

# DESIGN AND ACCESS STATEMENT IN SUPPORT OF PROPOSALS AT HOLLINGWORTH HEIGHTS, PEANOCK LANE, OL15 0AD

JULY 2025

## 1. Introduction

- Purpose of the Statement

This statement has been prepared to accompany proposals for a replacement dwelling at Hollingworth Heights, Peanock Lane, Littleborough, OL15 0AD.

- Introduction to Kimble Roden Architects

Kimble Roden Architects & Designers adopt a holistic and context-led approach to residential architecture, with a clear ambition to deliver exceptional homes that are both beautiful and functional. Our design ethos is rooted in a deep understanding of context, ensuring that each project responds sensitively to its setting while fulfilling the aspirations of our clients.

We believe that the foundation of outstanding design lies in a thorough appreciation of the unique characteristics of each site. No two locations, or clients, are the same. By combining creative vision with technical expertise, we craft bespoke architectural solutions that are tailored to their environment and grounded in the realities of the site, including its constraints and opportunities.

With over 30 years of experience, the practice directors bring a wealth of knowledge from working on complex, large-scale urban developments to now focusing exclusively on high-quality residential design. Our involvement from initial concept through to completion ensures continuity, design integrity, and a consistently high standard of delivery.

Our design process is driven by a desire to create homes that are embedded in their landscape by responding to topography, orientation, materiality, and local vernacular. We carefully consider the appropriate palette of materials and construction techniques to ensure that each scheme complements and enhances its surroundings, particularly within sensitive locations such as the Green Belt and Conservation Areas.

For this project, the applicant appointed us to design a replacement dwelling that is both architecturally refined and contextually appropriate. The proposal reflects a considered response to the site's setting, balancing the client's vision for a contemporary home with the need to preserve and enhance the character of the Green Belt.

- Site Address and Description

The site is currently occupied by a three-storey dwelling with an approximate footprint of 200 sqm. The existing house is set into the sloping landscape and is surrounded by a large garden to the north, west, and south.

Covering an area of approximately 0.45 hectares, the site is located about 4 km northeast of Rochdale and 2 km south of Littleborough. It falls within the administrative boundary of Rochdale Borough Council and lies within the Merseyside and Greater Manchester Green Belt.

Adjacent to the site is Hollingworth Lake Country Park, which is designated as an area of Ecological and Geological/Geomorphological importance in the Local Plan.

A substantial area of hardstanding links the dwelling to a private road, providing access to Milnrow Road.

- Scope of the Application

The application is being made to demolish the existing property replace it with a contemporary family home with enhanced landscaping.

## 2. Site and Surrounding Context

- Description of the Existing Site and Dwelling

The site currently accommodates a four-bedroomed dwelling which dates from the latter half of the 20th Century and has previously been subjected to alterations, extensions and development within its curtilage. The extensions to the existing house, which includes two conservatories have been poorly built and the overall impression is of a dwelling in need of updating.

- Landscape Character and Topography

The existing dwelling is positioned towards the southern side of the site and on elevated ground. To the north the land drops away towards Hollingworth Lake with views over the lake from the gardens and property facing south. Sections of the garden contain large, mature, evergreen trees which are concentrated along the southern boundary.

The land to the north of the house includes a garden area and then a further area of rough grass/pasture divided by a post and wire fence which leads down to the lake shore with a timber boarded fence forming the boundary against the shoreline footpath.

The topography of the surrounding landscape is undulating with the Pennine hills prominent in views north, east and west. The site lies in Green Belt and close to the Hollingworth Lake site of Ecological and Geomorphological Importance.

- Access and Highways

Access to the site is via Peanock Lane and through the farm buildings of Peanock Farm. The entrance imposing gates are well concealed between agricultural buildings.

- Relationship to Nearby Properties and Built Form

The existing house is the end property of an arc of dwellings with Hollingworth Manor and Queens Cottage to the immediate west and a ribbon of large dwellings around the edge of the lake along Lake Side. The existing property is small in scale relative to the neighbouring dwellings around the lake.

Beyond the lake side to the south, the existing dwelling is neighboured by a series of agricultural and farmhouse buildings which shield Hollingworth Heights from Peanock Lane and are also larger in scale than the existing house.



Aerial View of existing house and neighbouring dwellings

- Environmental Constraints

The area is in a very low area of flood risk for surface water, rising water, reservoirs and ground water.

Ecology constraints have been set out in the submitted reports by Rachel Hacking Ecology and Estrada Ecology.



Existing House as approached from the driveway



Existing House from rear garden

- Recent Planning History

The applicant was recently successful in gaining a certificate of lawfulness for alterations to the existing house for single storey side extensions and two outbuildings. Application 25/00308/CPL was approved in May 2025.

For the purposes of this statement, we have included calculations that include the side extensions, outbuildings and a single storey rear extension (rather than the two-storey extension applied for) as it is reasonable to assume that we are entitled to a 4 metre rear extension of 3 metres in height under Class A.

Please refer to the Planning Statement prepared by Hera Planning Ltd.

### 3. Design Philosophy and Approach

- Design Approach and Architectural Principles

As architects with considerable experience in delivering high quality buildings, we have very much approached this project as an opportunity to create a piece of exceptional architecture on the site.

It is the intention that the replacement dwelling should significantly raise the standard of design on this plot and for the wider area whilst being sensitive to the defining characteristics of the local topography and vernacular.

Furthermore, given the sensitivity of the site in terms of green belt and within an area of ecological value, this is an opportunity to reassess the impact of a dwelling on the site, its relationship with the topography and environment, its functionality as a home suitable for modern living and its efficiency in terms of energy performance.

The intention has been to design a dwelling that will meet the needs of the applicant, have minimal impact on the green belt visually and spatially whilst offering a balanced and responsible approach to enhancing the site.

The following sections covering Amount& Use; Layout; Scale; and Appearance explain how we have achieved this intention.

#### 4. Amount and Use

- **Residential Use: Replacement Only (no change of use)**  
The proposal is for a replacement Class C3(a) dwellinghouse use.
- **Floor Area Comparison: Existing vs. Proposed**  
The table below sets out the gross internal floor areas of the existing, permitted development and proposed dwelling.

The proposed dwelling creates less floor area compared to that proposed under the certificate of lawfulness 25/00308/CPL approved in May 2025. Please note for the purposes of the calculations included in this report, we have not included the two-storey rear extension element of the PD scheme but instead assumed a single storey rear extension (3 metres in height, 4 metres in length).

Permitted development rights give the opportunity to significantly increase the footprint and volume of the dwelling further into the site towards the lake side where visual impact is the most significant.

|                                                       | Lower Ground Floor | Ground Floor      | First Floor       | TOTAL FLOOR AREA  |
|-------------------------------------------------------|--------------------|-------------------|-------------------|-------------------|
| Existing Dwelling                                     | 125m <sup>2</sup>  | 126m <sup>2</sup> | 73m <sup>2</sup>  | 324m <sup>2</sup> |
| Permitted Development Scheme – including outbuildings | 125m <sup>2</sup>  | 442m <sup>2</sup> | 73m <sup>2</sup>  | 640m <sup>2</sup> |
| Proposed Dwelling                                     | 174m <sup>2</sup>  | 198m <sup>2</sup> | 174m <sup>2</sup> | 546m <sup>2</sup> |

[Comparative gross internal floor areas](#)

#### 5. Layout

- **Site Layout: Building Position, Garden, Driveway**

The proposal for a contemporary dwelling creates an opportunity to re-site the dwelling to allow for improved visual impact and better management of the surrounding landscape. We have explored the options for this during the design development phase to come up with the optimum solution.

A key consideration for the design has been the views across the lake and ensuring that the main living spaces have a relationship with the landscape to the northeast and southwest.

The existing house sits on the north/ south axis with the main rear elevation turned towards the dwellings on Lake Side.

Our initial design response was to rotate to the siting of the new dwelling house through 45 degrees with the main rear elevation facing northwest which responded to the proportions of the plot.



However, when we reviewed this layout with the client it was agreed that whilst this broadly aligned with the position of the existing house, it meant that the primary views were angled towards the other houses around the lake side, rather than the views to the northeast across the lake itself.

In addition, when we reviewed the outline landscape visual impact assessment it became clear that the views from the shoreline north of the lake back towards the plot were where the

ridgeline was most visible – and extending the roofline on this axis could result in unnecessary visual impact.

We therefore made the decision to redesign the layout to orientate the main living spaces towards the northeast thus maximising views across the lake and at the same time diminishing the massing from the north and northwest to ensure minimum visual impact.



With the final design layout, we have set the dwelling further towards the southern boundary to minimise the impact of the dwelling adjacent to the lake side path, enabling it to be tucked into the topography of the site rather than dominating the middle of the plot and thus giving the applicant the opportunity to enhance the garden and surrounding landscape and reduce the amount of hardstanding.

The proposed dwelling has been positioned to enhance the views across the lake, to create more sheltered and private amenity space, and to make use of the established driveway, whilst at the same time acknowledging the existing dwelling's siting.

- **Private Amenity Space**

Private amenity space will be restricted to the perimeter of the dwelling, with the main terrace located on the northeast of the dwelling outside of the main living area. A smaller terrace will be located on the corner of the dwelling on the northern axis and then two further secluded terraces are positioned on the north-west elevation and south-west elevation. Beyond these terraces the garden will remain as lawn to the extent of the curtilage, with the field beyond running down to the footpath.

Please refer to the Landscape Plan provide by TPM Landscape.

- **Relationship to Boundaries and Neighbouring Properties**

There will be minor changes to the relationship of the proposed dwelling with neighbouring properties. The nearest dwelling (Queen's Cottage) is 53m from the north-west corner of the proposed building (compared to 56m with the existing house).

The proposed dwelling will come closer to the northeast – southwest boundary which borders the field to the south, however there is still a separation of over 5 metres along this boundary. Whilst this may be a compromise in terms of impact on this boundary, there are outweighing benefits to the visual impact of the dwelling as a whole.

The dense vegetation to the edge of the site will continue to offer screening from the southwest.



## 7. Internal Layout

- Functional Arrangements and Circulation

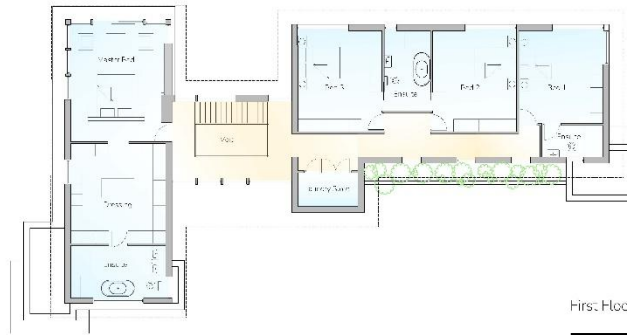
The proposed dwelling has been designed to create an efficient and functional flow within the dwelling.

Garaging and utility spaces are located in the lower ground floor set into the site topography and therefore subterranean on the northeast side, with vehicular and main entrance access from the lower southwestern side of the plot.

At ground floor the main living space is located on the south-east wing with circulation towards the southwest elevation overlooking the driveway. The fifth bedroom and playroom are located in the southwestern wing turned away from the lake.

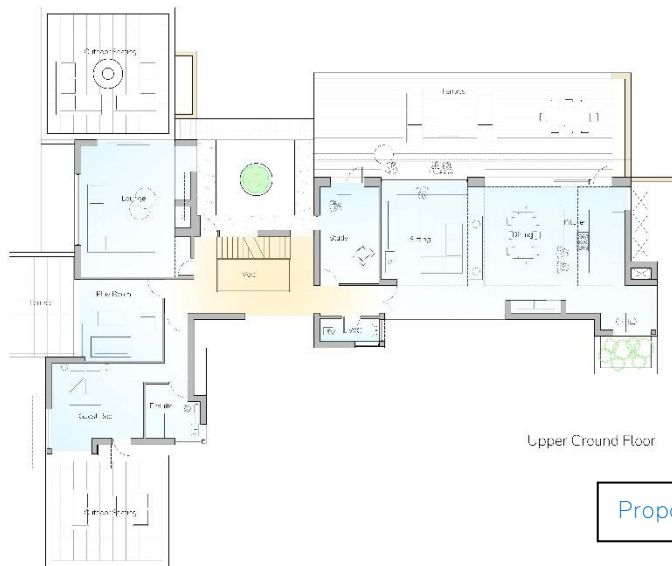
At first floor there are four further bedrooms with the circulation again overlooking the driveway.

The internal layout has been designed to maximise views over the lake and across the Pennines to the southeast.



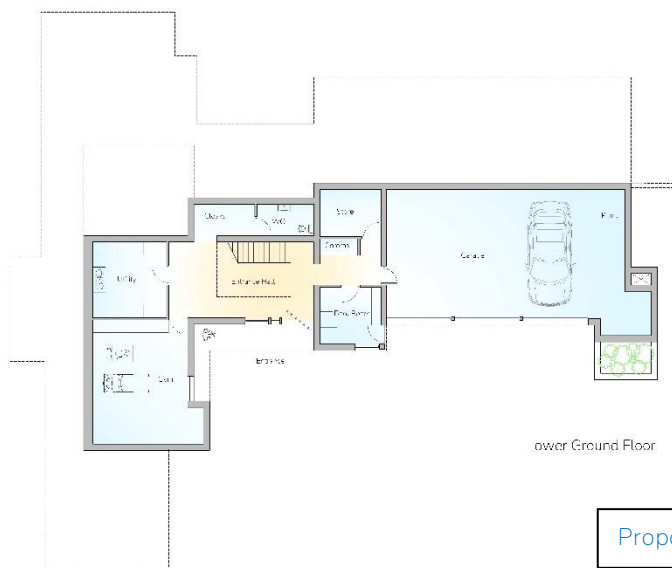
First Floor

Proposed First Floor Plan



Upper Ground Floor

Proposed Upper Ground Floor Plan



Lower Ground Floor

Proposed Lower Ground Floor Plan

## 7. Scale

- Comparative Height, Volume, and Footprint

The flat roof level of the proposed dwelling is approximately 100mm below the existing ridge height of the existing house.

Refer to the tables below for comparative volumes between the existing house, the proposals approved under PD and the replacement dwelling.

|                              | Volume             | Percentage increase from existing dwelling | Percentage <u>decrease</u> from PD dwelling |
|------------------------------|--------------------|--------------------------------------------|---------------------------------------------|
| Existing Dwelling            | 1032m <sup>3</sup> | -                                          | -                                           |
| Permitted Development Scheme | 2271m <sup>3</sup> | +122%                                      | -                                           |
| Proposed Dwelling            | 1841m <sup>3</sup> | +80%                                       | -19%                                        |

### Comparative volumes

The table above shows that the proposed dwelling under the permitted development scheme would represent an increase in volume of 122% from the existing dwelling, whilst the proposed replacement dwelling gives an 80% volume increase.

The table below compares the footprints of the existing, PD scheme and proposed scheme. Note that the footprint is at both ground and lower ground floors combined.

|                                                       | Footprint         | Percentage Increase |
|-------------------------------------------------------|-------------------|---------------------|
| Existing Dwelling                                     | 204m <sup>2</sup> |                     |
| Permitted Development Scheme – including outbuildings | 574m <sup>2</sup> | +181% from existing |
| Proposed Dwelling                                     | 227m <sup>2</sup> | +11% from existing  |

### Comparative footprints

The above tables demonstrate that the volume of the proposed replacement dwelling is less than that achievable under permitted development rights and given the compact and efficient nature of the proposed plans, the scheme represents only an 11% increase in footprint from the existing dwelling.

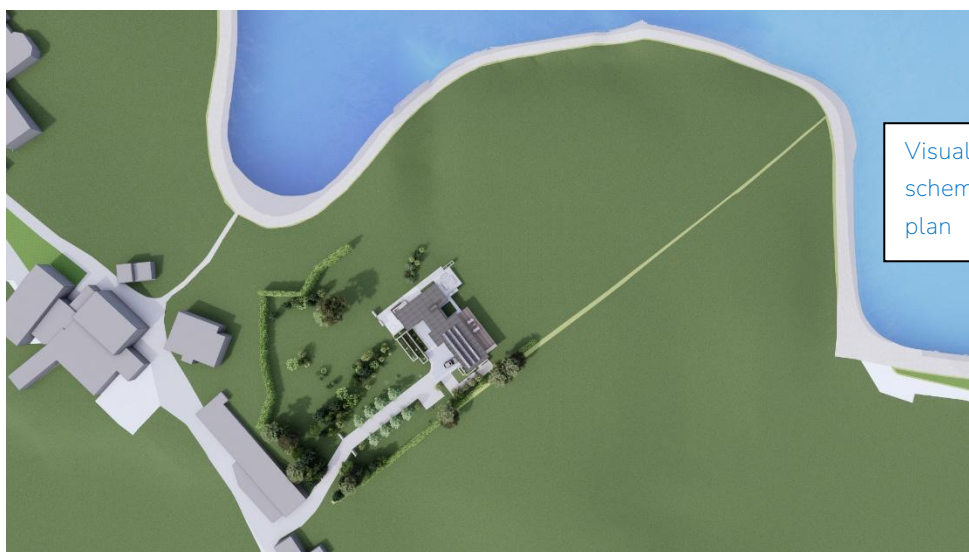
The following images also show the impact of the existing, permitted development scheme and replacement dwelling proposals in terms of footprint on the site, which again demonstrates a reasonable and efficient use of the plot to minimise impact.



Visualisation of existing  
dwelling: contextual site  
plan



Visualisation of permitted  
development scheme:  
contextual site plan



Visualisation of proposed  
scheme: contextual site  
plan

The approach to the design of the replacement dwelling has been very much to minimise the scale and massing within the context of the site and relative to the existing house. By introducing a flat roof construction and therefore maximising the usable internal space we have been able to design the building so it will sit below the ridge height of the existing house.

The change in level across the site has also enabled us to design the building to sit into the contours of the land. From the driveway approach the house will appear as a 3 storey building (as does the existing house) however from the northern side the house will be a two-storey dwelling.

## 8. Appearance

- Elevational Treatment

The western side of the lake is dominated by large modern detached dwellings with no consistent form or palette of materials, therefore there has been no dominant precedent set in terms of architectural style within the vicinity.

Taking inspiration from the local vernacular and agricultural building typology, the proposed materials for the dwelling are natural sandstone, timber cladding and glass.

The plinth of the building from lower to upper ground will be a natural sandstone (Fletcher Bank) random coursed with a tumbled finish designed to mimic local dwellings and boundary walls. This base will anchor the building to the landscape, allowing for deep window reveals and a façade of depth and texture. A smooth ashlar stone coping course tops the textured walling below.

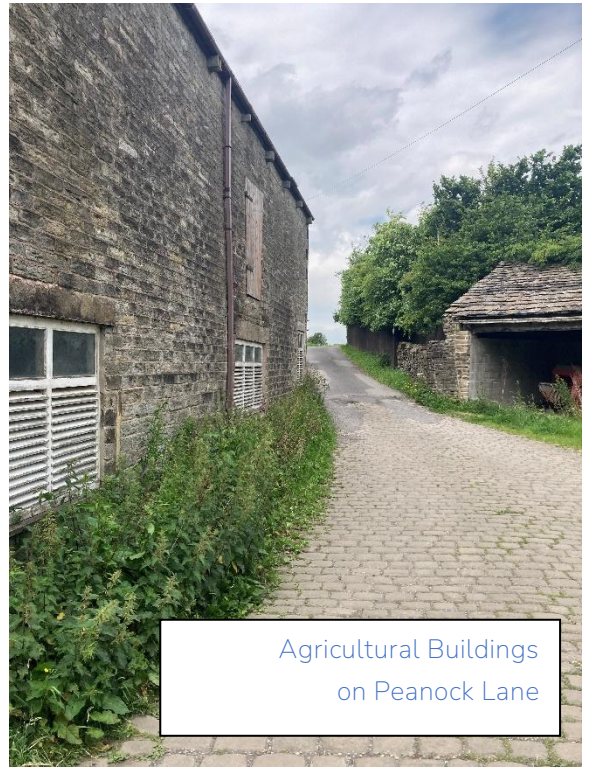
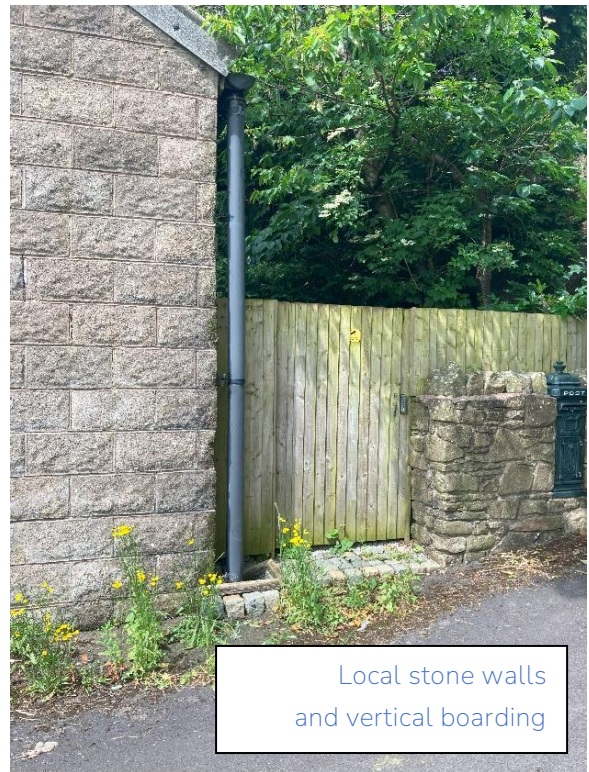
Although the form of the building is arranged over two essentially rectangular wings perpendicular to each other, linked by a glass enclosed staircase, we have created opportunity for depth and interest by introducing projecting bays and varying window sizes set into the stone plinth.

To the first floor we have selected a board and batten dark oak timber cladding with rich earthy undertones. This lightweight upper floor reflects the agricultural sheds found locally and connects the building to the landscape. A rhythm of vertical boarding and glazing offers a visual contrast to the solid base below.

The first floor is set back from the floor below and has deep overhangs to minimise light pollution and to create solar shading. This set back also gives the opportunity to create areas of planting around the top of the stone plinth.



Examples of contemporary dwellings – natural stone/ dark oak cladding/ aluminium





View along Peacock Lane



Existing entrance gates

- Roof Form and Fenestration

In order to minimise the height of the dwelling we are proposing a flat roof construction with deep overhangs to aid solar shading. The flat roof will accommodate solar panels and be accessible for maintenance.

Slim framed aluminium windows and doors will sit within the stone plinth and the vertical cladding. The sizing and pattern of the windows reflects the functionality of the spaces internally. There will be large openings from the main living spaces and more slender windows into bedrooms and more private spaces creating visual interest and a combination of transparency and solidity.

## Proposed Elevations



Proposed Southwest Facing  
Front Elevation



Proposed Northwest Facing  
Side Elevation



Proposed Northeast Facing  
Rear Elevation

## 9. Access

- **Vehicle and Pedestrian Access**  
There will be no change to vehicular and pedestrian access.
- **Parking Provision**  
There will be parking spaces for 3 cars at the front of the dwelling with a further 3 parking spaces within the garage.
- **Visibility Splays and Highways Safety**  
There are no proposed changes to the access to the highways.
- **Inclusive Access (Lifetime Homes principles, if applicable)**  
The proposals will comply with Part M of the building regulations and offer ample opportunities to be adapted to incorporate a lift.

## 10. Landscaping and Ecology

- Please refer to the following reports:-
  - Tree Survey/ AIA/ AMS by AWA Tree Consultants Ltd
  - LVIA by TPM Landscape Ltd
  - Landscape Plan and Planting Layout by TPM Landscape Ltd
  - Preliminary Ecology Assessment by Rachel Hacking Ecology
  - Bat Activity Report by Estrada Ecology Ltd
  - Biodiversity Enhancement Plan by Estrada Ecology Ltd

## 11. Sustainability

The proposals will deliver a significant uplift in energy performance, embracing modern sustainable technologies through solar panels and an air source heat pump along with passive design principles to create a long-term, future-proofed family home.

The existing house has an Energy Efficiency Rating of F, and even with installation of renewable power sources the potential improvement would only enhance the performance to E. Please refer to the Existing Energy Report by Elmfield Energy prepared as an informative only. It is reasonable to assume that a new build dwelling which adopts modern building standards can be expected significantly improve on this.

## 13. Conclusion

Kimble Roden Architects have prepared this Design and Access Statement in support of a planning application for a replacement dwelling at Hollingworth Heights, a sensitively located site within the Merseyside and Greater Manchester Green Belt adjacent to Hollingworth Lake Country Park.

The existing dwelling, a mid-20th-century house subject to unsympathetic extensions, presents limited architectural merit and does not fully respond to the site's exceptional landscape character. The proposal seeks to replace it with a high-quality, contemporary home that is both

visually refined and environmentally responsible, representing a significant enhancement over the existing building in terms of design, sustainability, and contextual appropriateness.

The design adopts a context-led and topography-responsive approach, with a strong emphasis on minimising visual and spatial impact on the Green Belt. The proposed layout repositions the house to optimise views across Hollingworth Lake while reducing massing as perceived from sensitive viewpoints. Its low-profile, flat-roofed form sits below the ridge height of the existing house and is embedded into the sloping landscape.

A carefully curated materials palette of natural sandstone, timber cladding, and aluminium glazing echoes local vernacular and agricultural forms while providing a contemporary architectural expression. The internal layout maximises connectivity with the landscape and supports modern family living. The dwelling also achieves a reduced volume and footprint when compared with that permissible under permitted development rights, thereby offering a more appropriate and design-led solution.

Sustainability is embedded throughout the scheme, with passive design strategies, high-performance insulation, solar panels, and an air source heat pump contributing to significant energy efficiency improvements.

This proposal represents a holistic and architecturally sophisticated response that enhances the character of the site and its Green Belt context, while meeting the aspirations of the client for a future-proofed, sustainable family home.

## ADDITIONAL REPORTS

- i) Planning Statement by Hera Planning
- ii) Landscape and Visual Impact Assessment by TPM Landscape
- iii) Landscape Plan by TPM Landscape
- iv) Planting Layout by TPM Landscape
- v) Preliminary Ecological Appraisal by Rachel Hacking Ecology
- vi) Bat Activity Report by Estrada Ecology
- vii) Biodiversity Enhancement Report by Estrada Ecology
- viii) Tree Survey with Arboricultural Impact Assessment and AMS by AWA
- ix) Existing Energy Report by Elmfield Energy