

Syke Farm, Rooley Moor
Road, Rochdale, OL12 6BN

Design and Access Statement



Revision A

6th October 2022

**SOLID
VOID**

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1.0 Introduction

This Design and Access Statement has been prepared by Solid Void on behalf of Mr Robert Brierley to supplement a planning submission for a Householder Planning Application at Syke Farm. The existing property is a two storey, 3-bedroom, family dwelling with curtilage landscaping and open countryside beyond. Within the grounds of Syke Farm exist the remnants of walls and outbuildings which formerly housed a shippon (barn) to feed and milk cattle. This application seeks approval for a two-storey side extension to the residential property.

The applicant, is both the owner of Syke Farm and the nearby bed and breakfast business, Fern Hill B&B. The proposals will ensure that the property's increased size can meet the needs of the family who also own and operate the nearby, well-established, local business. The business is only one of a few in this local rural economy and its success benefits the wider community in terms of the jobs and opportunities that it creates.

The site is located within the Catley Lane Head Conservation Area, but it is not an area of Special Scientific Interest or any other designations. The buildings are also not listed or scheduled monuments.

It is not considered that land is suspected to be in the presence of contamination, and it is not within a flood plane or under an agricultural tenancy.



2.0 Planning Policy

The following planning policy documents are applicable to this submission, from local and national documentation, as follows:

Rochdale's Unitary Development Plan – Adopted 2006

Policy G/D/2 – Green Belt

Policy D/4 – Control of Development within Green Belt

Greater Manchester's Joint Minerals Development Plan Document Adopted 2013

Sandstone



The existing residential property at Syke Farm sits within the greenbelt and is the home of Mr Robert Brierley, the owner of Fern Hill Bed & Breakfast.

Below: Existing store, remaining barn walls & ground rubble



Below: Remnants of former barn wall



Support for this development would transform the presently unsightly ruins of the former Shippon, into a development which marries the contemporary extension with the historic fabric of the original farmhouse house. The intention is not to create a pastiche extension, but instead, something which is clearly different and contemporary with references to the character of the original property. On this basis, we consider the proposals to be 'appropriate' in the context of Design and Green Belt policy.

In height and massing terms, we felt it more appropriate to reduce the ridge, eaves, and front wall alignment of the extension to create subservience. Furthermore, the 'seamless' glazed link creates separation from the two elements and harmonises with Syke Farm rather than dominating it.

The area is designated under the Greater Manchester Joint Minerals Development Plan as an area with sandstone reserves underground. The plan aims to safeguard existing extraction sites and highlights potential sites for future extraction. Although the site falls within such an area, the proposed built form sits within an existing residential curtilage and occupies a footprint area which has previously been developed. Precluding a strategic decision by the local authority to compulsory purchase Syke Farm, it's not envisaged that the proposals blockade any future mineral extraction works.

3.0 Conservation Area

The Catley Lane Head Conservation Area is described by the Local Authority as an area of historic and architectural interest, worth of preservation and enhancement.

The vernacular in this setting represents the historic industries that helped this small hamlet to evolve on the back of agriculture and industry. The character of the area is typified by terraced properties, setted roads, dry stone walls, troughs, mill ponds and farmland.

The Catley Lane Head Conservation Appraisal dated November 2017 lists that its aim, in part, is to "ensure new development respects the historic environment".

Key building material types include:

- Stone slate roofs
- Dry stone walls
- Sandstone
- Painted timber was traditionally used for windows
- Stone setted roads

The conservation appraisal confirms that popular leisure activities in the area include fishing, hiking, ornithology, running, mountain biking and horse riding. All of which are conducive to an enhanced tourism offering within the local area.

One key piece of information is described on page 29 of the report which states:

"The majority of buildings in Catley Lane Head are well restored using acceptable materials and elements, however there are some negative contemporary additions as well as ruins that can be seen as problematic and need improvement. One of the aims of creating a conservation area is to prevent further harmful development."

On pages 33 & 34, a couple of key opportunities include:

- **Restoration of derelict buildings.**
- **Removal of clutter.**



Above left: Shawfield Farm, grade II listed building / Above right: Cotton Famine Road



Above left & right: Views of Small Shaw Terrace / Below left-right: Rooley Moor Rd homes & Brownhill Farm



The proposed impact on the heritage asset, Syke Farm, includes:

- Blocking up of apertures in ground floor, mullioned window in the south elevation.
- Blocking up the aperture in the first-floor window in the south elevation.
- Create new door openings at ground and first floor of the southern gable elevation.
- Retain all existing, southern gable stonework to be expressed within the new extension spaces, possibly limewashed.
- 'Channel' cut into existing stonework wall to install glazed link window system.
- The dilapidated outbuilding and remnants of the former barn will be photographed, carefully dismantled, and retained for the re-build of the extension walls. This work is to take place to ensure that a new, fit-for-purpose, foundation can be laid beneath existing walls.

5.0 Use

The proposal seeks to create an extension for the residential enjoyment associated to Syke Farm.

6.0 Amount

For comparative purposes, below are volume scenarios calculations for the proposals:

Existing dwelling & outbuilding volumes (Excluding barn wall remnants) - **583 m³**

Additional volume created by the proposals - **193 m³**

Proposed extension - **33% addition**

The above figures accurately represent the existing volumes as the building stands today and the proposal.

Therefore, demonstrating that the extension is '*proportionate*' as an exemption to inappropriate development in the Green Belt, using the 35% limit stipulated in the local SPD, the limit for what can be considered 'proportionate'.

7.0 Layout

The proposed structure sits to the south of the existing dwelling, adjoining to it on the gable end. The entrance into the extension is via ground and first floor doorways. The new ground floor sitting room is accessible directly off the existing lounge, and the new first floor master bedroom is accessed via a bridged walkway through the glazed link.

8.0 Scale

The pattern of development within the conservation area is characterised by elongated built forms, either in the shape of terraced properties or long agricultural barns and farmhouses.

Typically, new construction adjoining a main property should be designed to appear subservient to its host which this design provides, but offers visual separation by the glazed link as a transition between old and new.



9.0 Landscaping

The existing northern portion of the site provides an expansive area of hardcore which is used as a parking and turning area to allow vehicular access and egress from the site in a forward gear.

Generally, all aspects of the landscaping will remain as existing or repaired where necessary. Directly adjacent to the principal east and west elevations of the building are stone flag paving and stone setts which provide firm access on foot. This hardscape represents a fine example of the conservation area character and will therefore be retained as an important feature.

Soft landscaping will remain as existing with turfed garden areas to the west and south of the site, blending into the open countryside beyond.

All site boundaries will remain as existing.

10.0 Appearance

Syke Farm is a two-storey property constructed of coursed natural stone in random heights, with stone quoins, heads, cills, and string course. Typically, windows are provided either as single or double arranged window and the first floor has PPC aluminium, sinusoidal, metal cladding and duo pitched roof in the same material.

The proposed building's appearance is influenced by the traditional vernacular features of the main house to provide a proposal that is both complementary and an enhancement of the conservation area. In terms of the material palette, the proposals will be selected based on a high level of quality. As near as practicable, materials will match the existing property in both type and finish/surface treatment.

11.0 Access

Access into the site is provided via a private driveway and parking hardcore area off Rooley Moor Road, allowing for both vehicular and pedestrian movements.

Cars and HGVs can access the site and turn using the hardcore surfaced area to ensure that egress back onto the public highway is always performed in a forward gear.

The site is highly sustainable given its remote rural location with a bus stop being located a mere 50m from site to provide alternative means of public transport.

All external door thresholds will be low profile versions to aid wheelchair accessibility and all internal circulation/layouts will be designed to comply with Part M and Part K of the Building Regulations.

