

New Platt Farm
Littleborough
Rochdale

PROPOSED BARN CONVERSION

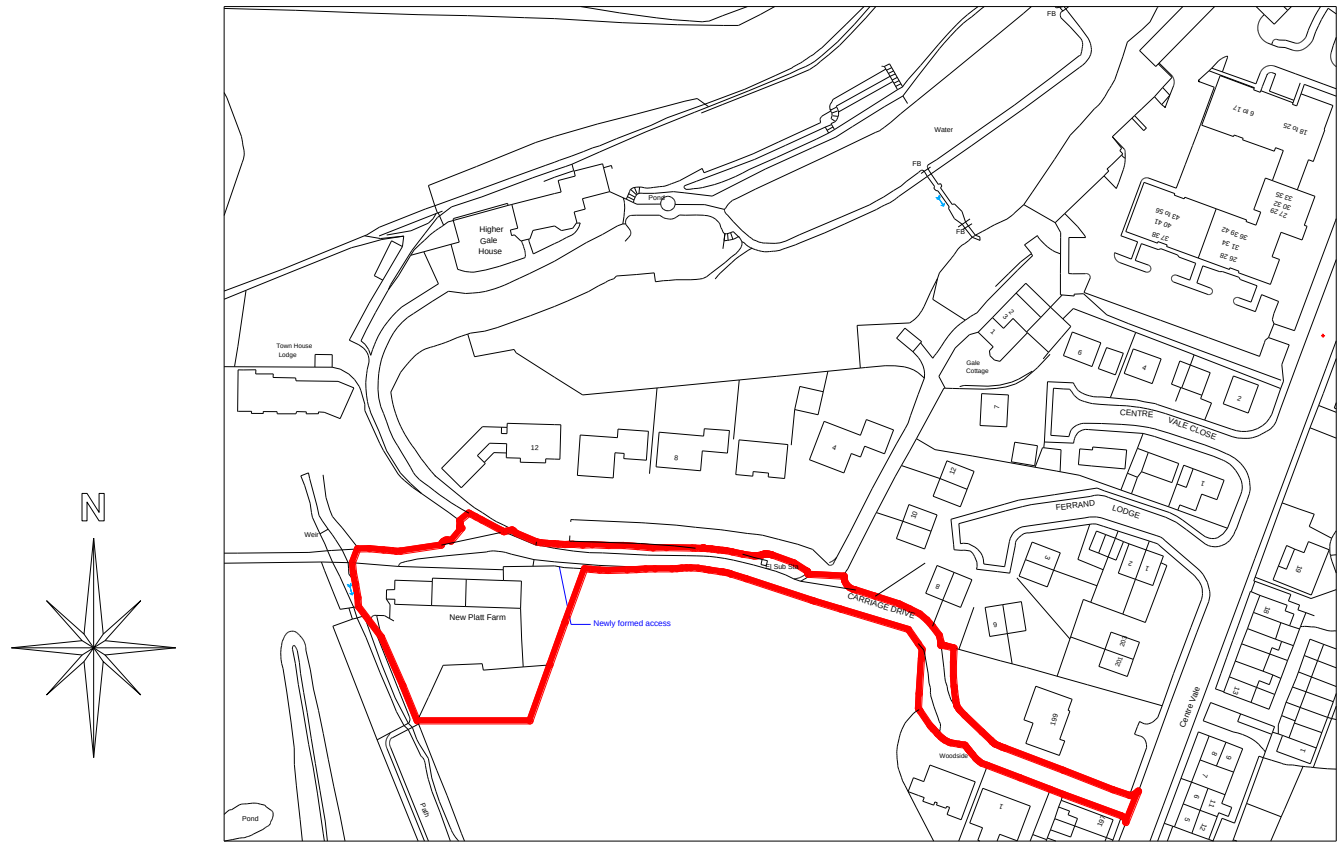
DESIGN AND ACCESS STATEMENT



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CHARTERED ARCHITECTURAL TECHNOLOGIST

Please note this document supports the relevant Planning submission for a proposed barn conversion at New Platt Farm, Littleborough.

This document should be read in conjunction with all Relevant information with this submission.



Site Location Plan

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SITE LOCATION

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The proposal site sits within the centre of Littlebrough off Todmorden Road through Carriage Drive. The site consists of the old New Platt Farmhouse with a large courtyard / paddock area to the south and attached double storey barn and single storey stable structure. The curtilage of the property includes the larger open green site to the south and is flanked to the west by un used grassland before reaching Littleborough playing fields. The area surrounding the site focuses on large scale detached dwellings along Carriage Drive from the Todmorden Road Junction to the Calderbrook Road junction.

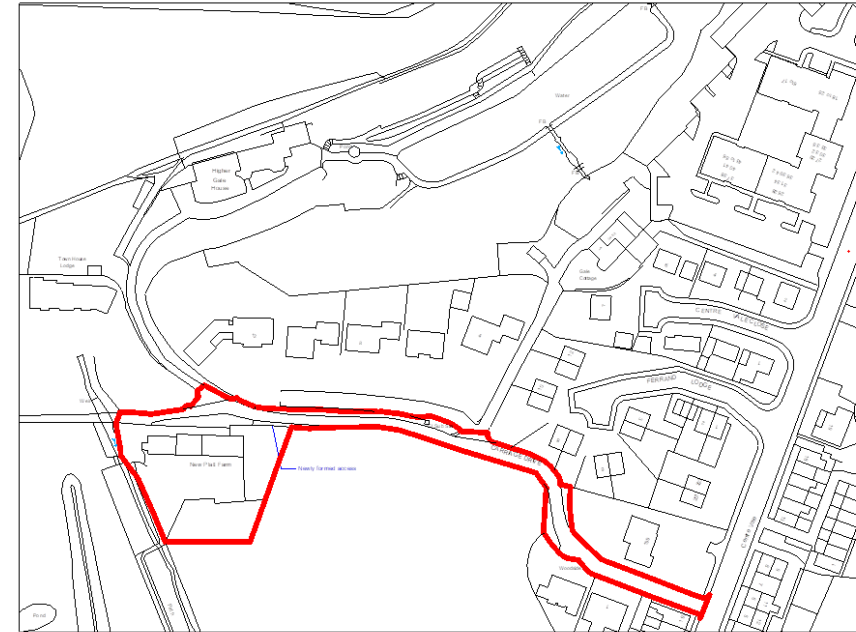
As per RMBC local plan and core strategy supplementary planning documents, the site is identified as consisting of protected open land under policy G5 and sits outside of the Green Belt.



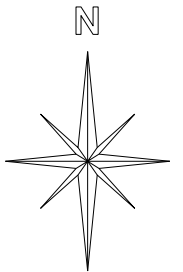
Rochdale Local Area Map



Site Location



Site Location Plan



SITE LOCATION

SITE LAYOUT & ACCESS

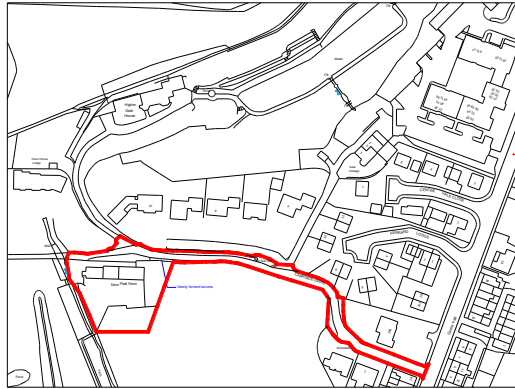
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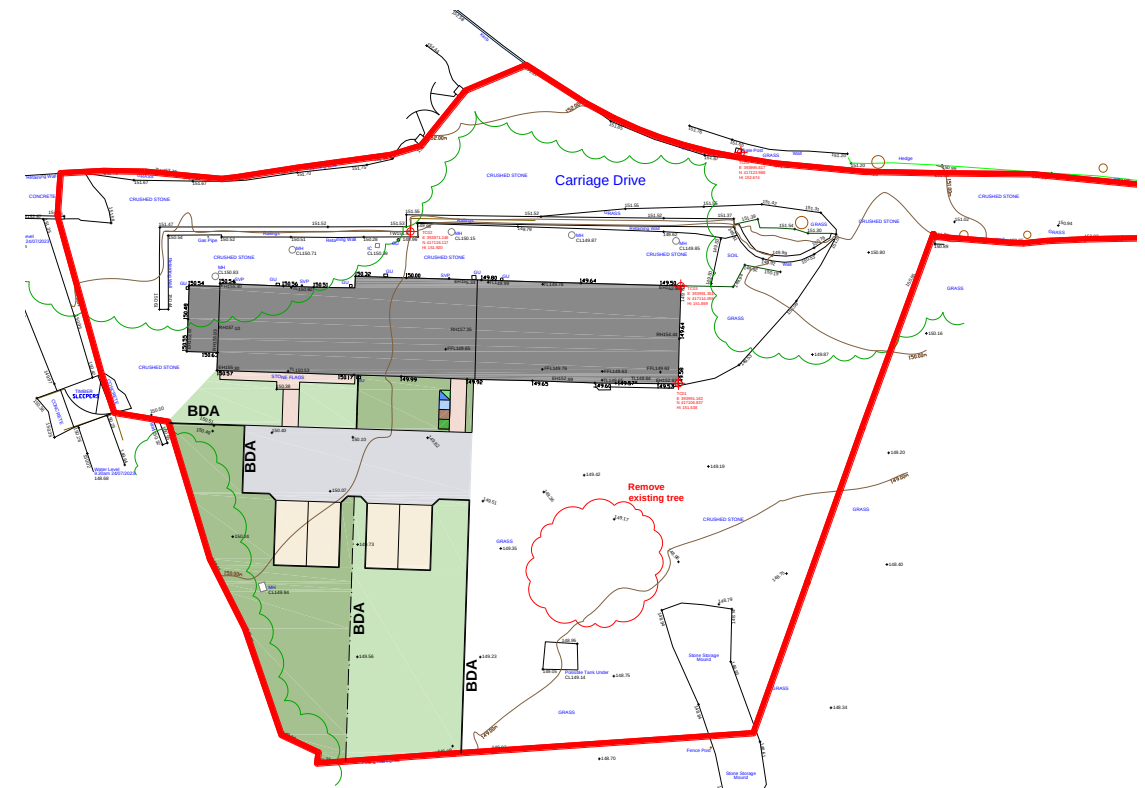


Existing Site Layout

The existing site provides a south facing hard landscaped courtyard to the building which provides access to the barn, dwelling and stables with an access strip to the rear of the dwelling/barn/stable backing on to Carriage Drive, the current dwelling does not have any recognised garden.

The proposal looks to maintain the existing structures and convert the existing barn building to form a new dwelling to the site. The barn is to be accessed through a newly formed front entrance off the south facing elevation of the site. The site itself is to be accessed off Carriage Drive via a gravel access road leading to the main site with access to two parking spaces allocated to the converted barn.

Carriage Drive has been surveyed in order to assess the vehicular access and passing places to ensure the site is easily accessible. The survey, provided within 21.2445.57 Access Road Details, shows at least 2 passing places along Carriage Drive and also indicates that vehicles can pass one another through the majority of Carriage Drive. Minor amendments to the road are to be made which includes the removal of grassed area to enable better access.



Proposed Site Layout

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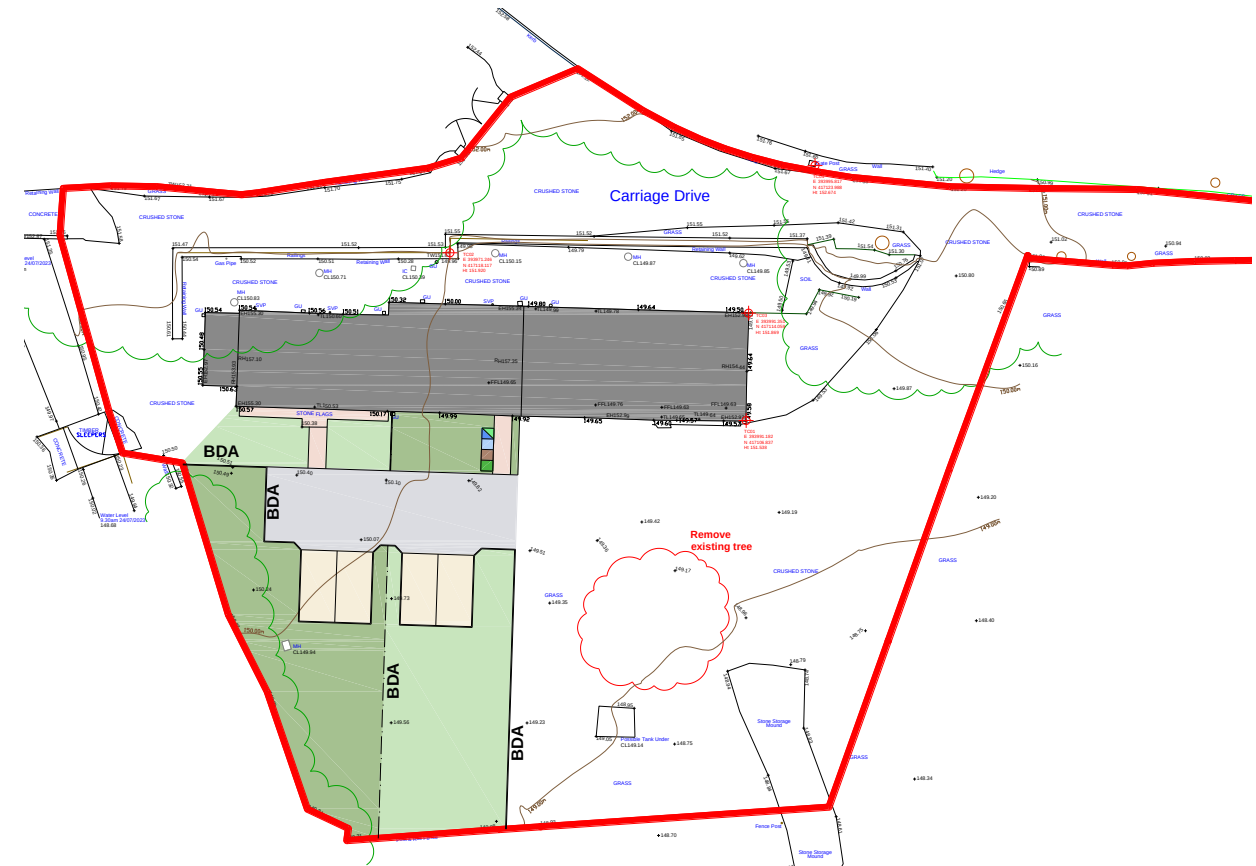
The proposal comprises of internal works to convert the barn building. External works consist of new landscaping and garden area associated with the barn and would provide private amenity space.

Areas

Total Site Area	2303m ²
Existing Barn Footprint	67m ²
Total Existing Site Buildings Footprint	254m ²
Existing Hard & Soft Landscaping	729m ²

Volumes

No volume increases are proposed.



Proposed Site Layout

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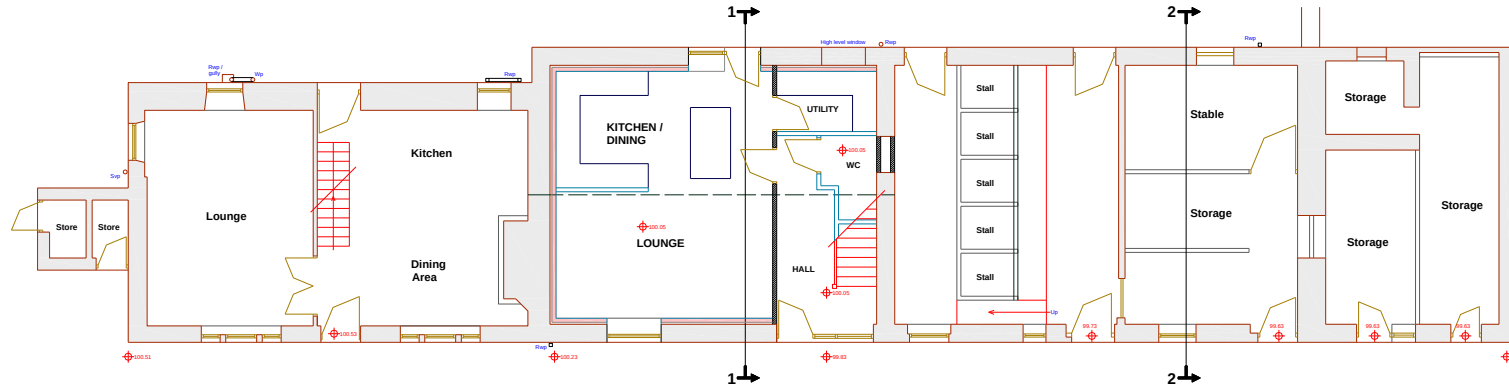
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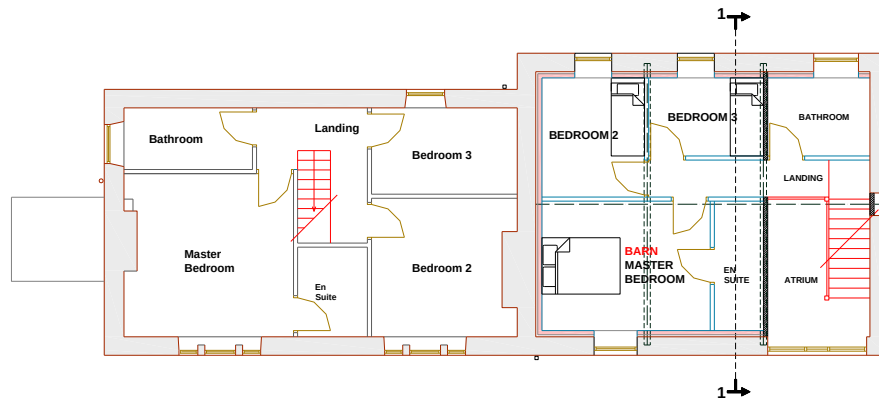
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Proposed Ground Floor Plan



Proposed First Floor Plan

The proposal entails the conversion of the existing barn structure to form a new three bedroom dwelling. New windows would be provided to the front and rear elevations to allow natural light to the new bedrooms and lounge space while the existing barn door opening would be retained and fitted with a large glazed atrium window and front entrance door. The proposed dwelling would be in line with the National Space Standards requirements proposing a total of 98m² for the new dwelling allowing for a 3 bedroom, 5 person dwelling.

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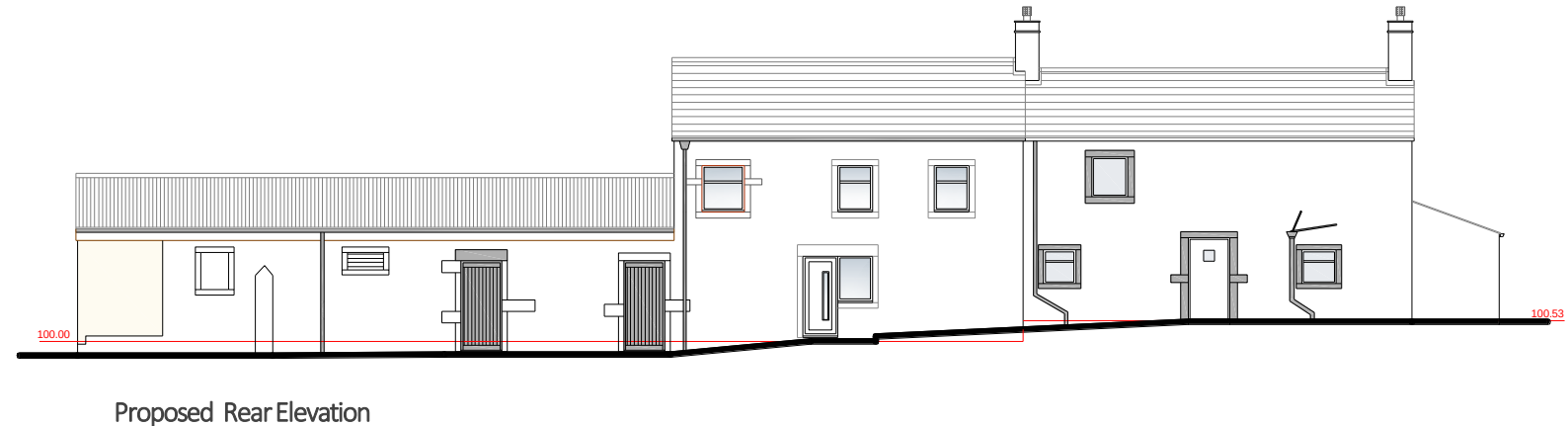
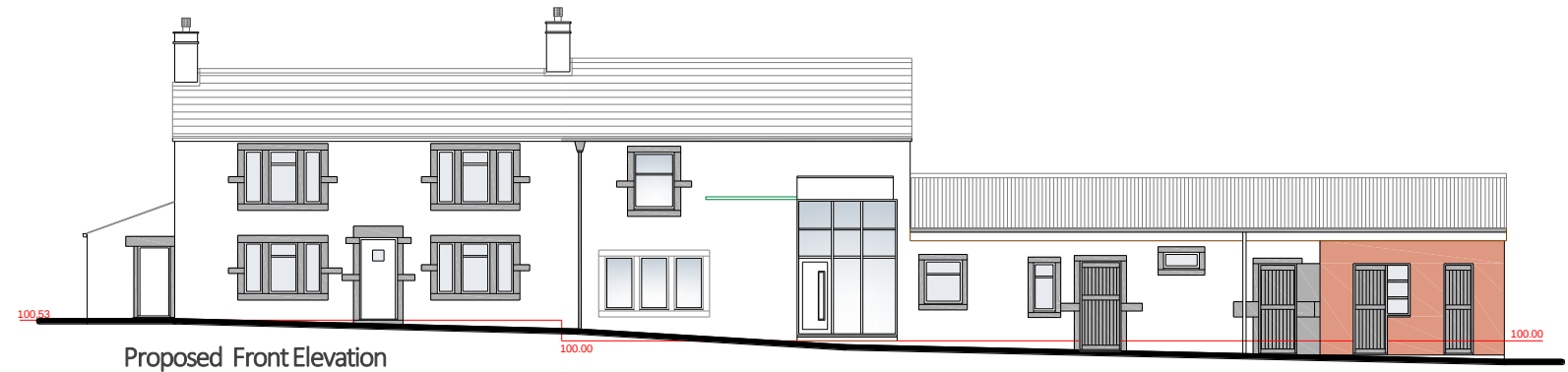
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New window openings are proposed to the front and rear elevations, each new opening would be provided the same fenestration design as can be found on the existing farm house with stone surrounds to each window. The existing barn door opening is to be retained and fitted with a new atrium window with front access. Existing elements of stone work are also to be retained such as the large stone lintel over the existing barn door opening.



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EXECUTIVE SUMMARY

The application building is New Platt Farm, Littleborough, in the Metropolitan Borough of Rochdale, Greater Manchester. The property is a *laithe house* – with dwelling and farm buildings under the same roof, typical of Pennine districts – that dates from around 1800. The agricultural elements of the building (barn, shippoon, stables and store) are now redundant. In planning terms it is being treated as an undesignated heritage asset.

Proposals have been submitted to Rochdale Metropolitan Borough Council for conversion of the barn a new dwelling. The heritage issue arising is the impact upon the significance (heritage interest and value) of the undesignated building. The scope and purpose of this report is to identify this significance and assess how the proposal will affect it. Given its nature, relatively later date and level of alteration, the significance of the unlisted building is restricted to the local context only (i.e. to Littleborough rather than Rochdale as a borough). This significance derives from its local interest as a modest example of a *laithe house* of circa 1800 date, combining dwelling and agricultural buildings in a single long range.

As it is undesignated, this significance resides primarily in the external envelope of the building. The agricultural elements of the building are redundant. The application seeks consent for their conversion to residential use forming a new dwelling. The works involve internal conversion works to the barn structure.

Where heritage assets are undesignated, guidance in the National Planning Policy Framework requires simply a *balanced planning judgement* and not the presumption to preserve or enhance that applies to designated heritage assets. In making this balanced assessment, the principal consideration in this case is that the future of the redundant agricultural buildings is secured by putting them to sustainable use. The extent of intervention is not inappropriate given the nature and development of the building as described in this report, and it will remain recognisable as a *laithe house* of circa 1800 date. The scheme therefore merits approval.



THE PROPOSAL/SCOPE OF THIS REPORT

- 3.1 ***Proposed development*** - Proposals have been submitted to Rochdale Metropolitan Borough Council for conversion of the barn to form a new dwelling.
- 3.2 ***Designation*** - The building is being treated for the purposes of the application as an undesignated heritage asset by Rochdale MBC. 3.3 ***Heritage impact*** The heritage issue arising is the impact upon the significance (heritage interest and value) of the undesignated building.
- 3.4 ***Scope and purpose of this report*** - Paragraph 194 of Chapter 16 (*Conserving and Enhancing the Historic Environment*) the National Planning Policy Framework (as revised, July 2021) states that in determining applications, local planning authorities should require an applicant to describe the particular significance of the heritage asset, including the contribution made by their setting. The scope and purpose of this report is therefore to identify the significance of the undesignated building, and to assess how this will be affected by the proposal. In accordance with paragraph 194, the level of detail is considered proportionate to the importance of the heritage asset, and no more than necessary to understand the impact of the proposal. The report is to be read in conjunction with other documentation submitted in support of the application.
1. A summary of the historical background relating to the site (Section 4)
 2. A description of the undesignated building (Section 5)
 3. A summary of its heritage significance (Section 6)
 4. A summary of the planning policy context in which the application will be determined (Section 7)
 5. Evaluation within this context of the impact of the proposal upon the significance of the undesignated building (Section 8).



THE UNDESIGNATED BUILDING

Overview - Laithe house comprising dwelling, small barn and long single-storey shippon and stable range, the latter rebuilt around 1900 and probably reduced in height.

Form - A long rectangular main range comprising (from the west) house, barn, shippon, stable and store.

Date - The likely date is around 1800, on evidence of the simplicity of the building style and the machine-cut roof trusses of the barn.

The barn

a. Description. The predominant feature is the large wagon door on the front elevation, which seems too almost big for the building. Left of this is a blocked first floor loading door, the remainder of the elevation is blank. The rear is also blank apart from a small hayloft window beneath the eaves. The east elevation has a narrow, later-looking window in the gable. Internally the building is open to the roof, which is carried on two machine-cut kingpost trusses.

b. Evolution. Map evidence suggests the barn underwent alteration circa 1900, as a stepped rear elevation depicted by the edition of 1890-1891 is no longer there in 1909. This may have coincided with a rebuilding of the shippon/stables. Further evidence of alteration of the barn comes in the form of the redundant loading door and rear window. They confirm that a hayloft floor, which as the window shows extended across where the wagon door is now, has been removed.

SIGNIFICANCE OF THE UNLISTED BUILDING

Rationale - Paragraph 195 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as: *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

Summary - Given its nature, relatively later date and level of alteration, the significance of the unlisted building is restricted to the local context only (i.e. to Littleborough rather than Rochdale as a borough). This significance derives from its local interest as a modest example of a laithe house of circa 1800 date, combining dwelling and agricultural buildings in a single long range. As it is undesignated, this significance resides primarily in the external envelope of the building.



IMPACT OF THE PROPOSAL

Summary of the scheme - The application seeks consent for conversion of the former agricultural barn building to residential use, forming a new dwelling. The works involve internal alterations to the barn building including additional window openings.

ITS EFFECT

The Barn

There will be a limited degree of external change to the barn, involving a new front elevation window, of similar appearance to those of the house, along with small windows and a doorway on the rear elevation. The wagon entrance will be glazed. The extent of change is not however excessive, and the barn's character will remain clearly agricultural and not domestic.

CONCLUSION

Where heritage assets are undesignated, the guidance in paragraph 203 of the NPPF requires simply a *balanced planning judgement* on the scheme; there is not the presumption to preserve or enhance that applies to designated heritage assets. In making this balanced assessment, the principal consideration in this case is that the future of the redundant agricultural building will be secured by putting them to sustainable use. The extent of intervention is not inappropriate given the development of the building and it will remain recognisable as a laithe house of circa 1800 date. The scheme therefore merits approval.

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Parking

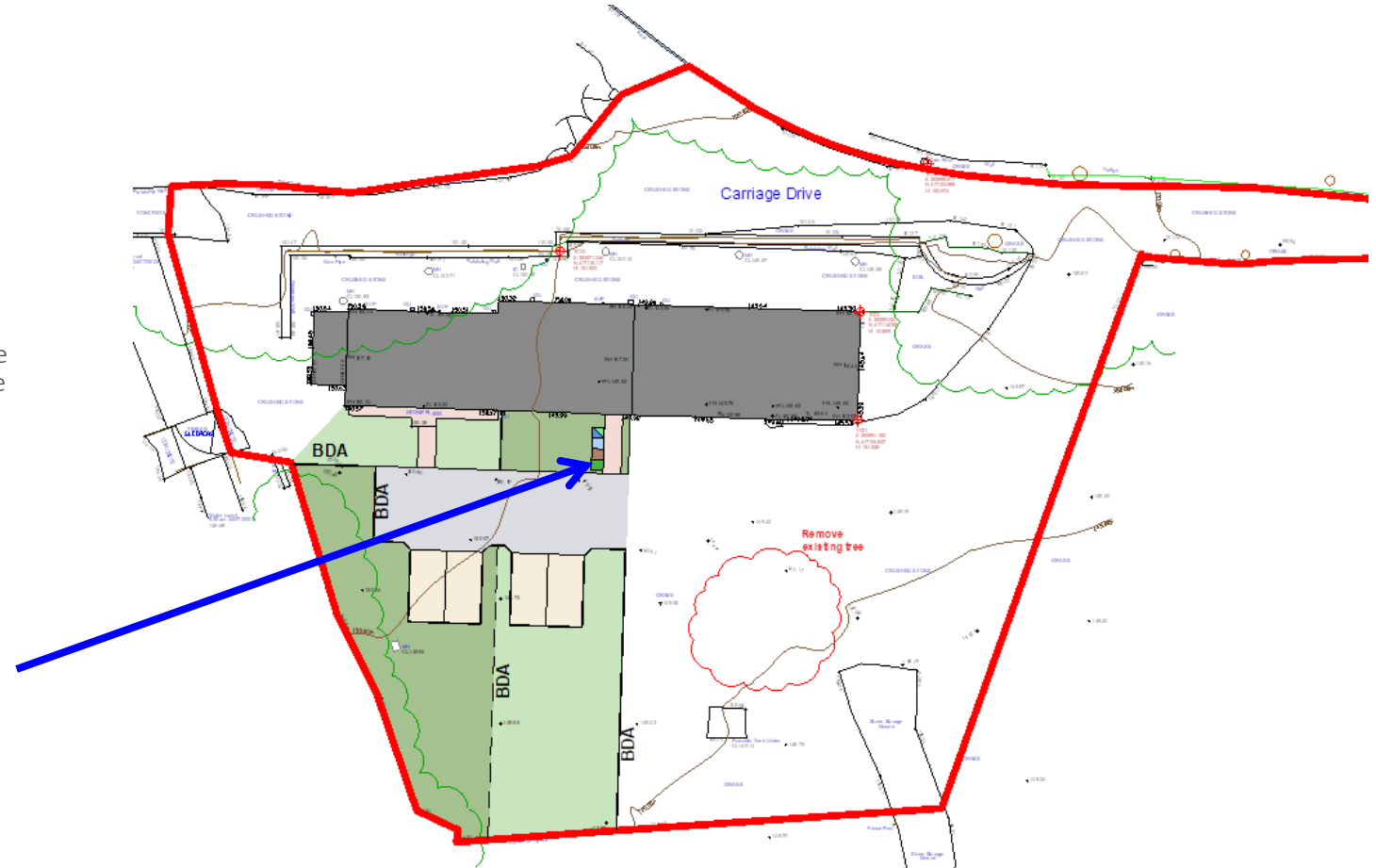
New parking layout is provided as part of the proposed works. A minimum of 2 parking bays are allocated to the dwelling located to the south accessed via a new access road.

Servicing / Refuse Provisions

Bin storage for the dwelling is provided to the front yard area for ease of access to Carriage Drive. Each dwelling would be provided with a timber bin storage unit to the rear with each dwelling having access to the alley for ease of access. Servicing the site would remain as existing with bins positioned to the edge of Carriage Drive for collection on bin collection days. No refuse trucks are to enter the site.



Proposed Timber Bin Storage Unit



Proposed Site Layout