



Bank Top Farm, Littleborough Design & Access Statement

Corstorphine & Wright

Revision Log

Revision	Date	Notes
00	23.05.2022	First Issue
01	09.06.2022	Second Issue - Update to 'constraints and opportunities'. And the addition of 'Design Development' massing diagrams
02	19.07.2022	Third Issue - Revised renders and planning stage drawings added
03	04.08.2022	Fourth Issue - Revised landscaping
04	18.08.2022	Fifth Issue - Revised Proposed Site Layout



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Design & Access Statement

This Design and Access Statement has been prepared by Corstorphine & Wright, on behalf of Bank Top Farm, in support of a planning application for the development of a farm shop cafe and community room together with associated car parking, servicing facilities and landscaping.

This document should be read in conjunction with the planning application drawings and all other supporting documentation listed below:

Drawings

- 21358-0201-01_Site Location Plan
- 21358-0211-00_Existing Site Plan
- 21358-2011-03 - Proposed Site Plan
- 21358-2001-01 - Proposed Floor Plans
- 21358-2101-01 - Proposed Sections
- 21358-2151-02 - Proposed Elevations
- Proposed Visuals

Documents

- Planning Statement (Maybern Planning & Development)
- Transport Statement (Mode)
- Landscape and Visual Appraisal (PennyBennett)
- Ecological Assessment (ERAP)
- Drainage Strategy (RE FORD)
- Phase 1 Ground Conditions Preliminary Risk Assessment (BEK)
- Desk Top Coal Mining Risk Assessment (BEK)
- Farm Diversification Statement (Bank Top Farm)

Reason for Development

The applicant purchased Bank Top Farm in 1993, at the time the farm house was derelict after being empty for 10 years. Over the following 20 years the applicant and their family rebuilt the property and brought the farm back into operation.

The land is categorised as 'severely disadvantaged' and the number of animals it can support is not going to increase significantly. The farm must therefore diversify to remain viable in the future.

The applicant's sons currently sells free range eggs and meats produced on the farm direct to the public on a small scale at the weekends only. The produce is sold from a 'farm shop' trailer which is towed to the bottom of the farm lane on Hollingworth Road. The meat is mainly frozen.

The development of a permanent farm shop with a butchery would enable fresh meat to be prepared to order and sold in greater quantities. It would also enable other local produce to be sold.

The cafe will be an important element to generate additional income for the farm. It will enhance the trip to the farm shop and be available for passing trade, walkers etc.

The addition of a community room would enable Bank Top Farm to develop links with local schools to support the teaching of the national curriculum in areas of 'Farm to Fork' to help children understand where food comes from and to appreciate the environment and ecology of the area.

The community room could also be used as a meeting place for local groups such as Young Farmers, arts and crafts and walkers.

The development would facilitate the diversification of the farm which is key to ensuring it's viability going forward.



Site Location

2.0 The Site

Corstorphine & Wright

1.1 Site Location

Context

Bank Top Farm is situated on elevated land to the east of the B6225 Hollingworth Road just north of Hollingworth Lake and south of Littleborough.

The farm including the farmhouse and buildings is accessed via a steep track off Hollingworth Road at the southernmost part of the property.

The application site comprises a triangle of land between Hollingworth Road and the farm track. It is enclosed on the west along Hollingworth Road, by a low stone wall with a timber post and wire fence behind it. The public footpath to Hollingworth Road runs to the western side of the wall. A bus stop is also located on the site frontage, providing regular services along Hollingworth Road to nearby settlements.

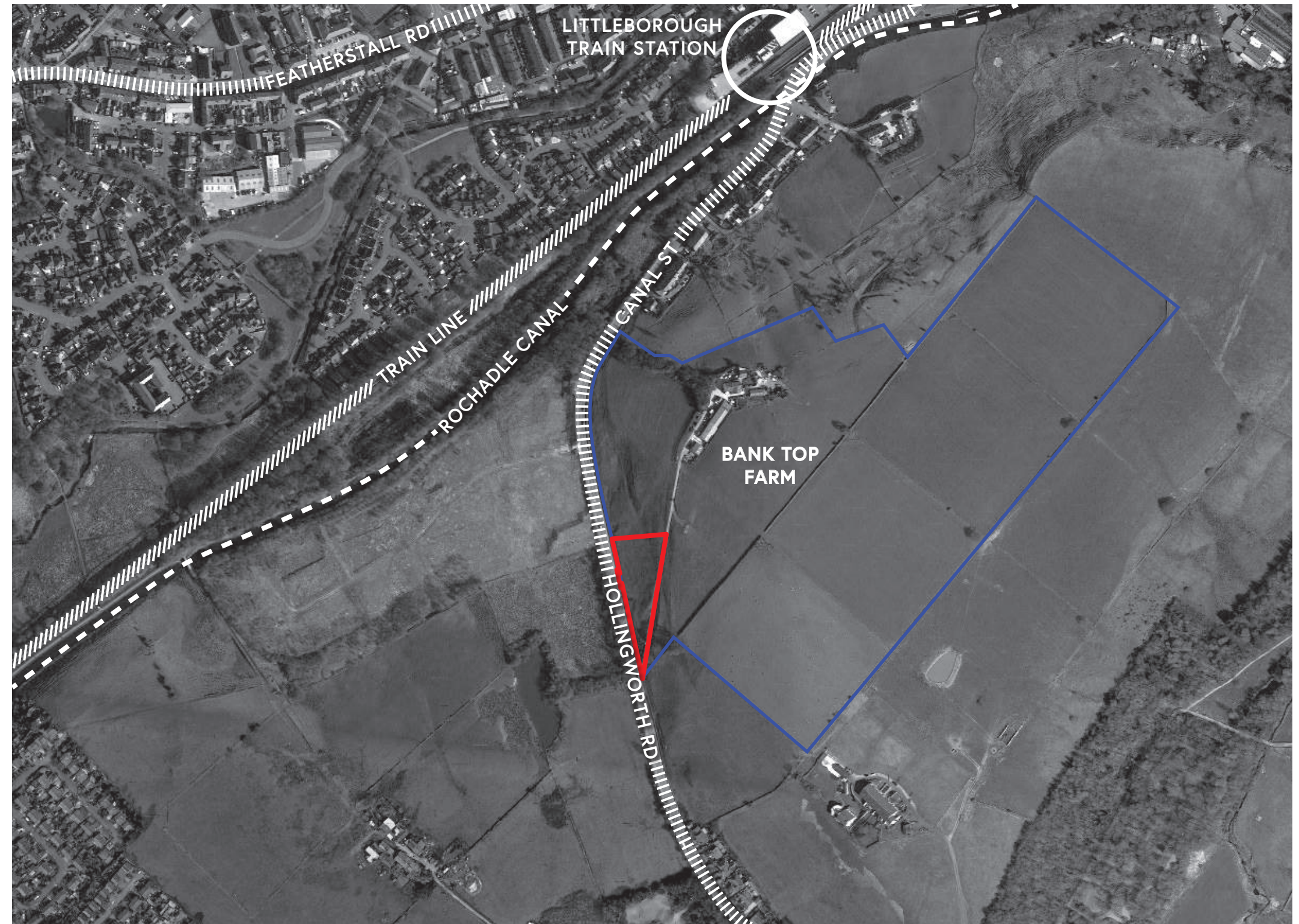
Hollingworth Road falls gradually from south to north and the site slopes steeply from the back of the stone wall up to the farm track above forming a naturally undulating field.

There is a group of mature sycamore trees at the entrance to the farm track, one of which lies within the application site but will be unaffected by the development proposal. There is also a small flush at the southern point of the site and a spring immediately to the north. Both will be retained following the development.

The application site is mainly visible from Hollingworth Road and its adjacent footpaths. There is also some visibility from the public right of way to the west of the site and from some properties on the east side of Smithy Bridge.

Planning permission has previously been granted for approx. 170 new dwellings on green belt land and the former works site (that lies within the settlement boundary on land to the west side of Hollingworth Road immediately northwest of the application site. A current pending application for a revised scheme also follows proposed allocation of that land in the emerging development plan..

As the site lies within the green belt, the application is supported by a landscape and visual appraisal of the proposed development.



Site Location & Context Plan

2.1 Site Photographs

Site Aerial



Site Photos



© 2022 Google images

2.2 Constraints and Opportunities

Constraints:

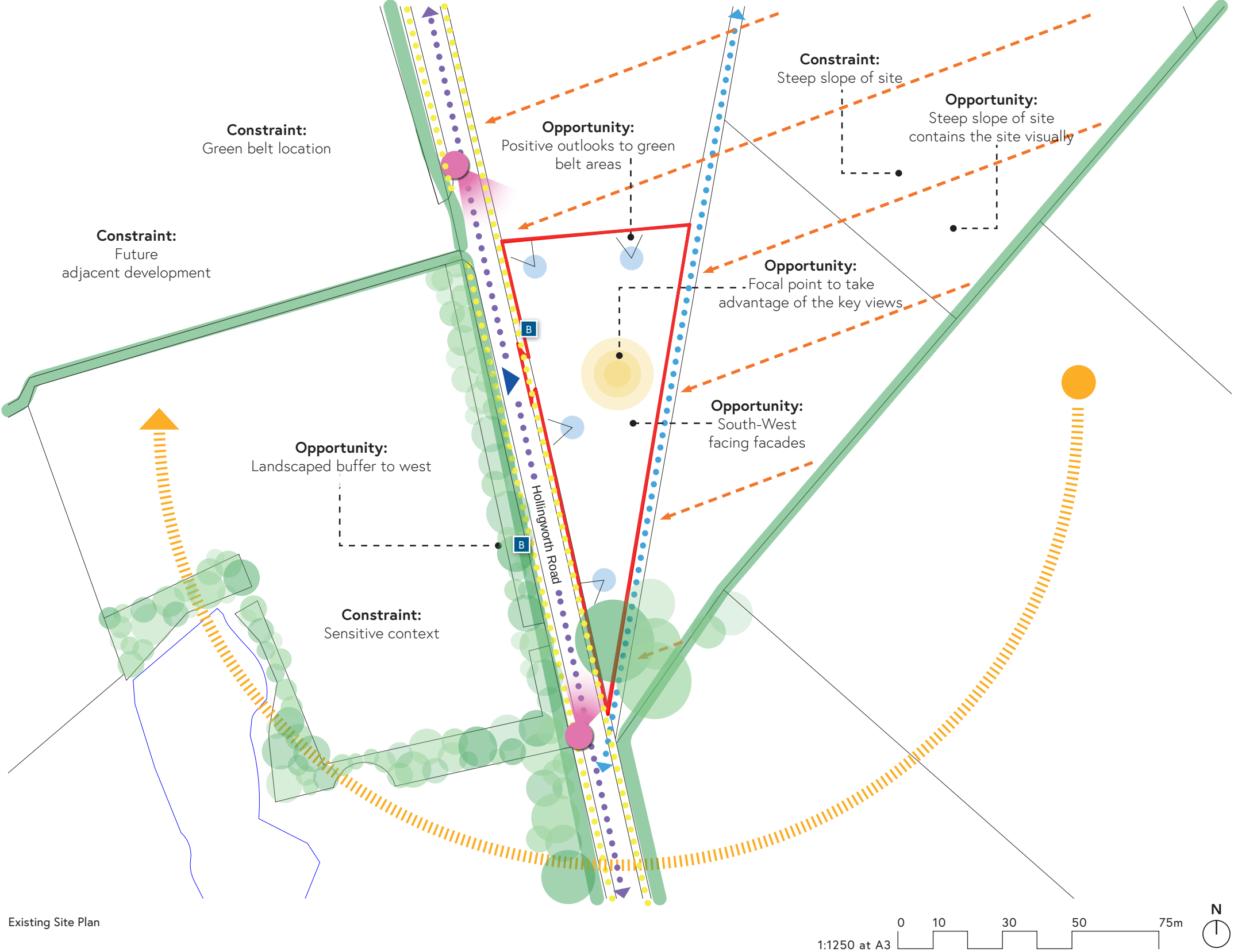
- Location of the site subject to green belt regulations
- The location and context of the site will require a highly sensitive approach to material palette and landscaping
- Steep slope of site restricts development and will require retaining structures
- A large residential development has been given planning permission on the adjacent site on Hollingworth Road

Opportunities:

- The site displays south-west facing facades, giving the opportunity to create valuable outdoor amenity areas
- There are positive outlooks to green belt areas around the site, giving the opportunity to maximise views to the cafe and community room
- There is an existing landscaped buffer to Hollingworth Road to the west of the site, allowing acoustic and visual screening to the south elevation and outdoor amenity areas
- There is potential for a focal point at the centre of the site to take advantage of the key views from Hollingworth Road, to create a sense of arrival and highlight the north and south facades of the development
- Ideal access to local bus routes. There are two bus stops on the site frontage, that provide regular services along Hollingworth Road.
- The slope and ridge to the east of the site prevents views of the site from the wider green belt areas, helping to contain the site visually

Key:

- | | |
|---|--|
|  Site Boundary |  Existing Trees |
|  Sun Path |  Hedgerow |
|  Vehicular Route |  Positive Outlook |
|  Farm Track |  Key View of Site |
|  Slope of site |  Focal Point |
|  Access Point |  Bus Stops |
|  Public Footpath | |



2.3 Adjacent Residential Development

Schedule of Accommodation

Atkins	2 Bed	70.92 m ²	17 No.
Wyatt	2 Bed	81.04 m ²	17 No.
Ashbee	2 Bed	69.84 m ²	02 No.
Cartwright	2 Bed	71.42 m ²	6 No.
Total			42No.
Becket	3 Bed	95.20 m ²	12 No.
Elmslie	3 Bed	86.76 m ²	52 No.
Split Level	3 Bed	108.74 m ²	07 No.
Bloomfield	3 Bed	108.75 m ²	04 No.
Total			75 No.
MacArthur	4 Bed	99.06 m ²	17 No.
Pembroke	4 Bed	125.93 m ²	04 No.
Myline	4 Bed	105.54 m ²	09 No.
Foulston	4 Bed	121.87m ²	08 No.
Aslin	4 bed	102.71m ²	10 No.
Total			48 No.
Fletcher	5 Bed	169.19 m ²	04 No.
Total			04 No.
Total			169 No.

Unit Type Mix

2 Bed	40 No.	24% of total
3 Bed	73 No.	44% of total
4 Bed	52 No.	30% of total
5 Bed	4 No	02% of total

- 900mm Stone Wall (1100mm where acting as guarding)
- 1800mm Stone wall with piers and timber fence infills.
- 900mm Stone Wall with 600mm close boarded fence and 300mm trellis above.
- 1800mm Timber close boarded fence.
- 1500mm Timber close boarded fence.
- 900mm Railing 1100 where acting as guarding.
- 1200mm Timber close boarded fence with 300mm trellis above
- Boundary Hedge

Note: a dashed line indicates an acoustic rated boundary



Adjacent Site - Proposed Development Layout

NOT TO SCALE



3.0 Proposed Scheme

3.1 Site Plan

The site has been designed to ensure that the proposed building is built into the existing steeply banked field in order to lessen its visual impact on approach along Hollingworth Road and from beyond.

The site will have a centrally positioned single point of vehicular access off Hollingworth Road with clear sight lines in both directions. There is an existing low stone wall running along the entire western frontage at the back of the footpath.

A low hedgerow will be planted immediately behind the wall, beyond which will be the car park and service area to the north and a paved forecourt to the building to the south.

There will be a pedestrian access to Hollingworth Road at the south end of the building with cycle parking facilities immediately adjacent.

On entering the site, cars and motorcycles will turn left to the parking area. There will be 15no. car parking spaces, 4no. motorcycle spaces and 1no. space for parking a 15-seat minibus.

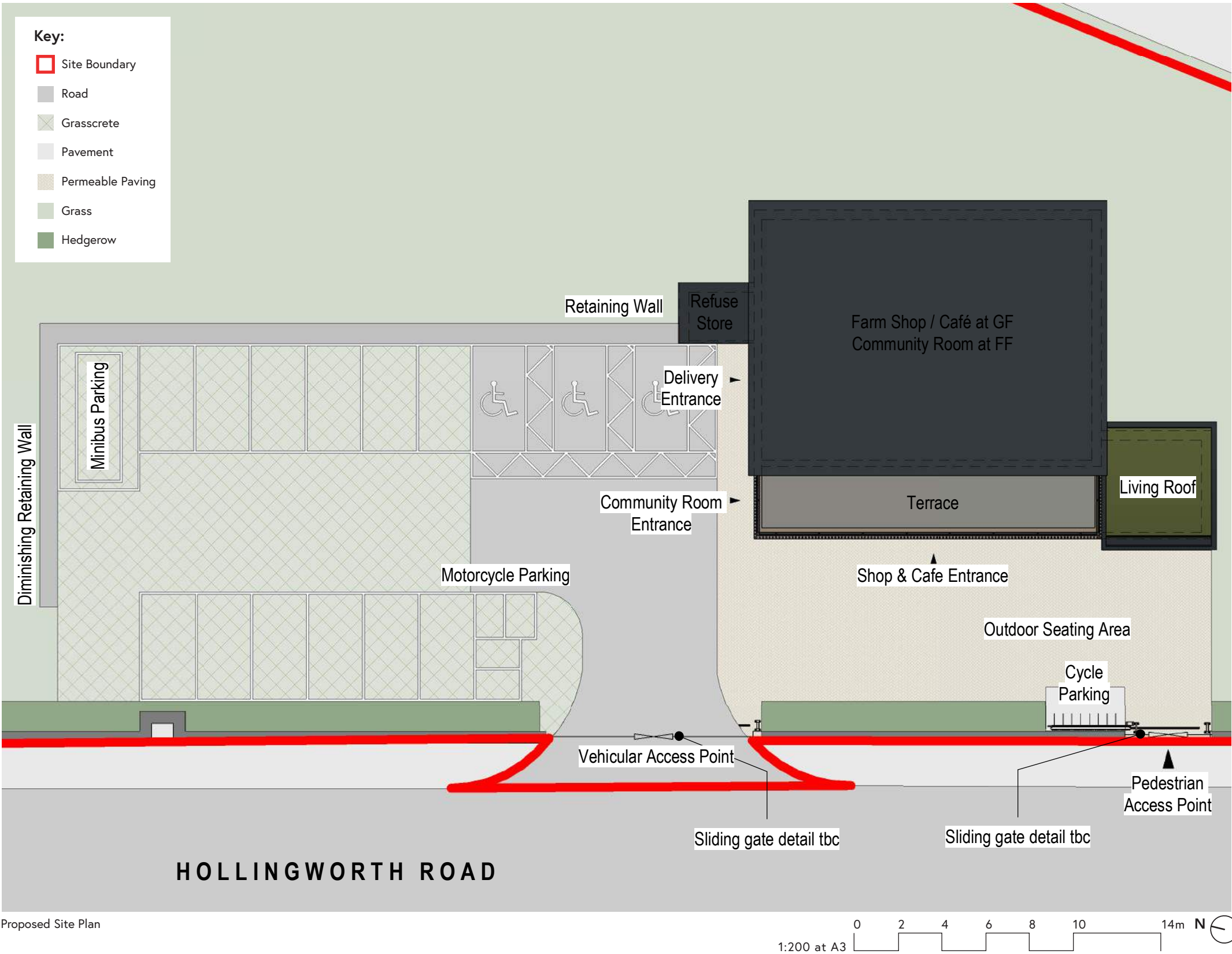
Service vehicles will use the same point of access and the area has been designed to enable a large refuse / delivery vehicle to enter and leave the site in forward gear. Access to the refuse store and for deliveries will be at the north end of the building. Servicing and larger deliveries are to be taken out of hours.

The car parking area also cuts into the hillside which will be retained by gabion baskets which will be planted with native species to soften their impact.

There are 2no. public entrances to the building. On the north elevation, facing the car park is the entrance to the community room which is at first floor level, set back into the hillside.

The entrance to the Farm Shop and cafe is on the front (western) elevation where the paved forecourt provides an area for outdoor seating and tables for the cafe.

The building, car park and forecourt will be surrounded on the north, south and east by planting on the existing hillside.



3.2 Landscaping Plan

The approach to landscaping of the proposed development is set out in a Landscape and Visual Appraisal prepared by Penny Bennet Landscape Architects, which should be read in conjunction with this Design and Access Statement.

- The scheme and landscaping plan also has due regard to enabling access around the southern part of the site for viewing and engaging with enhanced habitats and for educational purposes
- The introduction of trees, native planting and habitat features also has regard to ecological inputs from ERAP

Key:

Meadow grassland

Existing marshy area

Proposed extended marshy area

Proposed mixed native hedgerow

Proposed decking in recycled plastic

Proposed crushed stone path linking to deck

Proposed native shrubs to rear of building and retaining wall

Groundcover and perennial planting to herb garden and terrace

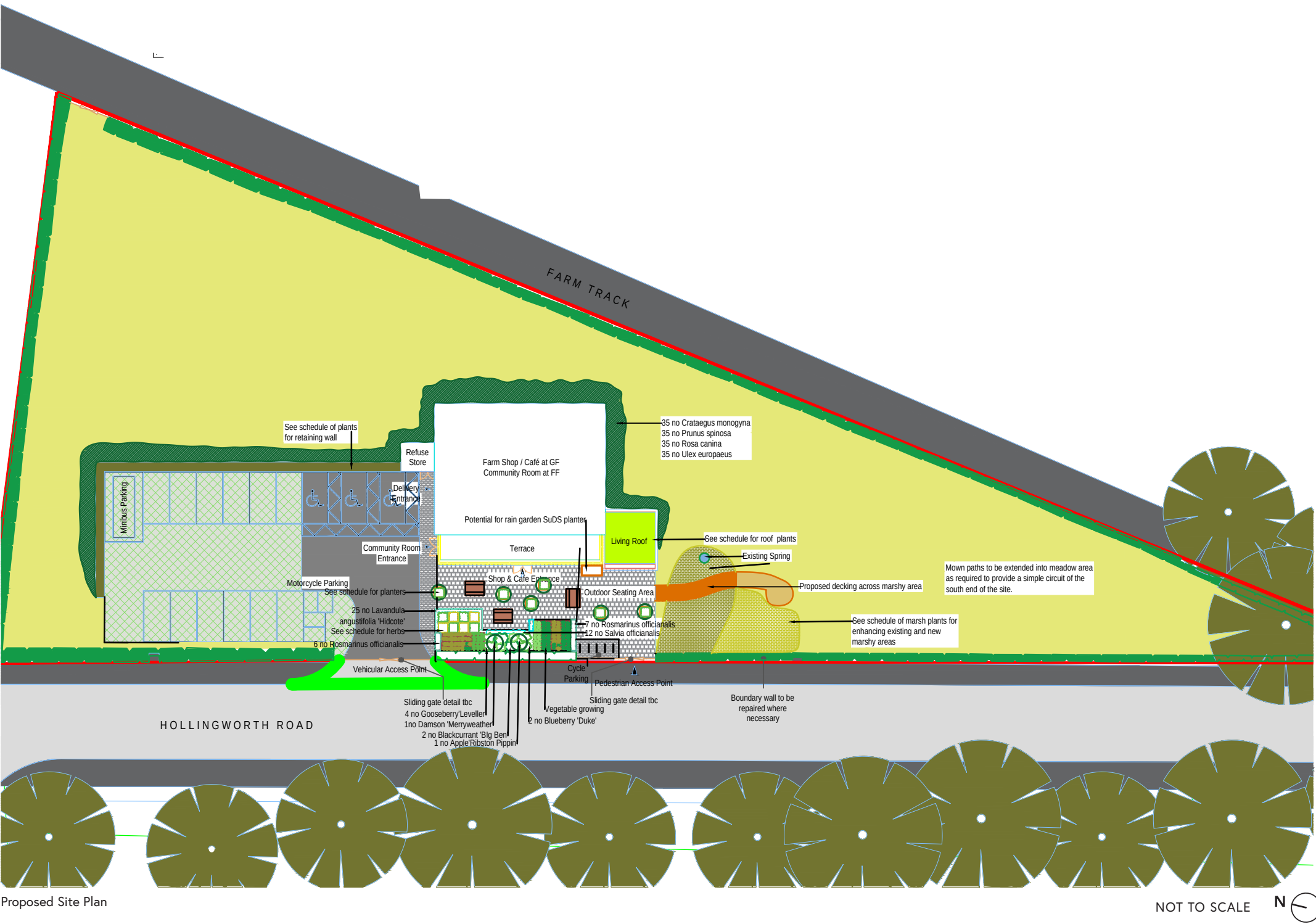
Planters with tree and groundcovers to terrace

Picnic tables

Tarmac

Myriad Piora permeable paving by www.marshalls.co.uk

Bodpave 85 recycled plastic pourous paving grids for grass reinforcement



4.0 Internal Layout

4.1 Ground Floor Layout

The ground floor comprises an open plan area to the front, accessed from the west elevation, which forms the farm shop and cafe

At the rear of the shop and cafe is the servery counter for each, beyond which is a butchery, kitchen and accessible WC and baby change facility. The service entrance and refuse store are in the north east corner.

There is a second door from the cafe out onto the forecourt as the front of the building, where external seating and tables will feature.

At the front of the north elevation is the entrance door to the stair which leads directly to the first floor community room.

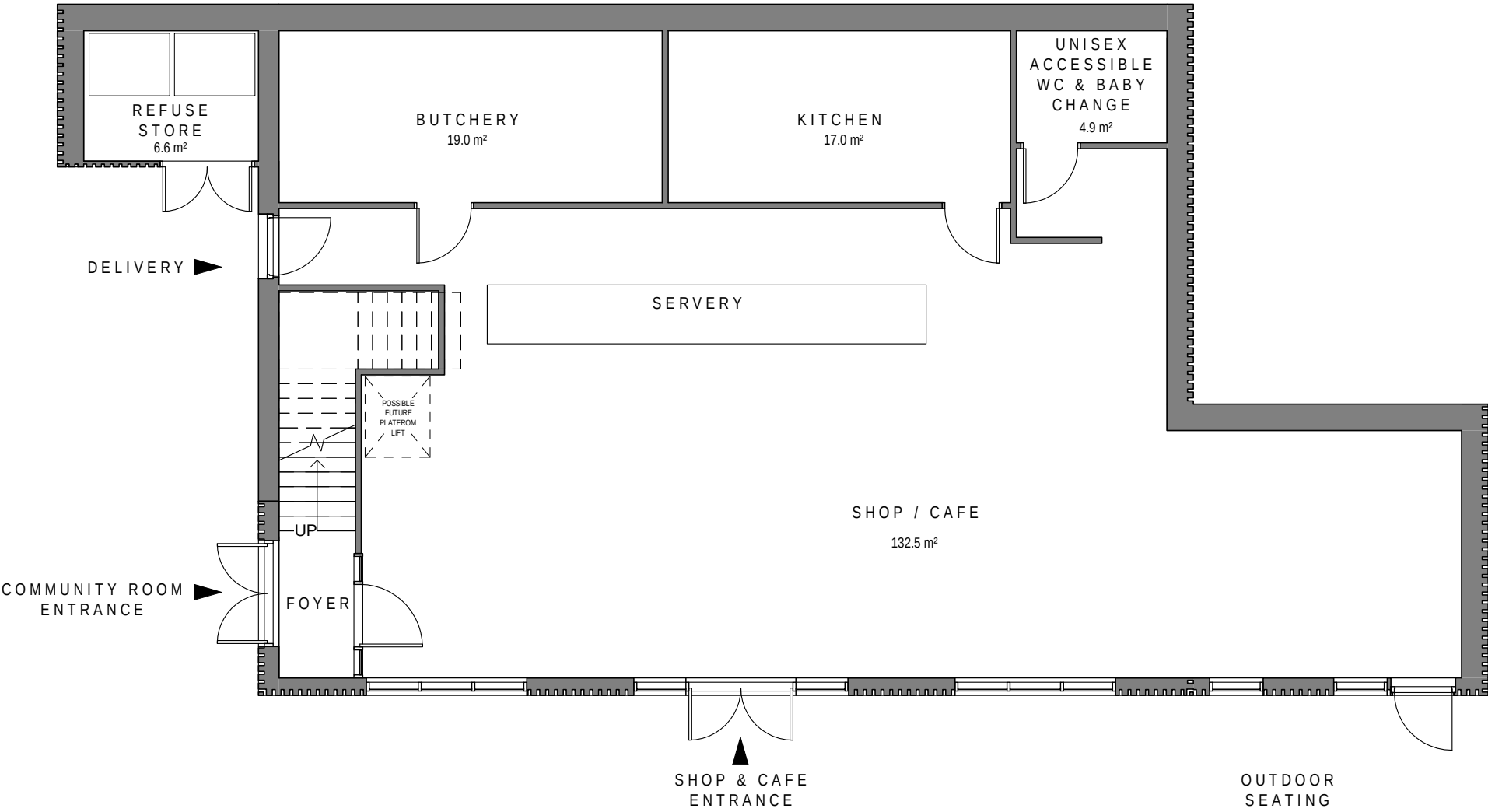
A position has been identified for a future platform lift to link the two floors.

Gross Internal Areas

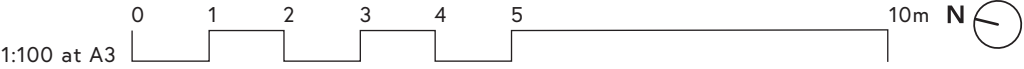
Room	Area (sqm)
Cafe / Shop	132.5
Refuse Store	6.6
Butchery	19.0
Kitchen	17.0
Unisex Accessible WC & Bay Change	4.9
Total	180

Gross External Areas

Level	Area (sqm)
Ground Floor	221



Ground Floor Plan



4.2 First Floor Layout

The first floor of the building is set back further into the hillside than the ground floor, which creates an external balcony along the west elevation.

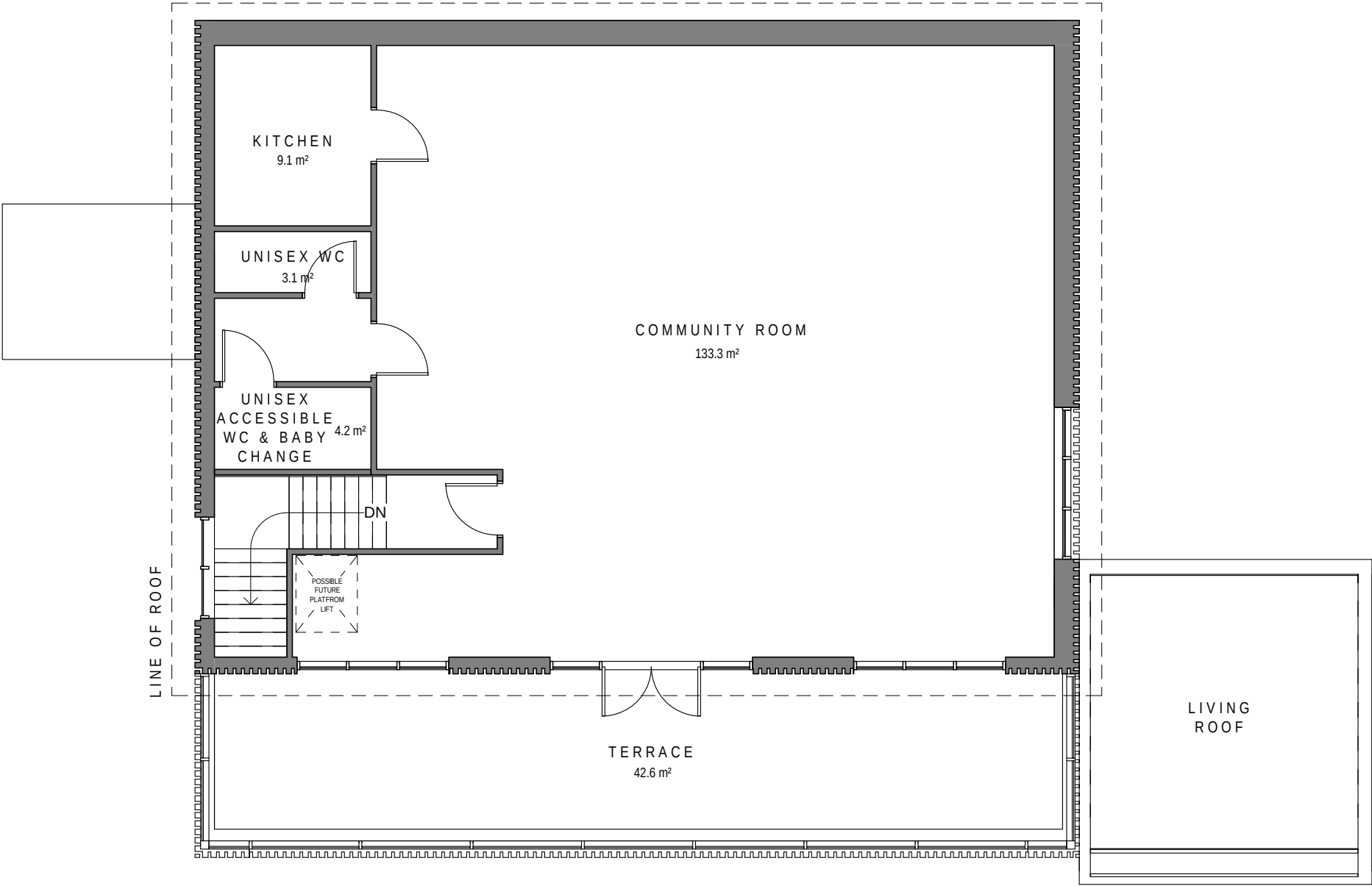
The stair from the ground floor entrance lobby leads directly into a large, square shaped open plan community room. At the north end of the room are a kitchen and WC facilities, including an accessible WC and baby change.

Gross Internal Areas

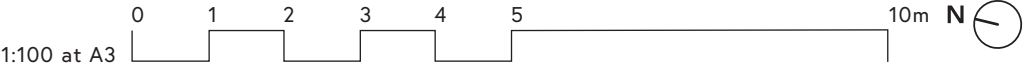
Room	Area (sqm)
Community Room	133.3
Kitchen	9.1
Terrace	42.6
Unisex WC	3.1
Unisex Accessible WC & Bay Change	4.2
Total	192.3

Gross External Areas

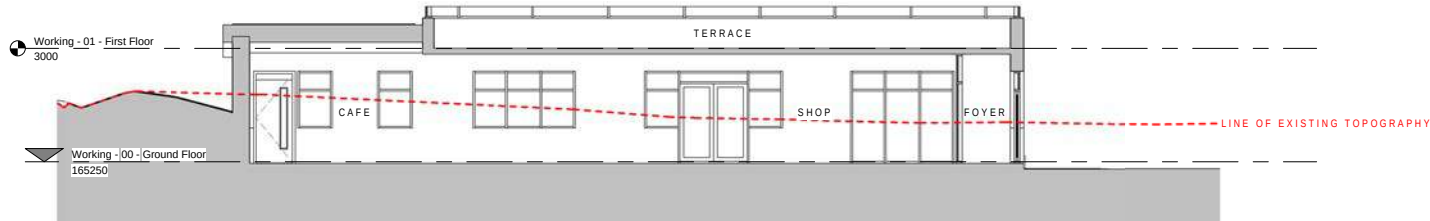
Room	Area (sqm)
First Floor	187



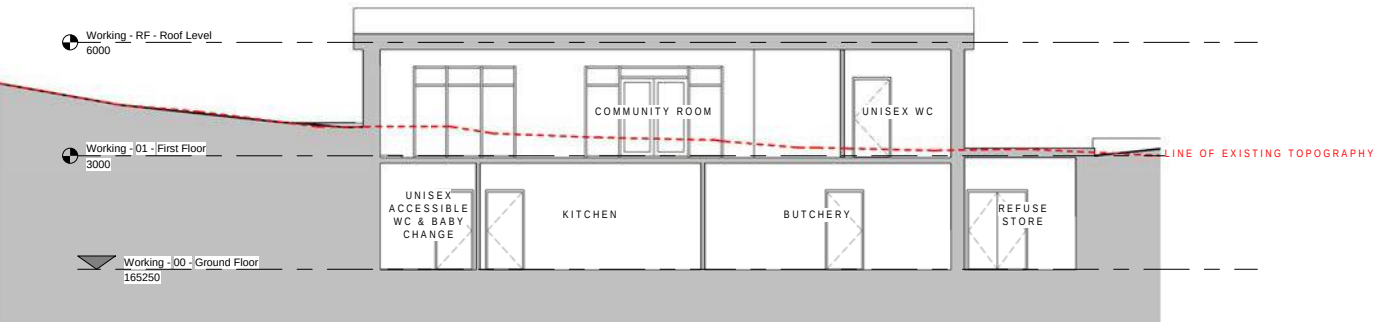
First Floor Plan



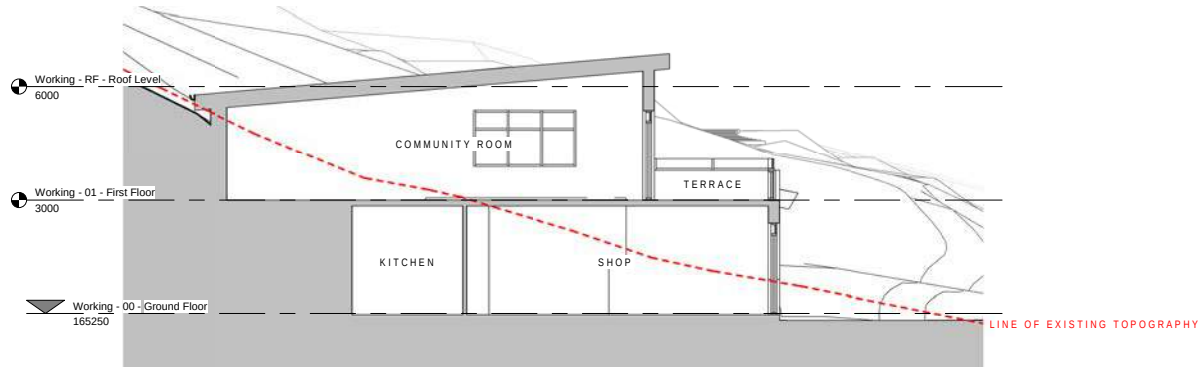
4.3 Building Sections



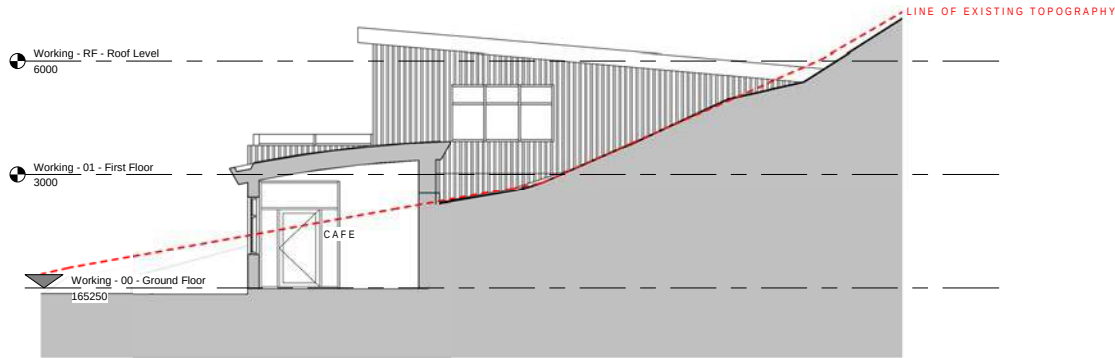
Section A-A



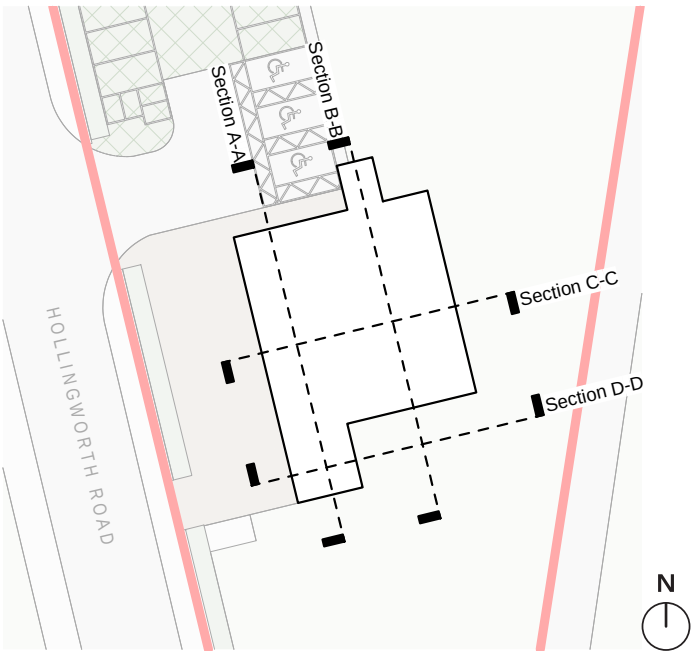
Section B-B



Section C-C

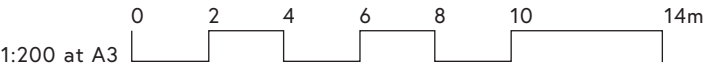


Section D-D



Key Plan

Section D-D



5.0 External Appearance

5.1 Elevations

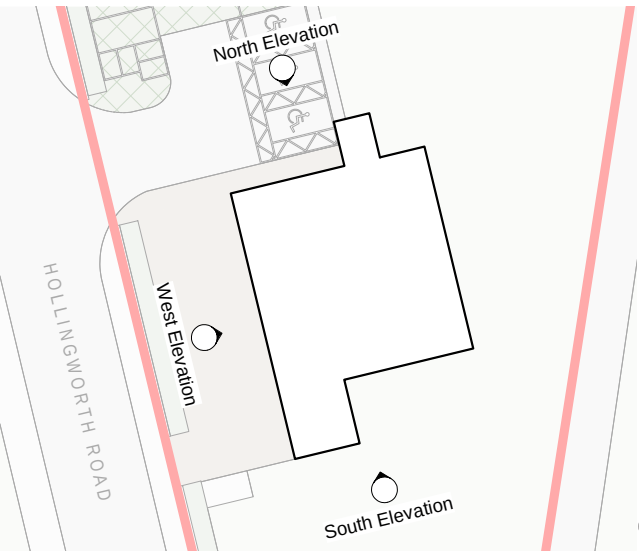
Great care has been taken with the design of the building in order to lessen its visual impact on the immediate countryside. The building will be built into the existing hillside, set well back from the site frontage on Hollingworth Road.

The top storey of the two storey building has been set even further back into the hillside to help reduce the perceived scale. This creates a balcony along the front (west) elevation.

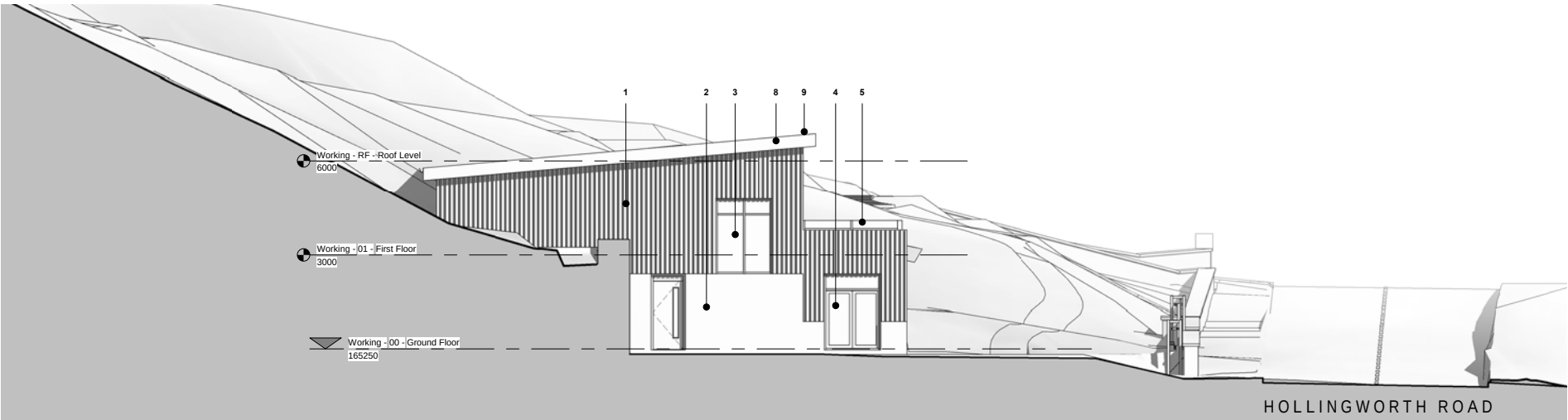
The mono-pitched roof to the upper floor slopes back into the hillside to connect the building with the natural form of the land surrounding it. There is a small single storey element at the south end of the building with a curved green roof.

Materials Specification:

- 1. Vertical slatted timber cladding
- 2. Natural random stone panel
- 3. PPC Aluminium framed windows - Dark Grey
- 4. PPC Aluminium framed doors with glazed panels - Dark Grey
- 5. Frameless glazed balustrade
- 6. Green wall panel (Refer to landscaping information for detail)
- 7. Curved green roof (Refer to landscaping information for detail)
- 8. PPC metal fascia / gutter - Dark Grey
- 9. Colour coated profiled metal composite roof decking



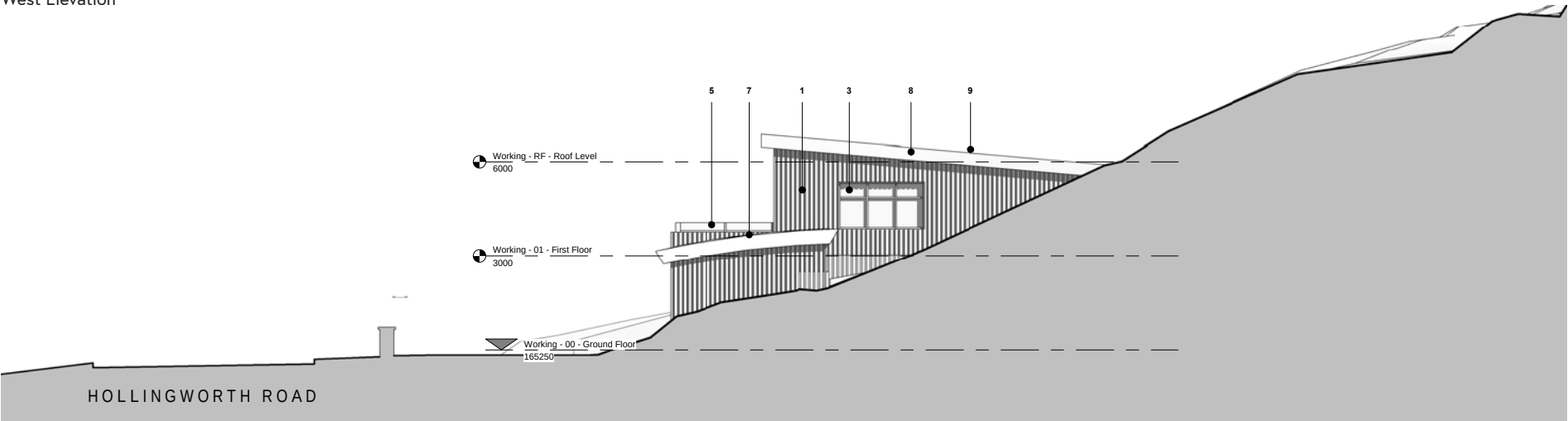
Key Plan



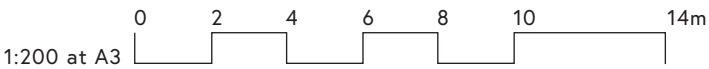
North Elevation



West Elevation



South Elevation

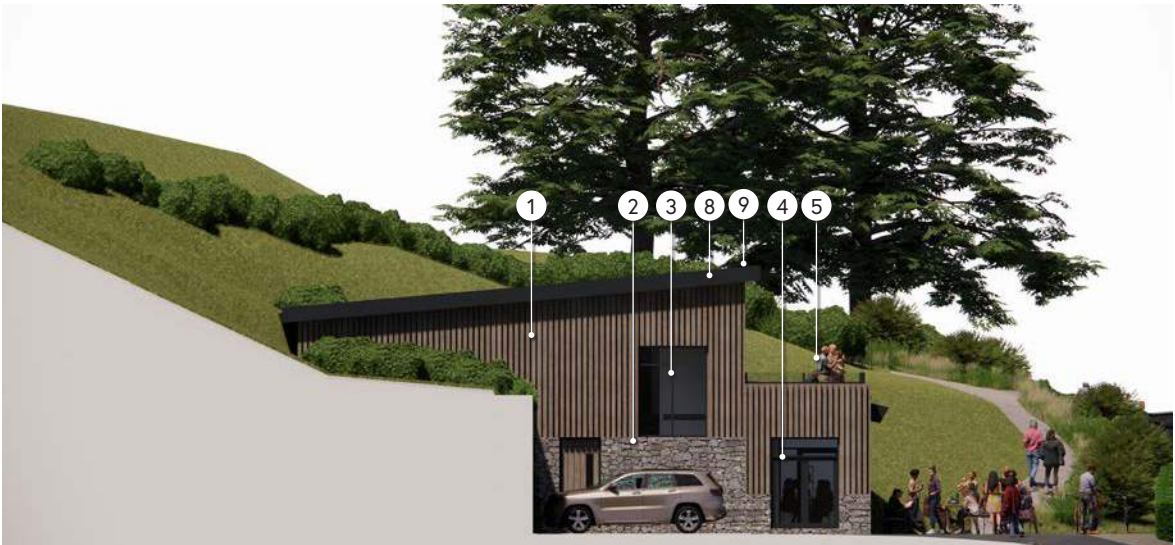


5.2 Materials

The finishing materials for the building have been carefully selected to tie it to its rural location, locally sourced natural random stone and sustainable timber cladding feature to all elevations. The vertical slatted timber cladding is a familiar feature on agricultural buildings in the area and beyond.

Dark grey aluminium window and door frames sit well with the timber cladding, as do the fascias and verges in the same materials.

In addition to the green roof to the cafe area, there will be extensive planting along the first floor balcony frontage.



North Elevation

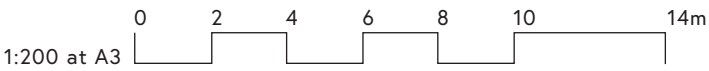
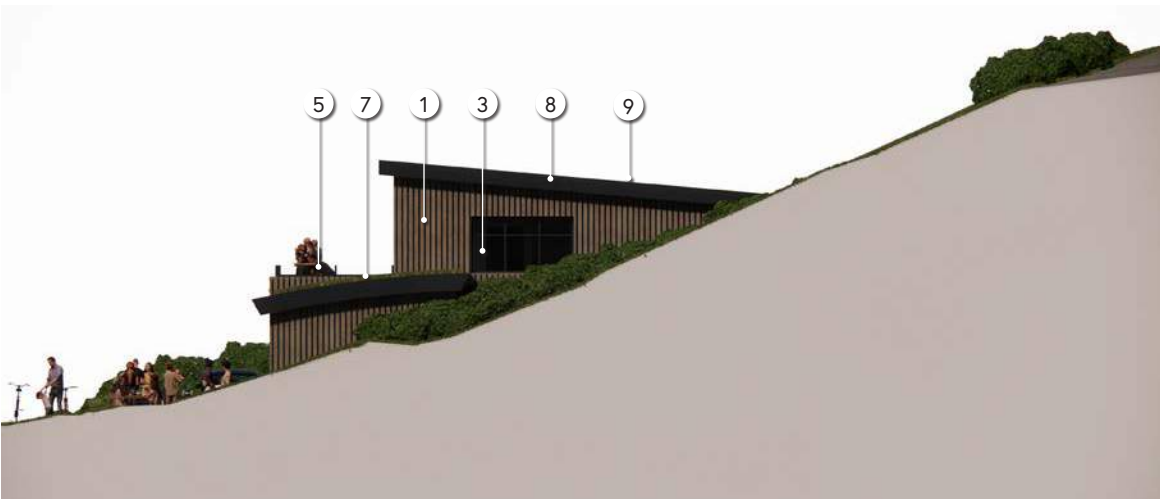


West Elevation

Materials Specification:

1. Vertical slatted timber cladding
2. Natural random stone panel
3. PPC Aluminium framed windows - Dark Grey
4. PPC Aluminium framed doors with glazed panels - Dark Grey
5. Frameless glazed balustrade
6. Green wall panel (Refer to landscaping information for detail)
7. Curved green roof (Refer to landscaping information for detail)
8. PPC metal fascia / gutter - Dark Grey
9. Colour coated profiled metal composite roof decking

South Elevation



5.3 Design development

The massing diagrams show the various design development steps taken to get to the final massing.

01 - Existing Site

Site identified for the farm shop

02 - Area of Excavation

Area of excavation identified. The site needs sufficient space for the farm shop building, outdoor area and a car park

03 - After Excavation

Open site supported with surrounding gabions and retaining walls. Openings for car and pedestrian access created at the site frontage

04 - Massing One

Initial two storey massing, with arched roof developed

05 - Step in Massing

Step within the massing at the front of the first floor level, to create a terrace

06 - Further Excavation

Building to be further set back into the landscape, further excavation will be required

07 - Massing Two

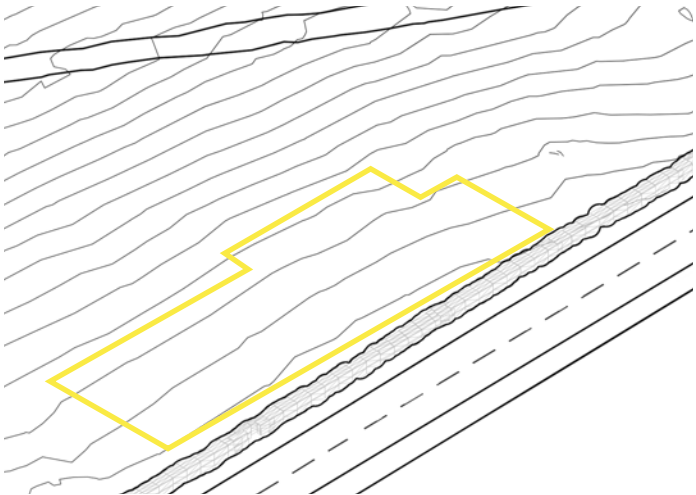
Stepped massing finalised with deck level, which has now been recessed further into the landscape

08 - Monopitched Roof

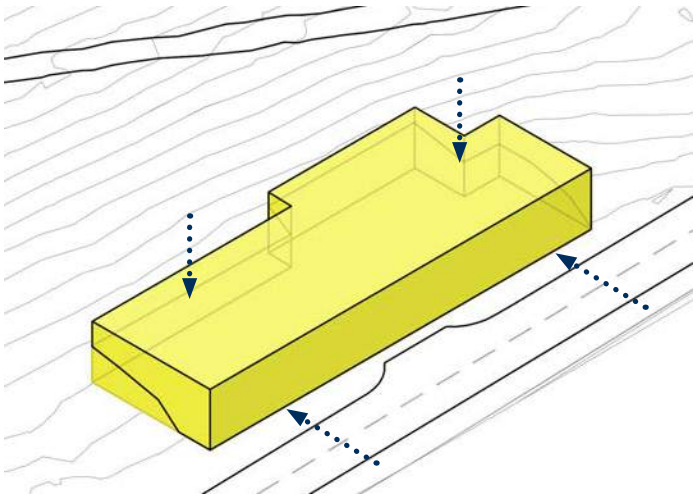
Curved roof made into a flat monopitched roof, which slopes towards the rear of the site

09 - Final Massing

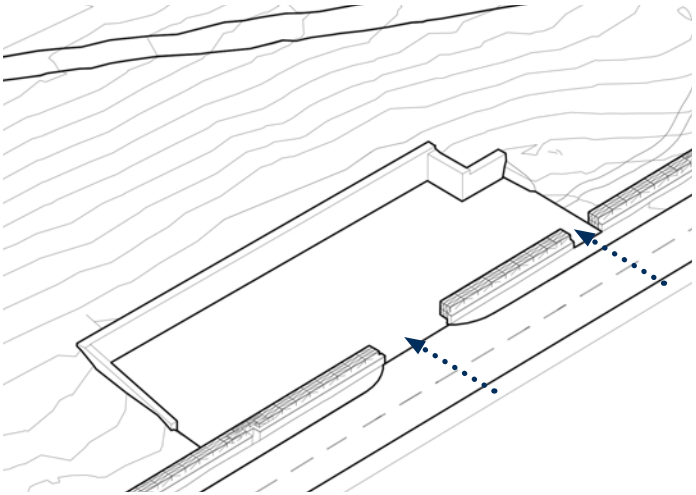
Final massing with planting, gated access, car park and outdoor area.



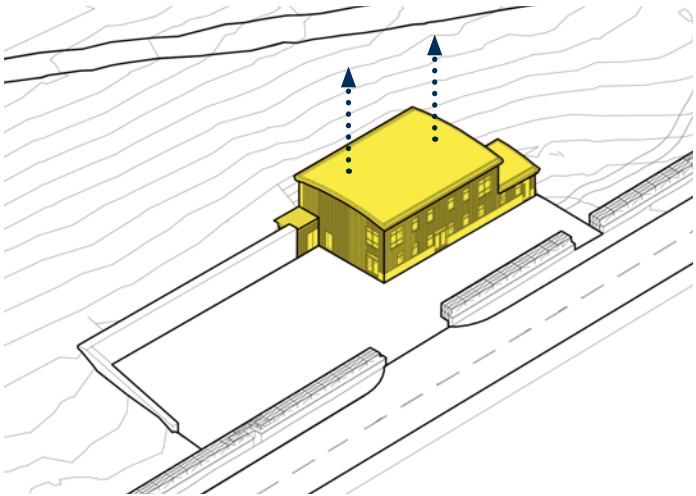
01 - Existing Site



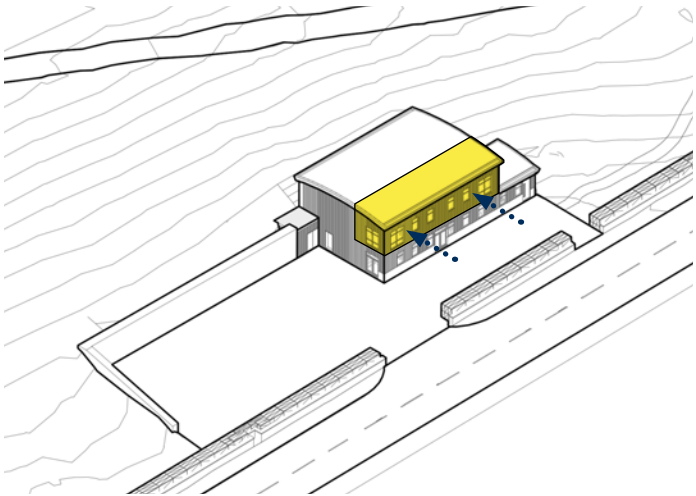
02 - Area of Excavation



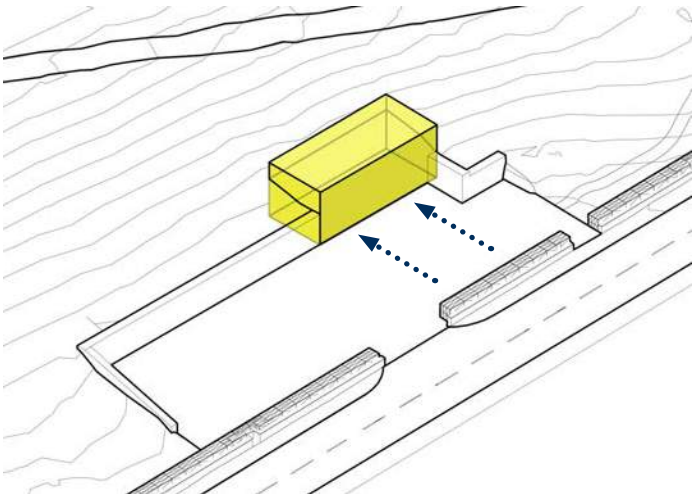
03 - After Excavation



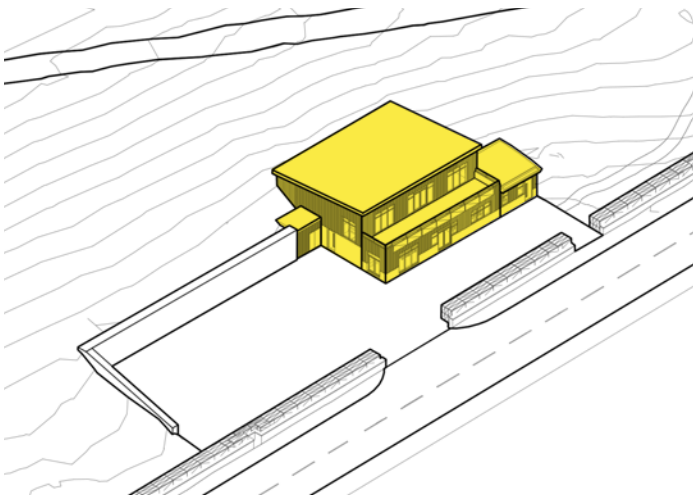
04 - Massing One



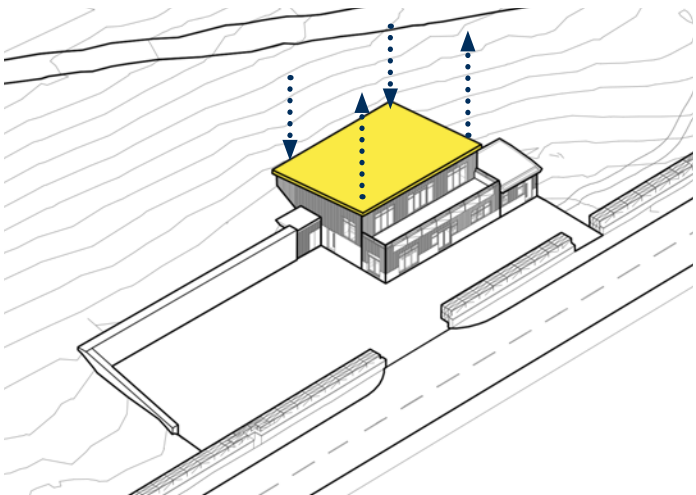
05 - Step in Massing



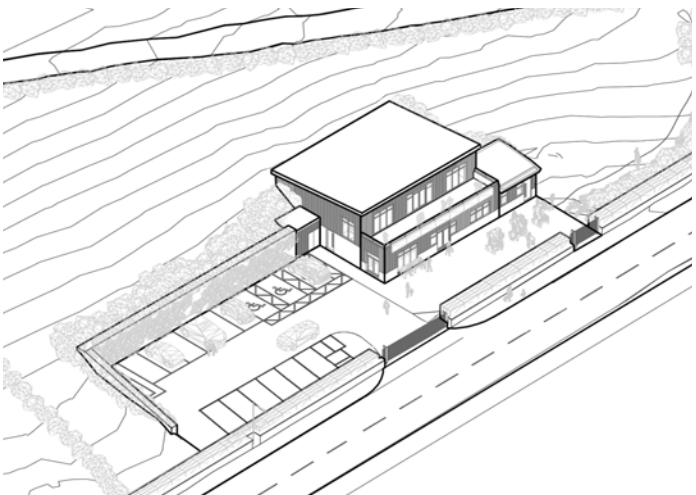
06 - Further Excavation



07 - Massing Two



08 - Monopitched Roof



09 - Final Massing

5.4 3D Views



3D View from Car Park

IMAGES ARE ILLUSTRATIVE ONLY



3D View of Pedestrian Entrance

IMAGES ARE ILLUSTRATIVE ONLY



3D View from Terrace

IMAGES ARE ILLUSTRATIVE ONLY



3D View of Outdoor Seating

IMAGES ARE ILLUSTRATIVE ONLY



3D View from Hollingworth Road

IMAGES ARE ILLUSTRATIVE ONLY



3D View from Hollingworth Road

IMAGES ARE ILLUSTRATIVE ONLY

6.0 Access

The application site lies immediately adjacent to the B6225 Hollingworth Road just south of Littleborough and north of Hollingworth Lake.

Rochdale is 18 minutes to the south west, 4.5km by car and J21 of the M62 is just 8 minutes away.

Littleborough train station is an 8 minute walk north of the site. There are bus stops right outside the site on Hollingworth Road. With regard to accessibility for cyclists, both Littleborough and Smithy Bridge are within 2km of the site. Wardle, Milnrow and Rochdale are within 5km of the site. National Cycle Route 66 passes within 550m of the site, linking Littleborough, Smithy Bridge and Rochdale.

The proposed development will provide parking for a mini-bus, cars/motorcycles and bicycles. There will be 3no. accessible car parking spaces immediately adjacent to the building.

Gradients within the site are suitable for wheelchair users and dropped kerbs will be positioned to suit.

Within the building, there will be level thresholds to the entrance doors. An accessible WC and baby change facility will be found at each floor level. A position has been identified on the floor plans for the future provision of a platform lift to provide access to the upper floor.

7.0 Conclusion

Corstorphine & Wright

The applicant has brought this once derelict farm back into operation and has run it for almost 30 years. It is becoming increasingly difficult to make a farm of this size viable and it is now widely recognised that diversification is necessary in many cases to ensure future existence.

The government website states that "diversification into non-agricultural activities is vital to the continuing viability of many farm enterprises" and that "local authorities should support well-conceived plans for diversification in rural areas including green belt land".

The proposed development is a means of diversifying by formalising and improving an existing part-time 'farm shop' operation which has been well used by local customers over several years. This very accessible site is well positioned to serve the local community and provide it with permanent facilities that will enhance the area.

The careful design of the building and its integration into the landscape in both form and materials will have no ill effect on the green belt. This development should therefore be considered as appropriate and desirable to serve the local community and secure the ongoing viability of Bank Top Farm.

Corstorphine & Wright

Contact us to discuss your project

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