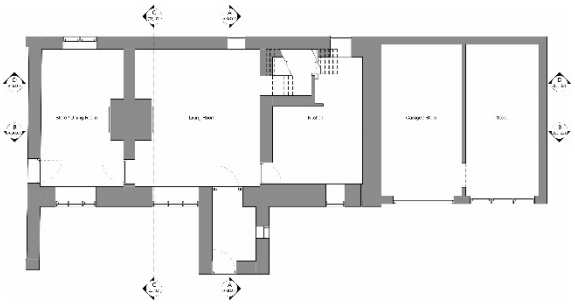


Figure 9 - Drawing, Existing Ground Floor Plan

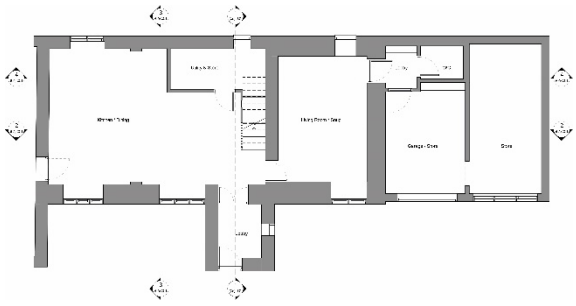


Figure 10 - Drawing, Proposed Ground Floor Plan

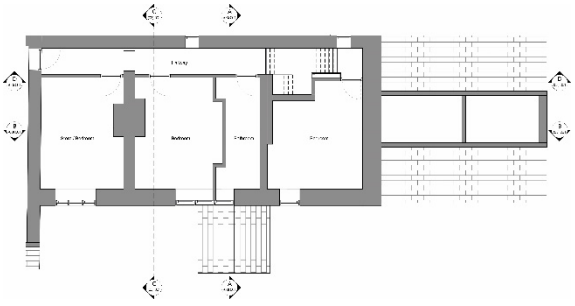


Figure 11 - Drawing, Existing First Floor Plan

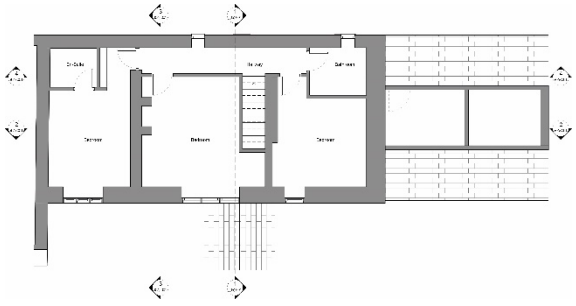


Figure 12 - Drawing, Proposed First Floor Plan

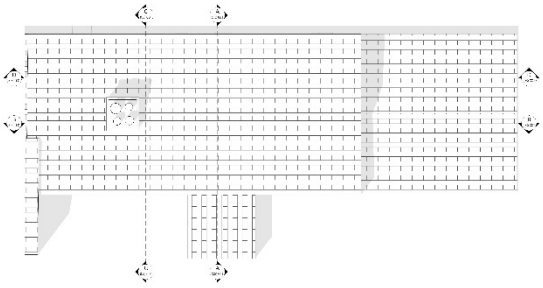


Figure 13 - Drawing, Existing Roof Plan

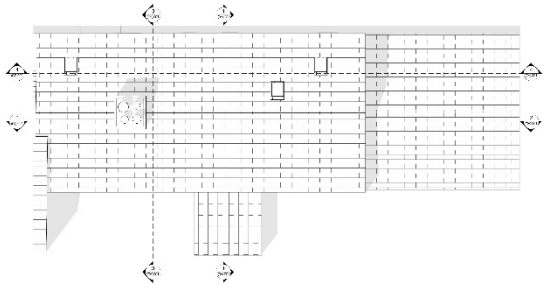


Figure 14 - Drawing, Proposed Roof Plan

4.1 Overview

The aim and requirement of the proposed works are to create a modern, open living arrangement that will attract future managers, ensuring its continued viability to support the children's home.

4.2 Proposed Internal Layout

To achieve this the proposed scheme opens the ground floor into an open kitchen/dining arrangement with utility and store tucked against the rear wall and under the relocated staircase.

The new, simplified stair will improve accessibility and its relocation allows for the full depth of the eastern bay's plan to be reinstated. The infilled window at the front of this bay will be removed, reinstating the two-light window, providing a significant amount of additional light to the space.



Figure 15 - Visualisation, Proposed Central Bay and East Bay Interior – Facing North West

With the removal of the wall and position of the new staircase, the existing first floor would be compromised and require rebuilding. As the current floor offers a very low and limiting ceiling height on the ground floor, the opportunity will be taken to rebuild the floor at circa. 180mm higher, giving a more practical and viable, albeit still low, clearance height. The existing 'exposed' timbers (currently boxed out), will be uncovered and reinstated as much as practically possible.



Figure 16 - Visualisation, Proposed Central Bay and East Bay Interior - Facing East

At the first floor, the layout has been coordinated to ensure service outlets are located on the rear façade and do not require to run below across the property below the ceiling level, as the current 'boxed out' foul drainage does. The plan form has therefore positioned the bathroom and master en suite on along the rear elevation and reduced the amount of corridor space by closing off the unused entrance into the Children's Home at this level.



Figure 17 - Visualisation, Proposed First Floor West Bay Bedroom



Figure 18 - Visualisation, Proposed First Floor Central Bay Bedroom

A total of 3no. of rooflights are included in the proposed design, these have been introduced on the rear of the east and west bays of the property, installed so that they do not protrude above the plane of the roof. The eastern bay currently suffers from a noticeable lack of natural daylight, therefore rooflights have been included in the bedroom and proposed bathroom to improve the living environment conditions. Another rooflight has been included in the proposed en suite to allow natural light in without removal of original fabric.



Figure 19 - Visualisation, Proposed First Floor East Bay Bedroom

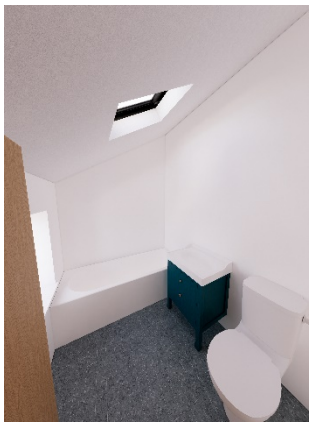


Figure 20 - Visualisation, Proposed First Floor Bathroom

4.3 Elevational Treatment

The main change to the existing elevations is the replacement of the UPVC windows. These are to be replaced with new, timber-framed units. Otherwise, the proposal only looks to remove the cementitious mortar and repoint the existing external walls using a lime-based mix. Both of these treatments are aimed at improving the building's performance and removing an undesirable aesthetic on the heritage asset.

4.4 Scale & Massing

The property is not altered in scale or massing externally, therefore this is considered of no impact.

4.5 Materials

The material palette for the proposed development is limited as there are few external changes. The replacement windows will be painted timber framed units and all rooflights will be of conservation rooflight design, in a tradition dark grey finish.

Internally, materials and finishes have been designed for simple, a long term attractive and traditional aesthetic, and functionality. Walls and ceilings will have a plain plaster. Joinery and new internal doors are to be clearly finished, providing a warm contrast to the plain walls.



Figure 21 - Colour, Conservation Rooflight



Figure 22 - Material, White Painted Timber

Figure 23 - Material, White Plaster



Figure 24 - Material, Plain Timber

4.6 Ventilation

With dampness and lack of breathability a significant issue to the building at present, it is proposed to introduce a humidity sensitive extraction with heat recovery system.

The replacement of the asphalt floor, with a free draining limecrete build up, should avoid dampness being pushed from below the impermeable floor into surrounding walls therefore, reducing the damp issues. However, the induction of a mechanical system will ensure the longevity of the property and counteract any negative elements that cannot be removed.

The terminals for the system are proposed to be lead vents weathered accordingly with the existing stone slate roof and located on the rear pitch of the roof.

4.7 Heritage Assets

Please see the attached heritage assessment document which gives an assessment of features of significance and review of the impact of the proposed works of said features.

4.8 Trees

There are no trees within the vicinity of the proposed works therefore trees should be unaffected by any works.

5 Access

5.1 Access into the Building

The main entrance into the building is unchanged, through the porch lobby.

Access will also now be possible through the existing garage/store via the proposed WC lobby. This has been included as part of the scheme in order to allow easier access to the manager's home whilst carrying out site maintenance, using the equipment in the store, as well as providing a ground level WC.

5.2 Access within the Building

The ground floor is proposed to remain at the existing level. The removal of the dividing wall between the central and west bays allow for a single, larger space and the relocation of the staircase.

The existing staircase located in the north-east corner of the building, is spilt at half level with a landing and two separate runs then serve to reach different sides of the first floor. The proposed staircase is located at the centre of the property and visible on entry. It is arranged as a single straight run of 12no. risers. This new arrangement provides clearer access and enables all rooms to be accessed from a single run.

5.3 Parking

Access to the property will not change following the proposed works, with driveway, external parking area and surrounding landscape maintained. The existing garage/store structure is used to store maintenance equipment for the property and grounds; therefore the inclusion of the WC does not impact the parking facilities.

6 Conclusion

The addition of a ground floor WC and simplified stair arrangement provides a greater level of accessibility to the property, which it current lacks. Alterations to the internal layout provide a much-needed update in functionality and efficiency, easing the obvious and unnecessary day-to-day difficulties for modern family living. Other elements of the proposal seek to enhance the property by the reinstating timber windows and repointing the external elevations using a traditional lime mortar, bringing it back closer to its original quality finish.

These renovations will enable the property to become an attractive home for the Charity's manager, ensuring that Moorland's Home can continue to attract this vital member of staff, stave off the risk of closure and continue to serve the children of the area with their vital work.

7 Appendices

7.1 Heritage Documents

8733	Heritage Impact Assessment

7.2 Architectural Drawings

8733 (01)000	Location Plan	1:1250
8733 (01) 001	Existing Floor Plans	1:50
8733 (01) 002	Demolition and Alteration Floor Plans	1:50
8733 (02) 001	Existing Elevations	1:50
8733 (02) 002	Demolitions and Alterations Elevations	1:50
8733 (03) 000	Existing Sections	1:50
8733 (03) 001	Demolitions and Alterations Sections	1:50
8733 (04) 001	Proposed Floor Plans	1:50
8733 (05) 001	Proposed Elevations	1:50
8733 (06) 001	Proposed Sections	1:50
8733 (07) 001	Isometric 3D Views	1:100