

DESIGN AND ACCESS STATEMENT

For

Extension and conversion of an existing farmhouse and associated access, parking and landscaping.

Mr Derrick Cullen,

Slack Farm Cottage, Higher Calderbrook Road, Littleborough, OL15 9NH

PREPARED BY



M23-32-DAS

06.03.24

This statement is to accompany the planning application and refers to the following drawings:

M23-32-01	Existing floor plans
M23-32-02	Existing elevations
M23-32-03	Proposed floor plans
M23-32-04	Proposed elevations
M23-32-05	Existing site plan
M23-32-06	Proposed site plan

Introduction

Section 3 of DCLG circular 01/2006 sets out the principle to provide a statement covering design concepts and principles and access issues with the submission of an application for planning permission. Section 42 also inserts a new section 327A into the 1990 Act, which prohibits, among other things, a local planning authority from entertaining an application unless it is accompanied by a design statement and an access statement, where required.

The following document sets out and deals with the basic principles of a Design and Access report for the proposed extension and conversion of an existing farmhouse.

Site

The proposed development site falls within a plot of land off Higher Calderbrook Road, Littleborough. The site sits within a rural area with enclosed boundaries to the North, East, West and South. The site is located 0.3 mile from the nearest bus stop South of the site with the local train station located 1.8 miles further South in Littleborough where the property is able to take advantage of local amenities in shops, schools, hospitality and various transport links.

The sites immediate context consists of fields to the North of the site with neighbouring properties to the West, East and South.

The buildings which surround the site are a mix of residential and agricultural buildings which vary in scale and materials, ranging between single/double storey heights and finished in natural stone or render.

Existing

The site outlined includes a farm building currently divided into two dwellings being slack Farm and slack Farm cottage. Also within the site boundary are a number of outbuildings and stables. There are currently 12 stables from an original number of circa 24, together with a series of commercial outbuildings previously used as a water bottling plant.

The current structure is suffering from penetrating and rising dampness, some structural movement is evident and in need of repair. There is evidence of vermin within the dwelling and much of the services are unfit for use or not operational. The roof is showing signs of movement and in need of stripping to check the roof structure before re-covering. The general fabric of the building is need of upgrade, repair and maintenance.

In 2019 a planning approval was granted for the erection of an agricultural building on behalf of one of the farm tenants, the location of this building is noted on the plan. This scheme was never developed, being affected by circumstances around covid and Brexit, the business plan for this venture proved untenable.



The owners of the farm are keen to see the land used to its full potential, and propose to firstly renovate the farmhouse, then sub divide it into 5 dwellings. This will allow the building to fully utilised and prevent any further dilapidation, brought on by limited use of a large single space.

Design

The proposed design for Slack Farm Cottage has been carefully considered to harmonize with the existing and local context. The architectural style draws inspiration from the existing dwelling situated on site. The materials used, will be locally sourced where possible and keep in context with the existing property. They will also be selected for their durability, sustainability and compatibility with the surroundings. The proposal seeks to extend and convert the existing property into 5 self contained dwellings. The proposed design is intended to bring the property back into use as a dwelling that will be fit for purpose and will deal with the repairs and maintenance that the current fabric requires.

The proposal will extend the existing dwelling from 484.03m² to 666.75 m² creating a maximum increase of 30% to the original. The remaining curtilage would then be used to create access, amenity, landscaping and parking.

Use

The current use of the building is residential with the structure divided into two dwellings. Utilising the existing shared access and amenity space.

Amount

The proposed development will consist of extending the existing building and converting it into five self-contained properties with car parking and amenity space. The proposal sits within the existing residential boundaries and have been planned to increase parking, gardens and bin storage.

Layout

The layout of the site is driven by the existing structure to create 5no. smaller dwelling units. The existing garden space is large enough to allow parking an bin storage plus amenity space without extending beyond the current residential curtilage.

Scale

The scale and massing of the proposed development have been designed to ensure a sympathetic relationship with the existing. The scale of the development is driven by the existing structure and doesn't exceed beyond the current ridge, eaves, length or width.

Appearance

The proposed development will incorporate stonework and render to match that of the existing buildings and in keeping with the surrounding properties. Window and door size / locations have been considered to provide balanced front and rear elevations. The overall appearance of the buildings is sympathetic to the existing dwellings.

Access

Considerable attention has been given to access and circulation within the site. Ingress and Egress will be permitted via an existing access point off Higher Calderbrook Road. As part of the proposal the access point into Slack Farm Cottage will be reconfigured to provide vehicular access to dedicated car parking spaces directly adjacent each dwelling.

Landscape.

Landscaped garden areas to the face of the dwellings and rear enclosed private spaces will be low maintenance with indigenous planting. Hard landscaping will complement the natural landscaping and will incorporate stone paving and gravel.

Sustainability

To minimize the ecological footprint of Slack Farm Cottage, environmentally friendly materials have been prioritised along with energy-efficient technologies and water conservation measures.

Community

The proposed development aims to positively contribute to the local community by providing affordable, aesthetically pleasing family homes.

Conclusion

In conclusion, the design and access principles outlined in this statement demonstrate a thoughtful and considerate approach to the development of Slack Farm Cottage. We believe the proposal aligns with the local planning policies and will make a positive contribution to the community.