

DESIGN & ACCESS STATEMENT

PROPOSED BARN CONVERSION

Shepherd Hey Barn Ashworth Road Heywood OL11 5UN

Change of use and conversion of barn to dwelling with side extension and front canopy, including demolition of Outbuildings



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SITE



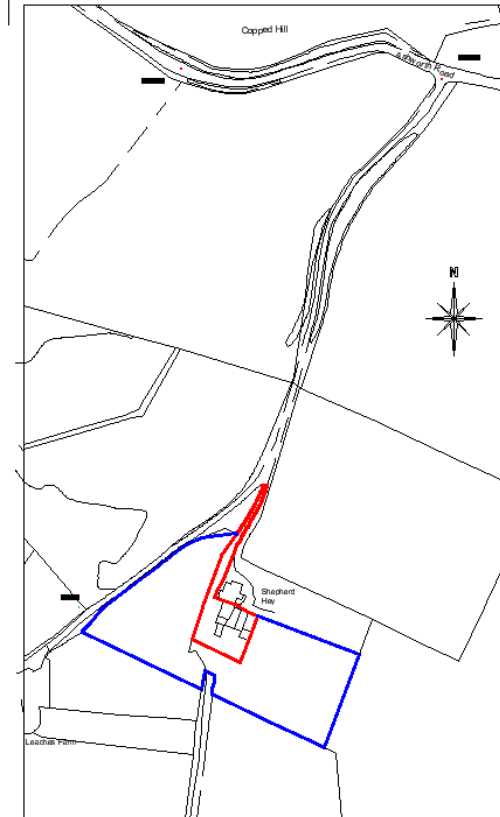
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The application relates to Shepherd Hey Barn, a modest sized barn structure which adjoins an existing traditional farmhouse style dwelling located on Ashworth Moor, approximately 1.5km from the reservoir of the same name.

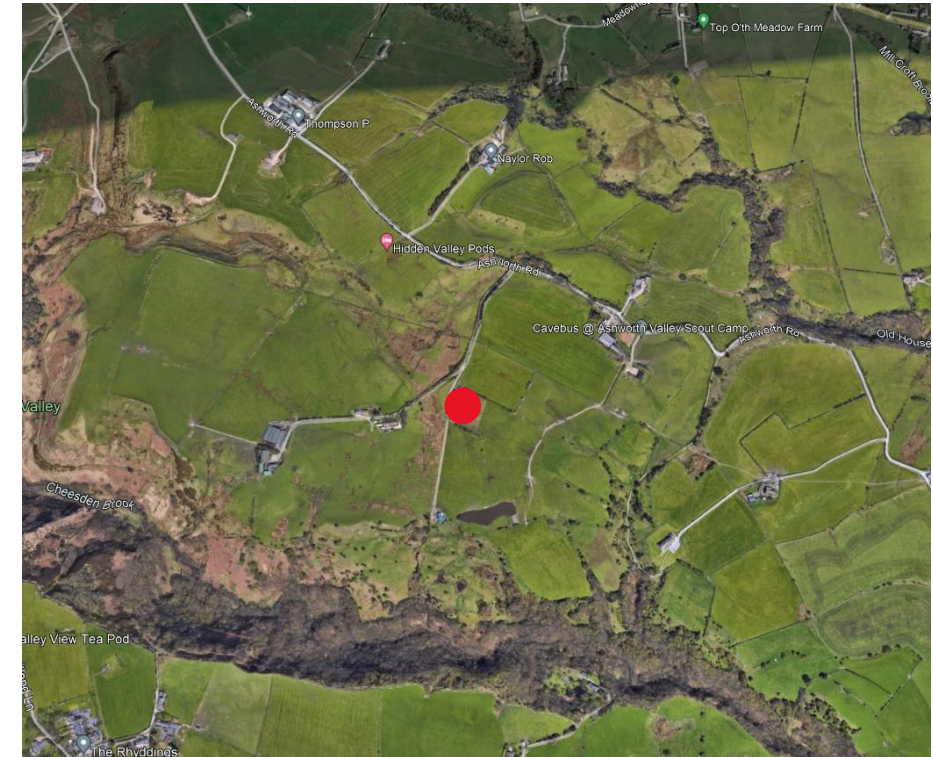
The site is accessed via an unmade track which branches off from Ashworth Road and in turn connects to Edenfield Road to the north and Bury and Rochdale Old Road to the south.

The site benefits from an extremely isolated setting, with the only immediately neighbouring property being Shepherd Hey (the adjoining farmhouse). Surrounding land uses are entirely agricultural, with several nearby farmsteads in the area – Leaches Farm (120m south west), Sandy Ford (320m north east). The building proposed to be converted is formed of a dual-pitch main barn which extends southwards from the adjoining farmhouse dwelling, an adjoining lean-to to the east (which still retains several animal pens internally) and a third lean-to on the south elevation.

The building is accessed via a small courtyard to the east, beyond which stands a further detached building formed of concrete breeze-blocks, which is proposed to be demolished during conversion works. A Public Right of Way (HeyFp172) runs along the north west edge of the site, along the access track from Ashworth Road and onwards to connect with the Rights of Way network in Ashworth Valley.



Scale 1:2500
SITE LOCATION PLAN



● Position of Application Site

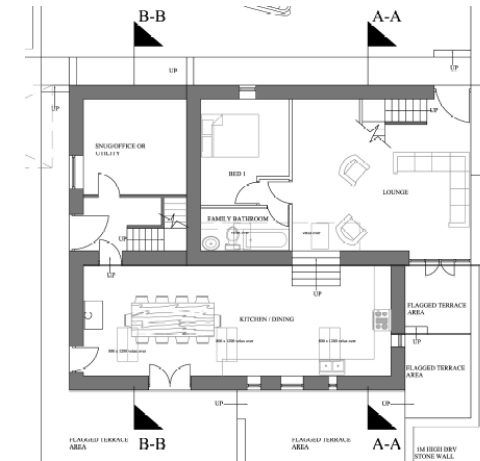
THE DESIGN PROCESS



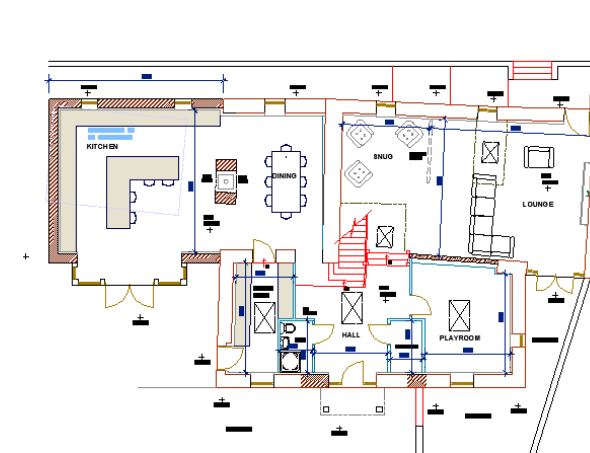
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PROPOSAL

- The site currently has a live planning approval (20/00716/FUL) to convert the existing barn building, add a first floor side extension and demolish the existing out buildings. The applicant has assessed the proposal and considering diminished head height within the first floor of the converted barn and the lack of access into the separate Bedroom area within the extension, they have decided to redesign the barn conversion into a more useable, family orientated space with a focus of enjoying the excellent views facing south east over Ashworth Valley and towards Manchester.
- The redesign of the approved scheme focused on the creation of two open, family spaces on the ground floor, with associated Utility, W.C and playroom / office whilst keeping all 4 bedrooms on the first floor, accessed by one central, feature staircase.
- At an early stage it was agreed that the approved side extension was problematic and the separate access to the first floor bedroom was not in keeping with family orientated design the applicants are looking for.
- The introduction of a larger side extension was looked at, this allowed the staircase to be central to the property, creating a central feature hallway with access to the required open family areas, the central staircase also allowed much better use of the first floor provided access left and right rather than two separate staircases.
- The new side extension will provide the additional accommodation required by the applicant, however, given the lack of glazing in the existing barn and lack of opportunity to enjoy the views the site benefits from, it was decided the side extension was to maximise the benefit of the views and for the extension to allow the applicant to enjoy the rural surrounds much as possible.
- A timber frame, glazed feature gable has been designed to maximise the views, flood light into the ground floor Kitchen and first floor master bedroom and also form a feature and contrast to the flowing roof of the barn.



Approved Ground Floor Plan,
separate areas feeling detached due
to no central focus.



Proposed Ground Floor Plan,
separate areas feeling linked with
central Hall and central staircase.

THE DESIGN PROCESS



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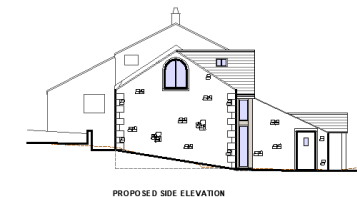
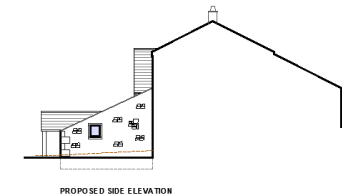
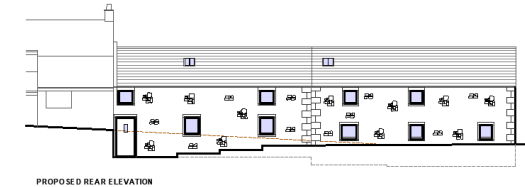
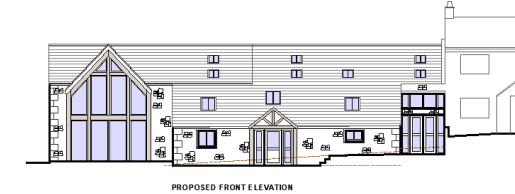
PROPOSAL

The application seeks planning permission for the conversion of the barn to a dwelling, and the demolition of two existing outbuildings (one adjoined to the barn and the other detached but within the curtilage of the building).

“Internally the converted building would comprise a combined kitchen/dining room, Lounge/snug, hall playroom/office, utility room, shower room and cloaks along with four bedrooms and three bathrooms to be provided at first floor level.

External alterations to the building would comprise:

- Construction of first floor side extension (23.1 sqm additional floor area)
- Construction of a two storey side extension (44.8 sqm additional floor area)
- Insertion of door and 5 windows into the existing west elevation
- Infill of existing large barn opening adjacent to farmhouse with French Doors and surrounding window lights
- Widening and lowering of existing window opening on east elevation to form doorway
- Insertion of six roof lights in the existing east roof slope.
- Formation of Porch Canopy over new East Access door.
- Externally the scheme also includes for the creation of a new parking area to the west of the building (formed of permeable hard standing e.g. gravel) and a flagged terrace to the east, with an L-shaped garden surrounding, bounded by a 1m high dry stone boundary wall.”



LAYOUT



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- **GROUND FLOOR**

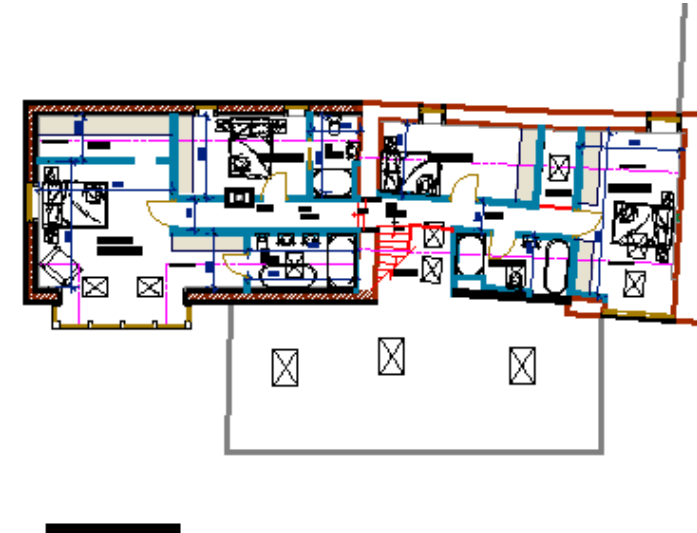
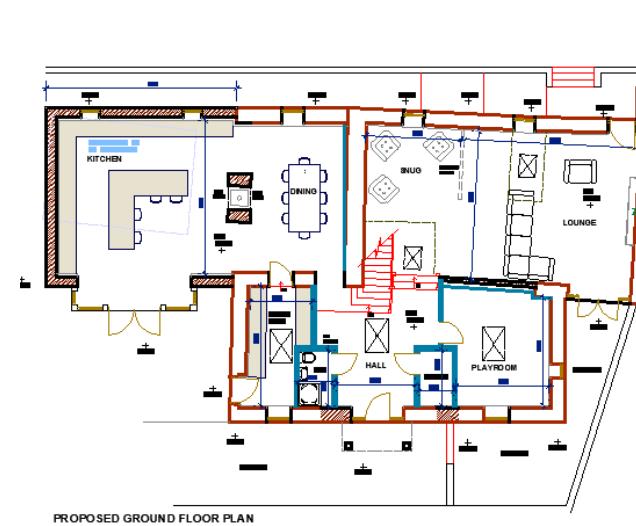
- Kitchen / Diner
- Feature Hall with staircase.
- Utility Room
- Shower Room
- Playroom / Office
- Lounge / Snug

- **FIRST FLOOR**

- Master Bedroom with Robes and En Suite
- Bedroom 2 with En Suite
- Feature Hall and Staircase
- Family Bathroom
- Bedroom 3
- Atrium to GF
- Bedroom 4

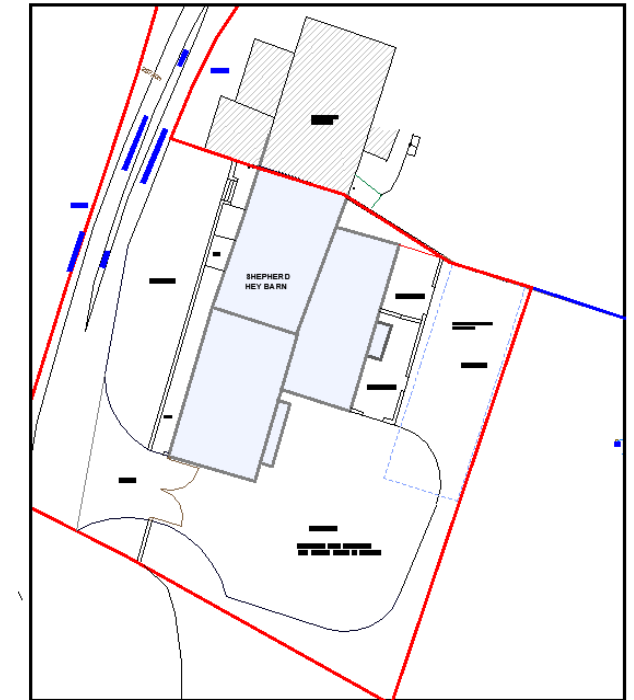
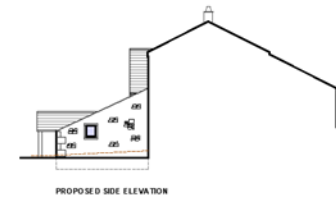
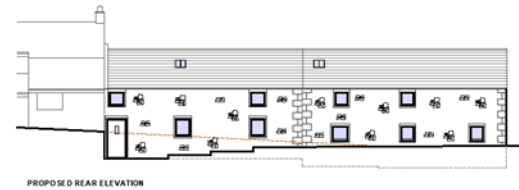
- Existing Footprint (Barn) 151m2
- Proposed Footprint (Barn) 194m2
- Increase in Footprint (Barn) 43m2 – 28%

- Existing Floor Area (Barn) 129m2
- Proposed Floor Area (Barn) 256 m2
- Increase in Floor Area (Barn) 127m2 – 98%



SCALE

- The existing barn is to be retained.
- The approved first floor extension is to be implemented.
- New two storey side extension to the south is proposed.
- New porch canopy to the east is proposed.
- New two storey side extension ridge height matches existing barn ridge height.
- First floor side extension and two storey side extension eaves height match barns eaves height to the east elevation.
- Feature timber frame gable to east of two storey extension has lower eaves and lower roof height to provide subservience.
- Proposed will be constructed on the southern end of the barn, furthest from the neighbouring property, and would not project beyond the existing front and rear walls of the barn. Forming no impact on the amenity of the neighbouring property to the north.
- Existing blockwork and brickwork outbuildings are to be demolished removing 275m³ of existing building on the site.
- Existing outbuilding to the south of the site will be removed and the new two storey extension will replace it.
- Existing outbuilding to the east of the site will be removed and will be replaced with garden space, the existing area dividing the barn from the outbuilding will terrace.
- The removal of the outbuilding to the east of the site will form an open aspect to the open views afforded to the site.
- The demolition of the existing, poor quality outbuildings, would serve to improve the visual impact of the site on the openness of the Green Belt. The area to the east of the property would likely take on the appearance of a more formal, tended domestic garden; however, the extent of this would be limited to the existing curtilage. The stone wall to be constructed around the garden would introduce a very small amount of built development but would be relatively modest in size and would in any case constitute Permitted Development by virtue of the limited height.



LANDSCAPE



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- The proposed conversion will form new a stone flagged terrace to the east of the site.
- The removal of the exiting eastern outbuilding allows a lawn area beyond the new terrace.
- The new parking area to the south-east will be formed of Permeable hard standing, self binding gravel or similar subject to condition.
- Dwarf stone walls bound the terrace and parking area.
- 900mm wide Stone access path is proposed directly in front of the west elevation.
- Existing rough ground to the west of the site dividing the barn from the right of way will be seeded and lawned with potential planting provision.

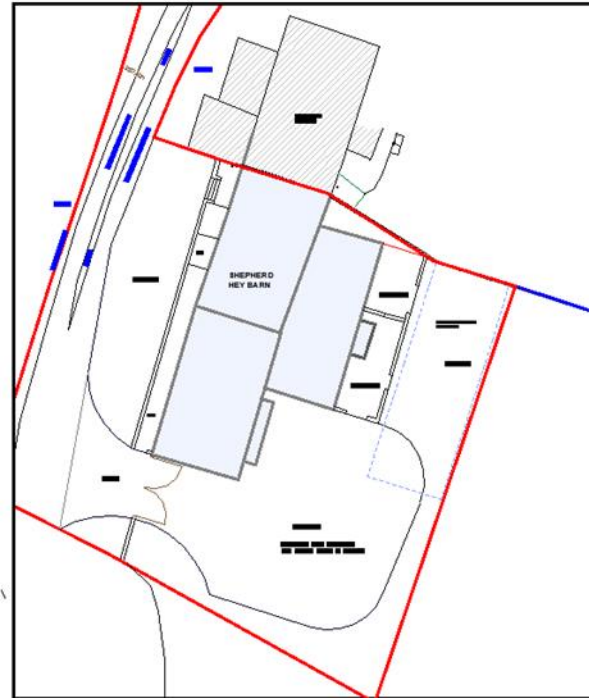


ACCESS



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- Access to the converted barn will be off the existing unmade track which branches off from Ashworth Road and in turn connects to Edenfield Road to the north and Bury and Rochdale Old Road to the south.
- Hardstanding parking provision to the south east of the site.
- Access into the converted barn is from four positions.
- 1 no access door from the west elevation facing the unmade track.
- Access door into the utility Room from the south elevation.
- French windows through the feature timber frame extension into the Kitchen / Family room.
- Main entrance door from the east elevation under the new canopy area.
- Access through the property will be fully compliant with Building Regulations and will also reflect the difference in levels within the existing barn.



PROPOSED SITE PLAN

GREENBELT STATEMENT



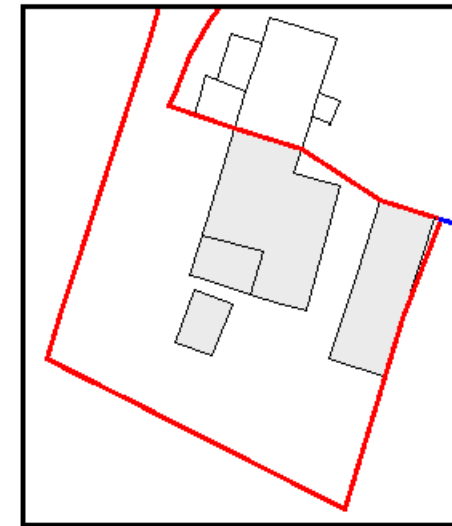
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The site falls within an area of Green Belt as defined under saved UDP policy G/D/2. Policy G4 of the adopted Core Strategy states that, within Green Belt locations, development will be restricted to those limited types of development which are deemed not to be inappropriate by national planning policies unless very special circumstances can be demonstrated. Paragraph 145 of the NPPF notes that certain forms of development (other than those identified in paragraph 144) are not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include: 'the re-use of buildings provided that the buildings are of permanent and substantial construction'.

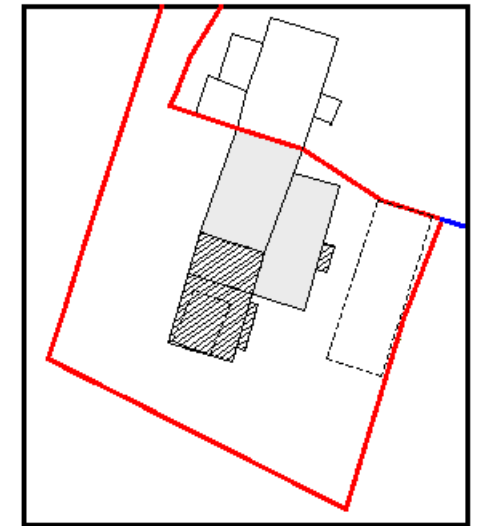
A structural appraisal by a consulting civil and structural engineer which surmises that the existing masonry structure, with minor, localised external repairs will prove suitable for the intended use. It is noted that whole barn roof need to be replaced ideally using the existing materials on site and **natural Stone and Slate to match existing**. However, given that the majority of the structure (with the exception of the failure of the roof) remains in a good state of repair, and is comprised of solid stone walls, with some brick infill, the building is considered to be of permanent and substantial construction for the purposes intended and thus suitable for conversion.

Further to the above, paragraph 144 of the NPPF allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. In order to facilitate the conversion, it is proposed to 'square-off' the existing building with the construction of a first floor side extension above the existing southern lean-to and also provide a two storey side extension to the south of the existing barn. The extension would cover the existing footprint, create new footprint, and would involve a change in roof form from a mono-pitch to a dual-pitch gable roof.

- Existing Footprint (Barn) 151m²
- Proposed Footprint (Barn) 194m²
- Increase in Footprint (Barn) 43m² – 28%



EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN

GREENBELT STATEMENT



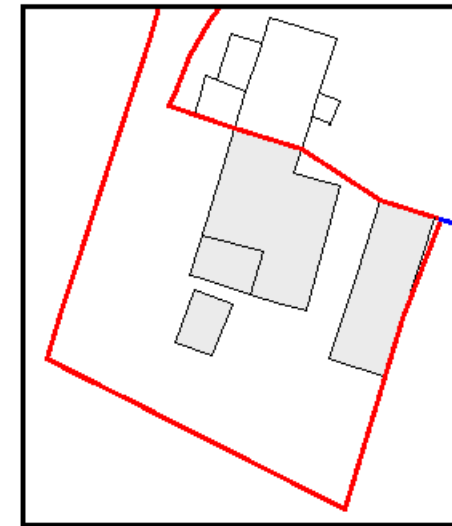
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- | | |
|---|-------------------------|
| • Existing Volume of Barn Building | 584m ³ |
| • Existing Volume of Outbuildings | 275m ³ |
| • Total Volume of all Buildings on Site | 859m ³ |
| • Proposed Volume of Converted Barn Building with extensions. | 823m ³ |
| • Volume increase of Converted Barn Building with extensions. | 239m ³ = 41% |
| • Volume decrease of all buildings on site. | -36m ³ = 4% |

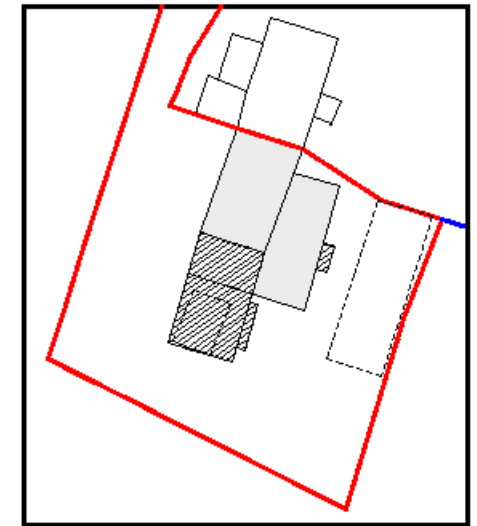
The additional volume from the proposed first floor and two storey extension would equate to 239m³ or a 41% increase to the original building. RMBC Residential Development SPD contains guidance on these matters and outlines (section 5.20) that an increase in floorspace or volume of up to 35% may be considered appropriate and not disproportionate. The proposed extension volume falls above the guidance of 35% by 6% which may lead to the view the proposed extensions to the proposed converted barn will compromise inappropriate development within the greenbelt.

However, the removal of 275m³ of existing, poor-quality outbuildings, would decrease the overall volume of buildings on the site by 36m³ or 4%, meaning the development would be a welcome improvement in the greenbelt, removing out of place, detached structures and breathing life into a building suitable for conversion and though extensions, forms a well-functioning, well designed family home.

The 41% increase in volume of the existing barn being 6% over RMBC guidance can be accepted in this situation due to the amount of volume being removed from the site resulting in a reduction of overall volume of 4% on the site. This ensures the development will improve the visual impact of the site on the openness of the Green Belt, will not appear as a disproportionate addition and therefore comprises appropriate development in Green Belt.



EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN