



LOCATION PLAN

LANGLEY FARM – Erection of single storey dwelling.



View in direction of **PURPLE** Arrow



View in direction of **RED** Arrow

**LANGLEY LANE FARM,
LANGLEY LANE,
MIDDLETON
M24 5LJ**

DESIGN AND ACCESS STATEMENT

Use & Appearance

The proposal is to create a residential dwelling to emulate characteristics of an agricultural building, clad with materials sympathetic to location and setting.

Reference is made to NPPF para 135 and local policy P3 which seeks to satisfy that all new development will be visually attractive, of a high functioning standard, have a strong sense of place whilst add to the overall quality of the area.

The exterior fabric cladding comprises subtle shades of contrasting Siberian larch, reclaimed brickwork (Chimney stack, porch & plinths) that Will complement the existing Farmhouse using natural Slate roofing material, conservation roof lights with a subtle use of zinc fascia cladding.

The fenestration creates a slightly contemporary appearance using large, glazed apertures, to encourage sunlight, natural day light or capitalise upon natural vistas.

Detailing is contemporary with the use of concealed gutters and rainwater pipes to produce clean unobstructed elevations.

When approaching the principal entrance, the approach uses an open sided canopy for purposes of both weather protection and to control excessive solar gain.

The canopy will contain, and limit rainwater run off using a sedum green roof.

The canopy fascia will be covered using Zinc metal cladding panels whilst the “sedum” roof provides an element of biodiversity to create a natural habitat for wildlife.

Layout

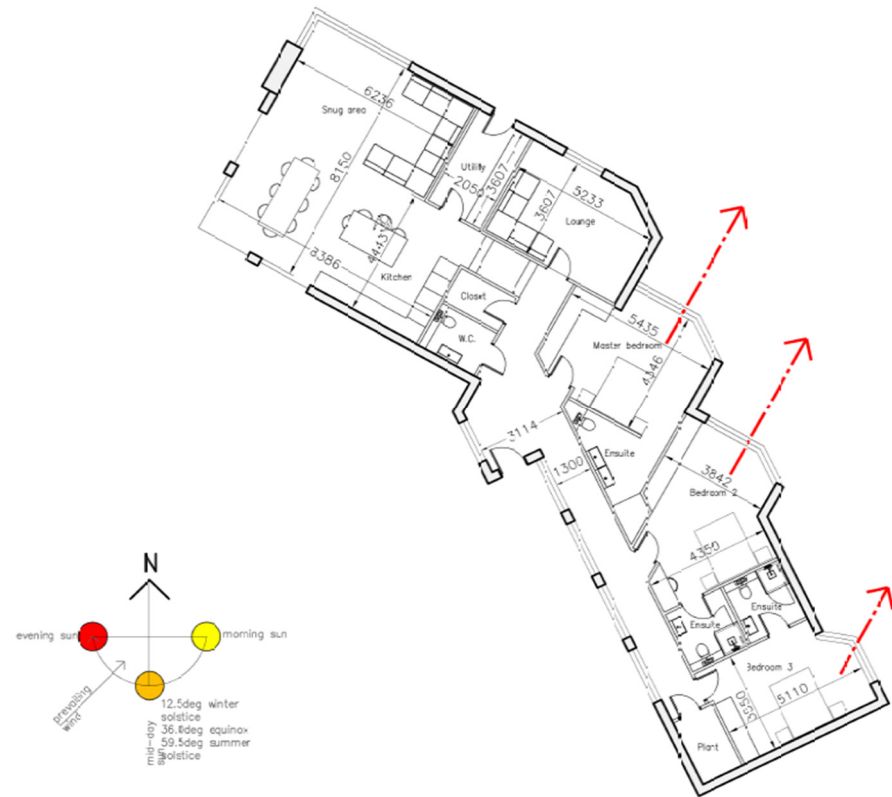
A three-bedroom property designed to be split level and will follow the natural topography of the land.

The design maximises vistas over open greenbelt.

Windows along the northeast elevation where bedrooms are located are purposefully angled and inset within the main façade.

This will direct views towards the greenbelt to the Northeast direction, whilst create a “canopy effect” to limit potential overlooking from the neighbouring Esthwaite close development.

The interior will provide a double height vaulted living space with exposed timber trusses to resemble a “barn effect”, with tall, glazed openings that will encourage sun and natural daylight.



Materials – (Palette)



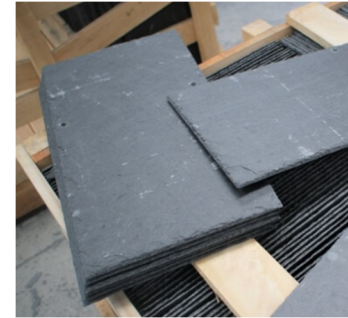
1. Black cladding



2. Grade A – Larch cladding



3. Reclaimed farmhouse blend



4. Smooth blue / black slate



1.

Barred effect, from Russwood Kurowood® range, is an embossing 'horizontal band sawn' pattern into thermally modified Scots Pine, before being coated matte black. This creates an industrial, band sawn look that is sustainable, durable and dimensionally stable.



2.

SiOO:X Wood Protection eliminates differential weathering, meaning you can achieve a consistently weathered look without the wait. Made from natural and non-toxic ingredients, SiOO:X repels moisture, forming a natural protective barrier to timber cladding.



3.

Original brickwork from Barn will be a template when sampling and choosing proposed Brickwork.



4. Deep Blue-Black colour, longitudinal grain, with a slightly rippled texture

Features & Benefits:

- Colour : Blue/Black
- Material : Natural Slate
- Low water absorption
- Extremely durable and long-lasting roofing slate
- High-quality quarried [Spanish slate](#)
- Accepted by English Heritage and Heritage Scotland as an alternative to Welsh slate
- 50-100 year guarantee depending on the grade of the slate



Scale

The total gross floor area for the property is 210sq/m

The siting of the dwelling follows the natural contour of the land and is designed as a 600mm split level with shallow graduated steps linking the lower-level kitchen / living and the upper main entrance and bedroom space.

The ridge height for the building does not exceed 6m in relation to the localised ground level surrounding the main entrance and bedroom spaces.

The lower large open plan dining and living space will provide panoramic glazing to maximise unobstructed views over the greenbelt land to the northwest direction, the garden and pond life to the north-east

Views outwards from the Kitchen / living space towards the southwest direction link onto a patio amenity space that will benefit from full afternoon and evening sun.

Design

Renewable technologies

Technologies for adoption are photovoltaics to areas of the roof with air source for heating and hot water provision. Further consideration will be given to MVHR recovery for air quality. comfort heating & cooling.

“Fabric first approach”

The "fabric first" approach in building emphasizes maximizing the building's energy efficiency by prioritizing the performance of its physical fabric (walls, roofs, floors, windows, doors)

This means we focus on features like airtightness, insulation performance, solar gain, and thermal mass to minimize heat losses and gains.

Our approach will be to reduce a need for heating and cooling - essentially, to design an energy-efficient building that works in harmony with renewable technologies.

Refuse collection strategy

The Refuse vehicle is not to leave the adopted highway when making collections.

The property will comply with Rochdale Borough council of 4 bins for different types of items.

Whenever possible and due to a combination of locality and a position within the site, food and garden waste will be recycled.

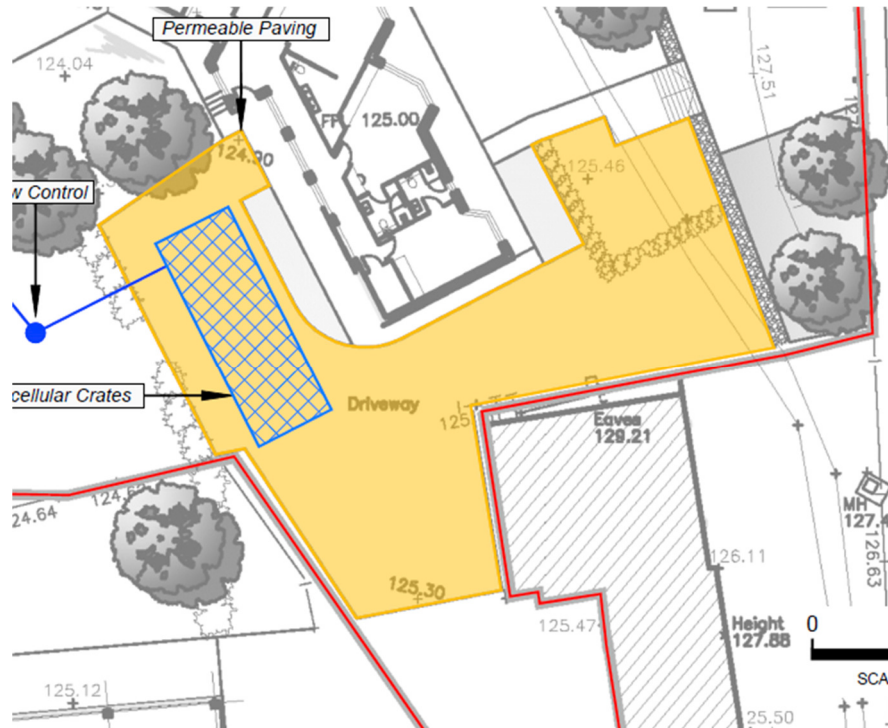
A purpose-built covered Bin storage enclosure will be constructed within the curtilage of the site facing the existing Farmhouse adjacent to the automated main entrance Gate to house both the farmhouse and detached dwelling waste.

Bins are manually wheeled upon collection day onto the “designated collection point” forward of the automated gates and between the rear pavement that runs parallel to Langley Lane.



Typical quad Bin storage

Vehicular hardstanding



A permeable driveway of 310sq/m is located to the frontage of the dwelling.

Vehicles will approach head on, and manoeuvre within the driveway to face and exit facing forward.

Provision for cycle storage will be catered for within the existing adjacent Covered and secure barns.



ELEVATION A (NORTH EAST) AS PROPOSED



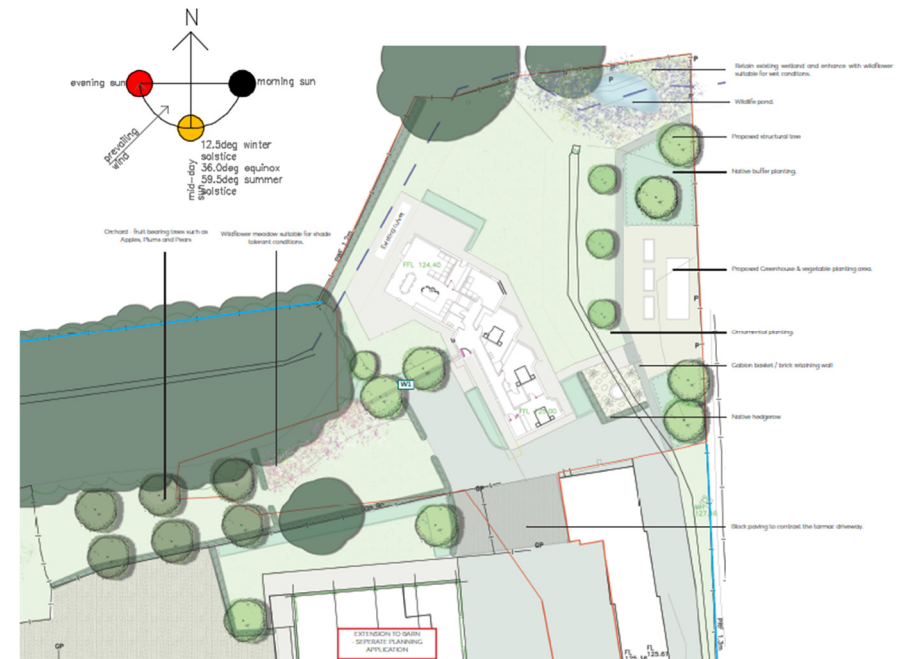
ELEVATION C (SOUTH WEST) AS PROPOSED



ELEVATION B (SOUTH EAST) AS PROPOSED



ELEVATION D (NORTH WEST) AS PROPOSED



LEGEND

Red line	Proposed boundary	Green square	Grass
Blue line	Proposed path	Green circle	Small shrub
Green line	Proposed planting area	Green triangle	Medium shrub
Yellow line	Proposed parking area	Green diamond	Large shrub
Orange line	Proposed road	Green hexagon	Tree
Purple line	Proposed water feature	Green octagon	Water feature
Grey line	Proposed building	Green star	Building
Black line	Proposed fence	Green cross	Fence

PLANTING SCHEDULE

Plant Species	Quantity
Grass	1000
Small shrub	50
Medium shrub	20
Large shrub	10
Tree	5
Water feature	1
Building	1
Fence	1

Scale: 0 5 10 15 20m

North Arrow

pg. 12



LR DESIGN