

Design and Access Statement

Rough Bank Barn, Rough Bank, Newhey, Rochdale, OL16 3QH

Change of Use from Dwelling (C3) to Residential Children's Home (C2) with Listed Building Consent

1. Introduction

This Design and Access Statement supports the application for the change of use of Rough Bank Barn from a private dwelling (*Class C3*) to a residential children's home (*Class C2*) with Listed Building Consent. The proposal is to provide a safe, nurturing, and therapeutic home for up to four children, operated by Meadows Care.

The statement sets out the design approach, impact on the listed building, and access arrangements in accordance with statutory requirements and the National Planning Policy Framework (*NPPF*).

2. Design Considerations

- Internal Alterations:

Internal alterations include the formation of new lightweight partition walls to subdivide existing rooms. These will be constructed using timber stud framing with plasterboard finish, fixed into existing floors, walls and ceilings in a non-intrusive manner.

Where existing floor level changes occur within rooms, these will be locally adjusted to align with the proposed partition layout. This will involve minor alteration of the existing step to ensure safe and practical room configuration, with no impact on the structural integrity of the building.

Full construction details of partition walls, including sections, materials and fixing methods, can be secured by condition if required.

- Doors:

Non-original oak doors currently installed will be replaced with FD30-rated solid timber oak fire doors, complete with compliant fire-rated ironmongery. Existing oak frames and architraves will be retained to preserve the character and appearance of the property. The doors to be replaced are as follows:

GROUND FLOOR

- Office
- Laundry/Utility
- Double Garage
- Hall
- (4x) Stores
- Child Bedroom 1, 2 & 3
- Staff Bedroom 1

FIRST FLOOR

- Snug
- Child Bedroom 4
- Staff Bedroom 2

- Listed Building Impact:

There will be no changes to the external fabric of the building. The proposed works are minimal, reversible, and sensitive to the listed building. No historic features will be removed or damaged, and the external appearance of the barn will remain unaffected.

- Rooflight Window Replacements:

Existing rooflights identified as being in poor condition are proposed to be replaced on a like-for-like basis, matching the existing size, design, materials and appearance. This is intended as a repair/replacement to preserve the building's character. Details can be secured by condition if required.

3. Access Considerations

- Highways:

Rough Bank Barn is accessed via a single lane with passing places, which connects back to the highway at both ends. The use of the lane will not materially increase as a result of this proposal.

- Parking:

The property benefits from on-site parking for up to seven vehicles. Staff and visitors will use this provision, avoiding obstruction of the lane.

- Shift Patterns:

Staff work 24-hour shifts from 10am–10am. This handover time avoids peak highway traffic periods, reducing neighbour impact.

- Visitors:

The Registered Manager, therapists and social workers may attend the home during daytime hours. These visits are occasional and comparable to the patterns of visitors to a family dwelling.

- Inclusivity:

The home will provide an accessible, safe environment for children, with supervision levels adjusted to meet individual needs and independence risk assessments.

4. Community and Environment

- The home will operate in a manner consistent with a family household, with staff on duty with two staff sleeping in overnight.
- Meadows Care promotes biodiversity and environmental responsibility; the property already benefits from a borehole water supply and filtration system, ensuring self-sufficiency and resilience.
- Neighbours will not be adversely affected. Staff are bound by Meadows Care's Code of Conduct to maintain respectful community relations.

5. Planning Policy Compliance

The proposal meets the aims of the NPPF and local planning policies by:

- Re-using an existing residential property for a sustainable community use.
- Providing high-quality accommodation for vulnerable children.
- Making minimal and reversible alterations to a listed building, with no external impact.
- Ensuring no material harm to highways, access, biodiversity, or neighbour amenity.

6. Conclusion

The proposed change of use with listed building consent represents a sensitive, proportionate, and beneficial scheme. Rough Bank Barn will continue to function as a home in the truest sense, providing a safe and supportive environment for children while preserving the heritage and amenity of its setting.