

Sheep Bank Farm, Whittiker,
OL15 0LH

Design & Access Statement



Revision /

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**SOLID
VOID**

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1.0 Introduction

This Design and Access Statement has been prepared by Solid Void on behalf of David Rushton to supplement a householder planning application for the demolition and re-build of the existing porch, in addition to a two-storey side, single storey rear extensions and insertion of new windows into existing blocked up openings. The entire new volume will be restricted to ensure it adds no more than 33% additional volume.

The Sheep Bank Farm sits in a rural location, surrounded by approximately 80 acres of agricultural in the hills above Hollingworth Lake Country Park. The site is accessible from Syke Road, via Rakewood Road and typically an agricultural track with very low numbers of vehicle movements along it. The existing farmhouse has recently been purchased by the applicant who wishes to renovate it from its dilapidated state and bring it up to modern day living standards, including some modest extensions to the property and window replacement throughout.

The centre of Littleborough is 1.2km due north of the site, along the B6225, with Smithy Bridge 1.2km due west of the site. The area is largely rural in character with nearby country pubs, working farms, golf club and converted barns into family dwellings.

The site sits within green belt and the predominant focus of this designation is to prevent over-development, urban sprawl and maintain the openness of the green belt. Therefore, these proposals seek to extend the property in a controlled manner, such that the additional volume only contributes 33% to the current massing of the property.

On this basis, the proposals do not create 'harm' and preserve the openness of the greenbelt.

2.0 Planning Policy

The applicable planning policies in respect of this application are as follows:

Rochdale's Core Strategy (adopted 2016)

G/D/2 – Green Belt

D/4 – Control of Development in Green Belt

National Planning Policy Framework 2021

3.0 Use

This planning application seeks to renovate and extend a residential property as a householder permission.

The dwelling will be use class C3.

4.0 Amount

The proposals seek to create one, 6-bedroomed, family home.

5.0 Layout

The main entrance porch to the dwelling will be demolished and replaced with a much more functional porch with space to change out of boots. The property was at one time, entirely connected but has since been blocked up such that there is a 'main' part of the home and a separate 'granny annexe' with its own dedicated front door and staircase, etc.

Internally, the house is arranged over two storeys with a centralised circulation corridor providing access to rooms either side with the main living space is at the ground level. A two-storey side extension and single storey rear extension will allow for a new master bedroom suite and a large, open-plan, kitchen/dining/lounge, utility and downstairs WC.

6.0 Scale

The scale of the extensions will be subservient to the existing house such that they are sympathetic and respectful to the host property. The front façade of the two-storey side extension is stepped back from the main façade (exposing the stone quoins) and the eaves and ridge height are also lower than the existing house, to further strengthen this design ethos.

As noted on drawings 2200 & 2250, the existing volume amounts to 696.1m³

The proposed volume amounts to 925.7m³

This increase in volume constitutes a 33% addition to the existing dwelling which in green belt, can be considered modest and proportionate.

7.0 Landscaping

The existing landscaping around the farmhouse is agricultural grassland with concrete hardstanding forming the driveway and small area of formal garden towards the southwest of the dwelling. There is also ample parking in the space adjacent to the barn. The proposals seek to retain the relatively modest portion of garden used as the dwelling's formal garden, to the west.

All other existing boundary features are proposed to remain as existing (i.e. dry-stone walls and timber / wire mesh stock-proof fences, etc).

8.0 Appearance

The new extensions will use either reclaimed materials, or materials of similar appearance to ensure that suitably compliment the host property. Materials such as natural stone, timber framed windows, slate roof and metal rainwater goods are high quality and will enhance the character of the old farmhouse.

New window proportions are influenced by the proportions of the existing and are framed with natural stone surrounds to match the vernacular of the property.

The new porch creates a new feature entrance to the property with both traditional detailing in the form of a mortar bedded verge, but also has elegant glazing and natural stone string course features.

New windows openings utilise existing blocked up old window openings generally and occur in a variety of heights and sizes, akin to the organic way in which historic farmhouses 'evolve' over their lifetime.

The new bi-folding doors provide a contemporary addition to the home, opening up the spectacular views towards Hollingworth Lake Country Park and beyond. The single storey rear extension has a flat roof and parapet with glazed lantern behind. This design ensures that the accommodation can be inserted within hampering existing window opening on the first floor of the rear farmhouse elevation.

9.0 Access

The existing vehicular access is proposed to be retained onto Rakewood Road via Syke Road.

There is ample space for at least 3 or more cars to be parked directly outside the farmhouse and barn.

The new dwelling will be highly accessible with all rooms arranged over a single storey with level thresholds throughout.