



DESIGN AND ACCESS STATEMENT (Incorporating a Heritage Staement)

The conversion of a farmhouse with attached buildings to form five dwellings.

**Harefield Hall Farm
Chadwick Lane
HEYWOOD
OL10 1QL**

1 June 2023

1. The Proposal

- 1.1. The proposal is to convert the existing farmhouse, stables and other outbuildings into one five bedroomed, three three bedroomed and one one bedroomed house. Previous uses were stables, a hay loft, a cow shed and hay storage with a two bedroomed cottage attached to the southwest corner.
- 1.2. This site is located close to existing residential properties, with the field to the south having received outline planning consent for eight houses (17/00048/OUT).
- 1.3. The character of the area has changed from a working farm to what has now becoming a residential area.
- 1.4. Immediately to the east of the existing structures in the top, eastern yard are the original walled gardens of Harefield Hall. Now developed as the private garden of a detached dwelling, Warren Court.
- 1.5. The complex was originally constructed in the late part of the 18th Century as stabling, coach housing, and stable boy accommodation in the upper yard. The lower yard served shippens, a dairy and loose boxes for cattle. The house was accommodation for a manager who managed the farming of the surrounding lands. All of this was relative to the coaching and dairy farming associated with the nearby Harefield Hall. This use continued until early in the 20th Century as coaching ceased and the whole complex supported the Hall's dairy farming.

2. Assessment against policy

2.1. The planning policy framework is provided by the National Planning Policy Framework (NPPF) and the Core Strategy for Rochdale Borough adopted on 19 October 2016.

2.2. Relevant Sections of the NPPF

- a. Paragraph 2 of the NPPF is highly relevant as it states that applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.
- b. Paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.
- c. Paragraph 60, is *'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'*
- d. Paragraph 111 is specifically relevant, advising that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- e. Paragraph 119 states: *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'.*

- f. Paragraph 190 stresses the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

2.3. Although they are not listed buildings, the complex is an interesting group of structures which can be referred to as 'non designated heritage assets.' Under NPPF (68), it states: *'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.'*

2.4. The Core Strategy for Rochdale (SO2& Policy C1) stresses the importance of delivering sufficient housing to meet demand and creating well designed desirable housing areas to retain and attract residents.

2.5. Policy P2 aims to protect and enhance the character, landscape and heritage of the area.

3. Case for granting planning consent

Principle of housing development

3.1. The former farm complex is now located within a primarily residential area. It is close to existing residential properties, with the field to the south having received outline planning consent for eight houses (17/00048/OUT).

3.2. There is no policy reason why the property should not be converted for residential use, to contribute to meeting local housing need.

Access and Parking

- 3.3. The proposal is to use the existing access which has served the farm satisfactorily for many years. The layout allows two parking spaces for each dwelling in accordance with policy.

Design and Non-Designated Heritage Asset

- 3.4. Although not a listed building, under NPPF (203), the building has some heritage interest. The original structures that are to be retained are all coursed stone faced to the courtyards although the eastern block rear elevation is brick where it faces away towards the walled garden.
- 3.5. All openings have dressed and in many cases moulded stone heads cills and surrounds. Particularly notable is to the gable element of what is proposed to be part of unit 6 where a 6 opening dovecote has been formed into the roof space.
- 3.6. The proposed scheme purports to retain all the existing openings in their current form but the plan form has necessitated in some instances their blocking up fully or partially. Care however has been taken to show that any infilling is set back from the external mouldings and surrounds to ensure the original form is still evident.
- 3.7. The scheme shows some new openings but these are kept to a minimum and are carefully positioned and detailed to reflect as closely as possible the existing.
- 3.8. The existing roofs are all slate covered and steeply pitched, mostly 45 degrees, with timber rainwater gutters supported on timber bearers.



- 3.9. The main challenge for the buildings is to design an internal layout which does not compromise the internal features of the barns or dramatically alter the external appearance.
- 3.10. With the layout proposed, every effort has been made to retain large internal spaces in each of the units to show off all the timber beams, trusses, and purlins to their best advantage. This is generally done in the hall and stairs in each of the units where a full height space has been provided.
- 3.11. In unit 4 a whole bay has been left undivided, having two main barn openings, which will both be fully glazed. The space will be left open to the roof.
- 3.12. The courtyard is the most significant space and of a greater architectural worth. An attempt has been made to retain all the existing door and window openings. The only external alterations requested in the courtyard area are to extend two of the windows into full height openings, plus installing the conservation roof lights and three dormers to serve the bedrooms and bathrooms.
- 3.13. The two storey west elevation facing the proposed garden is of less architectural significance and some extra window openings are proposed here to support the first floor accommodation and the ground floor living areas.
- 3.14. The structure that the planning application seeks to develop is not listed but in its reflection of its historically important original use, its relationship to the Hall and its visual detailing is seen by the owners as highly significant and worthy of their every effort to procure the complex's permanent retention.

Climate Change

- 3.15. With regard to climate mitigation, the reuse of an existing building is by far the most efficient way of creating a new home. Modern thermal targets required by building regulations will be met and every effort will be made to source local traders and materials in the conversion of the barn.

Bat Survey

- 3.16. The application is supported by a Bat Roost Potential Survey.

Phase 1 Ground Conditions Report

- 3.17. The Phase 1 report recommends: *'In light of the Phase 1 desk study findings it is recommended that a Phase 2 investigation be undertaken at the site to better explore the possible risks that have been identified. This should include contamination analyses and ground gas monitoring together with a geotechnical appraisal of the site to establish correct foundation requirements. As there are relative uncertainties, this work is recommended in order to establish the actual site conditions and to properly assess both geotechnical and environmental risks.'*

4. Conclusions

- 4.1. The proposal will contribute to meeting local housing need in a sustainable residential location. Although not a listed building, it does have heritage interest and great care has been taken to protect and enhance its character.
- 4.2. The local authority is respectfully requested to support the proposal.