

Design and Access Statement for conversion and extension of stables and garage into 3no. holiday let accommodation at Higher Moorgate Cottage, Gristlehurst Lane, Heywood, OL16 4BJ.

SITE

The site comprises a single storey stables and garage used in conjunction with the existing dwelling at Higher Moorgate Cottage which is situated within the designated Green Belt. The building is in a good condition and 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 timber extension and to convert and extend the remaining building into 3no. holiday lets. Three parking spaces are to be provided to the front of the building.

AMOUNT

The existing building footprint will only be increased by the construction of a new single storey extension on the footprint of the demolished timber extension and access ramp. The existing roof structure will be removed and a new dual-pitched roof constructed covered with artificial blue slates. The increases to volume and footprint are as scheduled on the separate Green Belt assessment.

LAYOUT

The extended building will be divided into 3 approximately equal areas, each to provide a bedroom and bathroom, and an open-plan lounge / kitchen / dining area facing in a south westerly aspect benefitting from the open views across the countryside and the afternoon sunshine. Wherever possible, the existing external openings have been retained and re-used.

SCALE

As mentioned above, the footprint will be increased by the construction of a single storey extension and the existing mono-pitch roof will be replaced with a dual pitch roof increasing the maximum height from 3.95 to 5.50 metres.

LANDSCAPING

The holiday-lets will not have any formal landscaped garden areas.

The area of hardstanding between the building and the access road will be retained as parking spaces to serve the three units.

APPEARANCE

The existing building has random coursed natural stone facings to the south and westerly elevations whilst the north elevation has a mix of natural stone, concrete blockwork and render and the east elevation has a natural stone plinth and grey engineering brick facings.

There is a timber extension on the south elevation which is to be demolished.

The existing outer skin of concrete blockwork and brickwork will be taken down and replaced with random coursed natural stone facings to match existing.

The new extension will be constructed with a random coursed natural stone outer skin to match the existing walls.

The existing corrugated steel roof cladding and structure will be removed and a new dual pitched roof constructed covered with artificial 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 three parking spaces on the existing hardstanding between the access road and building.

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. The applicants will be operating the holiday lets and will be responsible for taking the refuse and waste bins to the collection point and returning them after emptying by the local authority.