

Design and Access Statement for conversion and extension of former chicken shed into single dwelling at Higher Moorgate Cottage, Gristlehurst Lane, Heywood, OL16 4BJ.

SITE

The site comprises a former single storey chicken shed and surrounding land which is situated within the designated Green Belt. The building has not been used for a number of years and is in a semi-derelict condition. However, the accompanying structural engineer's report confirms that it is capable of being converted without major or wholesale demolition and reconstruction.

USE

It is proposed to demolish the existing lean-to construction and outbuilding and to convert and extend the remaining building into a single family dwelling. The surrounding land will be a private garden area. Two parking spaces are to be provided on the footprint of the demolished outbuilding.

AMOUNT

The existing building footprint will only be increased minimally by the construction of a new insulated outer skin to the retaining existing concrete block walls. The extension will be constructed on the footprint of the demolished lean-to structure. The roof structure will be raised whilst retaining the similar profile. The ridge height of the new roofs will be raised by approximately 1.50 metres. The increases to volume and footprint are as scheduled on the separate Green Belt assessment.

LAYOUT

The internal layout has been designed so that the living and dining accommodation faces in a south westerly aspect benefitting from the open views across the countryside and the afternoon sunshine. The principal access door will be located on the north westerly elevation away from the access drive which also serves Higher Moorgate Farm and Higher Moorgate Cottage. Wherever possible, the existing external openings have been retained and re-used.

SCALE

As mentioned above, the footprint will be increased slightly and the overall height of the building will be increased by approximately 1.50 metres.

LANDSCAPING

The external areas will be laid to lawn with final planting undertaken by the ultimate occupier.

The area of land between the building and the access road will have a gravel finish to facilitate the reversing of vehicles parked on the former demolished outbuilding on the opposite side of the road.

The existing north and west elevation boundary fencing will be retained and a new native mix hedge will be planted along the south easterly boundary providing privacy from the adjacent uses.

The former outbuilding concrete base will be retained for the car parking facility.

APPEARANCE

The existing buildings have a somewhat utilitarian and dilapidated appearance which is considered to be detrimental to the visual amenity of its Green Belt and rural location. The external walls comprise concrete blockwork with corrugated steel roof coverings.

The existing outbuilding, together with the lean-to section of the main building are to be demolished.

The existing concrete structure will have a new insulated, natural stone outer skin constructed around the retained blockwork walls not only to provide the required thermal properties to comply with building regulation Approved Documents but to also massively improve the visual appearance. The upper level will have a concrete block outer skin covered with timber cladding.

The existing corrugated steel roof cladding will be removed and the new roof structure will be covered with natural blue slates.

ACCESS

The site is situated on the westerly side of an access lane between Gristlehurst Lane and Bury and Rochdale Old Road which serves Higher Moorgate Farm and Higher Moorgate Cottage. Access to the application site would be from Bury and Rochdale Old Road which has an existing set back boundary enabling adequate visibility in both east and westerly directions together with sufficient width for vehicles to enter and exit the site simultaneously without causing a highway obstruction.

Bury and Rochdale Old Road is served by public transport with buses into Bury and Rochdale.

The existing access road has sufficient width and passing places to enable opposing traffic to easily pass each other.

It is proposed to provide two parking spaces on the site of the demolished outbuilding.

There is currently a wheelie bin collection point approximately 20 metres from the junction of the access road and Bury and Rochdale Old Road which is of sufficient size to cater for the bins required for the proposed development. Residents are responsible for taking their bins to the collection point and returning them after emptying by the local authority.

REFUSE STORAGE AND COLLECTION

There is an existing wheelie bin collection point approximately 20 metres from the junction of Bury and Rochdale Old Road and the site access road which is currently used by the occupants of Higher Moorgate Cottage who take their bin bags to the collection point and put them in the wheelie bins for collection by the Local Authority on a weekly basis. The bins remain there and the owners 'tidy up' after collection to ensure that the bins do not obstruct the access.

The occupiers of Higher Moorgate Farm have their own independent access and collection point on Gristlehurst Lane.