

DESIGN & ACCESS STATEMENT AMENDMENT 3

Type of Application: Full Application Amendment 3

Location of Proposed Development: Primrose Hill Farm, Rochdale Road East, Heywood, OL10 1RL

1.0 Planning Permission

Planning permission is sought for the development of a barn and stables buildings into a family house.

Our plan aims to address the shortage of luxury housing in the area, which will bring numerous benefits. By increasing the supply of high-end properties, we'll attract affluent residents and businesses, boosting local economic growth and creating jobs.

This, in turn, will enhance the area's reputation, improve infrastructure, and increase tax revenue for local services. The development will also include amenities like parks, shops, and restaurants, benefiting existing residents and making the area more vibrant.

A key part of this plan involves restoring the historic barn, currently in a state of despair. Urgent work is needed to stabilise the structure, preserve its heritage, and bring it back into use. This will not only save a local landmark but also add character to the development, creating a unique selling point for luxury residents.

Ultimately, our plan will revitalize the area, making it a desirable destination for luxury living and commerce.

The barn is a single storey semi-detached building and a single storey detached stables building. This is within a primarily rural area of a farm. There is a private service road at the front and side for access. The boundaries between the neighbouring properties are separated by timber and steel fence.

2.0 Amount of Proposed Development

Ground Floor

Four bedrooms with ensuite bathrooms
A family bathroom
A reception hall
A lounge
Dining area
A kitchen

First Floor

Four bedrooms with ensuite bathrooms

East stables

East stables building shall be converted into a garage and other miscellaneous equipment room.

South stables

South stables building shall be converted into a bike storage room, pool area, rest room and a bathroom.

3.0 Layout

The proposed layout is shown on the attached proposed drawings.

4.0 Scale

This development is proposed within the current boundary constraints of the plot and height of the building.

5.0 Landscaping

No landscaping or any other external features or surface finish changes are proposed.

6.0 Appearance

The overall image of the proposed development shall be in keeping with existing and fits in with neighbouring properties together with all the stonework, shape & size of windows & doors, roof shape & pitch & type of coverings, trims & details, materials, colours & patterns & style of construction.

All development shall be carried out using professional tradesmen and good quality compatible materials & maintained within the current boundary constraints of the plot and the height of the building.

The south elevation stonework wall shall remain in existing condition with matching upvc windows.

North, east and west elevation masonry walls shall be rendered in sand and cement rendering to match the adjacent house.

East and south stables buildings masonry walls shall be also rendered in sand and cement rendering to match the adjacent house.

The west facing roof shall have residential solar panels.

7 Access

7.1 Front Access: Access at the front of premises will be unaffected by this proposal.

7.2 Emergency Services Access: Emergency Services access at the front & rear of the premises will be unaffected by this proposal.

7.3 Other Premises Access: Access to adjoining premises at the front & rear will be unaffected by this proposal.

7.4 Impact on Highway Traffic: There shall be 7 car parking bays on site.

Date of Preparation

9th March 2026. Issue 3.