

**BARN ATTACHED TO HEY BOTTOM FARM
CALDERBROOK ROAD
LITTLEBOROUGH
OL15 9NR**

PROPOSED BARN CONVERSION INTO A DWELLING

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WORKS ALREADY COMPLETED

Prior to the planning application certain works were completed in the main to stop the further ingress of water and further damage to building, these works are :-

- Reroof of the barn and attached lean-to
- Insertion of two roof lights in the main barn roof at the rear of the property
- Insertion of two roof lights in the lean-to roof at the rear of the property
- Replacement of the 1970's flat roof dormer with an enlarged shed roof dormer sympathetic to its surroundings and less susceptible to water ingress.

The pictures below show the damage already caused by the water ingress. Images of the works completed are contained in the Bound Heritage (Structure) Report by Healey Consulting.

All work has now ceased in line with the stop order



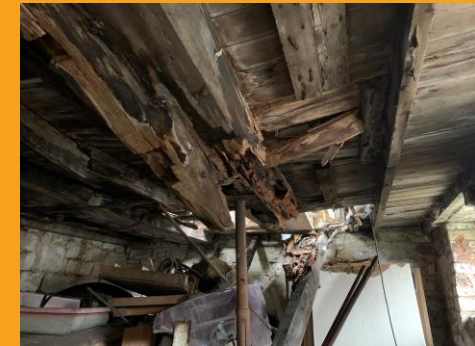
Damage to roof timbers



Damage to roof timbers



Damage in main barn



Damage in lean-to

INTRODUCTION

This Design and Access Statement is submitted in support of the planning application for the proposed development of the site outlined in red on the submitted location plan. The application seeks consent for the conversion of an existing barn building into a farmhouse-style dwelling that is both sympathetic to its rural setting and responsive to the character of the surrounding area.

The purpose of this statement is to explain the design principles and concepts that have shaped the proposed development and to demonstrate how issues relating to access, context, and sustainability have been considered throughout the design process. The conversion has been carefully developed to ensure that the new dwelling not only respects the agricultural heritage of the site but also provides a high-quality, functional, and comfortable living environment.

This document follows the guidance set out by the Commission for Architecture and the Built Environment (CABE) in *"Design and Access Statements: How to write, read and use them."* It describes how the scheme has evolved in response to site analysis, local planning policy, and relevant design considerations. The statement also sets out how the development will be accessible, inclusive, and sustainable, ensuring that it contributes positively to the local community and wider built environment.

In particular, this statement addresses:

The design approach and architectural response to the existing barn structure.

The relationship of the proposal to its landscape and local character.

Considerations of scale, layout, and materials to reflect a farmhouse style.

Provisions for safe and inclusive access for all users.

Sustainability and environmental performance measures integrated into the design.

Through this statement, the applicant seeks to demonstrate that the proposal has been carefully considered and designed to meet both functional requirements and planning objectives, while preserving the intrinsic rural character of the site



Site Location Plan

HERITAGE AND PLANNING CONTEXT

The application site comprises a Grade II listed Farmhouse and attached barn situated to the north of Littleborough, Rochdale, fronting Calderbrook Road. The building is set within a predominantly agricultural landscape, characterised by open countryside and designated Green Belt land, which together reflect the traditional rural heritage of the area.

The barn is a prominent feature within its setting, with its form, materials, and siting reflecting the architectural style and functional history typical of regional agricultural buildings. Constructed from hammer-dressed watershot stone with a graduated stone slate roof, it features a segmental-headed barn door, a shippon door to the right, and a rear lean-to addition with a dormer. These elements contribute positively to both local identity and the wider landscape character. Its retention and sensitive conversion therefore present an opportunity to safeguard this heritage asset while providing a viable new use that ensures its long-term preservation.

The proposed scheme has been carefully developed to maintain the agricultural form and appearance of the barn. External alterations have been minimised to protect its special character, with traditional materials retained and, where necessary, complemented by like-for-like repairs and enhancements. The approach ensures that the building remains visually and historically consistent with its rural context and the wider vernacular traditions of the Rochdale area.

Although the site is located within designated Green Belt, national and local planning policy supports the reuse and adaptation of existing buildings, provided that such development does not compromise the openness of the Green Belt and respects the character of the landscape. The proposal fully aligns with these objectives, as it does not increase the building's footprint or encroach further into open countryside. Instead, the development contributes to the Green Belt by preserving its heritage significance and agricultural character.

The site context is also evolving. Approximately 300 metres to the south, a major residential development of 61 dwellings was approved in 2014 and has since been completed. This scheme has introduced a more residential character to the area, creating a transitional zone between the expanded village edge and the surrounding countryside. The proposed barn conversion responds sensitively to this changing context by delivering a single, high-quality dwelling that respects the historic and architectural significance of the existing building while contributing modestly to local housing supply.

In summary, the proposed development achieves a careful balance between heritage preservation, policy compliance, and sustainable growth. It will safeguard the historic character of the Grade II listed barn while ensuring that it remains a meaningful and functional part of the rural landscape.

A **Heritage Statement** has been prepared by Healey Consulting and is included, it also includes a section outlining the structural suitability of the building for conversion.

HERITAGE IMPACT VS JUSTIFICATION

Historic Feature / Significance	Proposed Work	Impact Level	Impact Analysis	Mitigation	Justification
Front cart arch (High)	Recessed reversible glazing	Low	Function altered but form preserved	Recessed frame, no stone loss	Enables viable use
Rear cart arch (High)	Retained as internal feature	None	No loss of fabric	Protected during works	Preserves agricultural character
Watershot stone walls (High)	Lime mortar repairs	Low (beneficial)	Minimal disturbance	Matching stone & mortar	Necessary conservation
Mullioned windows (High)	Replace with heritage timber	Low	Improves authenticity	Profiles match original	Thermal improvement & authenticity
New south elevation windows	Insert openings	Medium	Alters agricultural simplicity	Match proportions; minimal number	Necessary daylighting
Roof (High)	Re-roof with reclaimed slates	Low (beneficial)	Retains material character	Like-for-like slates	Prevents water ingress
Dormer	Replace flat dormer with pitched	Low–Medium	Adds visible element	Traditional materials	Removes harmful modern flat dormer
Rear rooflights	Install 2 conservation rooflights	Low	Minimal visual impact	Flush-fit conservation style	Natural light needed
Lean-tos (Low)	Repair/replace roof	Low	Affects non-original elements	Use sympathetic materials	Structural necessity
Timber trusses (High)	Retained	None	No change	Protected	Preserves character
Ventilation slit	Close after owl mitigation	Low	Minor change	Reversible blocking	Ecology compliance
Floor levels	Raise local internal floor	Medium	Changes internal proportions	Independent structure	Required for headroom
Stone flags	Lift, relay, match new	Low (beneficial)	Minimal disturbance	Reinstate in same spots	Damp control & insulation
Setting	No footprint change	None–Low	No effect on openness	Native planting	Green Belt compliance

HERITAGE JUSTIFICATION STATEMENT

This Heritage Justification Statement outlines the reasoning behind the proposed conversion of Hey Bottom Barn, a Grade II listed building, ensuring that all works align with the National Planning Policy Framework (2024), Rochdale Core Strategy, and Historic England's guidance.

- **Justification for Works**

- The proposed works represent a conservation-led approach ensuring the preservation and enhancement of the barn's architectural, historic, and evidential significance. Interventions are limited to those necessary to secure a viable residential use, and are reversible wherever possible.

- **Key Justifications**

- - Re-roofing with reclaimed stone slate is essential for weatherproofing.
- - Replacing the unsympathetic flat dormer with a slate-clad pitched dormer improves heritage character and provides head room.
- - New windows are limited, proportional, and required for building functionality.
- - Internal alterations are reversible and avoid harm to significant fabric.
- - Lean-to repairs address structural safety using matching materials.
- - Setting is preserved with no footprint extension or domestic encroachment.

- **Conclusion**

- The proposals ensure that any heritage impact is outweighed by the benefits of preserving the asset, enhancing its character, improving sustainability, and securing its long-term use. The scheme results in no unacceptable harm to the significance of the building or its setting.

SUMMARY OF HARM AND PUBLIC BENEFITS

- **Summary of Level of Harm**
- Overall harm is assessed as LOW. Most interventions are reversible, located on less sensitive elevations, or improve the condition of the building. Historic fabric is largely retained, including both cart arches, stone walls, and internal trusses.
- **Identified Areas of Minor Harm**
- - New window openings on the south elevation.
 - Introduction of a pitched dormer replacing a flat one.
 - Localised raising of internal floor levels.These changes result in a LOW-MEDIUM level of heritage impact.
- **Public Benefits**
- - Long-term preservation of a Grade II listed asset.
 - Removes unsympathetic 1970s alterations and reinstates traditional character.
 - Secures viable use preventing deterioration.
 - Enhances biodiversity (owl boxes, bird boxes, habitat planting).
 - High-quality rural housing without Green Belt expansion.
 - Renewable energy and sustainable drainage improving environmental outcomes.

DESIGN JUSTIFICATION

The design approach to the proposed conversion of the Grade II listed barn has been guided by three key considerations: the preservation of heritage significance, the protection of the Green Belt, and the delivery of a functional, high-quality family home.

1. Preservation of Heritage Significance

As a listed building, the barn embodies historic and architectural values that must be carefully respected. The proposed design retains the original agricultural form of the structure and avoids unnecessary external alterations. The use of traditional stonework and slate roofing ensures continuity with the building's historic fabric, while new interventions—such as rooflights and a single dormer window—are modest in scale, placed sensitively, and designed to remain subordinate to the original architecture. Internally, the conversion makes efficient use of the existing footprint, avoiding extensions or encroachment onto open land. The scheme provides modern living accommodation while ensuring that the character-defining features of the barn remain legible and celebrated.

2. Protection of the Green Belt

The site lies within designated Green Belt land, where planning policy emphasises the need to maintain openness and safeguard the rural character of the landscape. The proposal complies fully with these principles by:

- Retaining the existing footprint and form of the barn without expansion.
- Integrating landscaping that reinforces the openness of the site and enhances biodiversity.
- Using traditional and locally distinctive materials to ensure visual harmony with the surrounding countryside.

By reusing an existing building rather than pursuing new build development, the scheme also supports sustainable land use and reduces the pressure for further encroachment into Green Belt areas.

3. Delivery of a High-Quality Family Home

The proposed layout and design of the new dwelling respond directly to the applicant's aspiration for a practical and attractive farmhouse-style family home. The internal arrangement provides an open-plan living environment complemented by private bedrooms and bathrooms, balancing contemporary living standards with the historic barn setting. Rooflights and a dormer window provide natural light without undermining the barn's traditional form, ensuring a bright, comfortable interior while respecting external character. Landscaping proposals further enhance the quality of the residential environment, providing amenity value while reinforcing the agricultural identity of the site.

POLICY COMPLIANCE

The proposed conversion accords with national and local planning policy, supporting the sustainable reuse of historic buildings in rural areas while preserving heritage assets, safeguarding the Green Belt, and contributing to local housing needs.

National Policy – NPPF (2024)

- **Section 13 – Protecting Green Belt Land (paras 153-160):** New buildings in the Green Belt are considered “inappropriate development” unless they fall within defined exceptions, including the reuse of buildings of permanent and substantial construction, provided openness is preserved.
- **Section 16 – Conserving and Enhancing the Historic Environment (paras 202-203):** Heritage assets should be conserved appropriately and put to viable uses consistent with their conservation. Great weight is given to the asset’s historic significance.

Local Policy – Rochdale Core Strategy (2016)

The Core Strategy emphasises the protection of heritage assets, valued land, Green Belt, and conservation areas, alongside sustainable development principles. The proposed development complies with the following key Core Strategy policies:

- **C1** – Conservation of heritage assets: Ensures that heritage assets are preserved and enhanced.
- **C3** – Design and environmental quality: Requires high-quality design that respects local character.
- **P1, P2, P3** – Sustainable development, countryside protection, and appropriate scale/form of development: Promotes development that is proportionate, respects the rural landscape, and meets sustainability principles.
- **G2, G4, G8, G9** – Green Belt, landscape, and biodiversity protection: Protects the openness of the Green Belt, the rural landscape, and ecological value.
- **T2** – Accessibility and sustainable transport: Supports transport connectivity and sustainable access.
- **DM1** – Development management: Ensures proposals are consistent with local character, amenity, and sustainable development objectives.

Saved Rochdale UDP Policies

- **BE/15:** Development affecting the setting of a listed building will not be permitted if siting, scale, design, or materials would harm that setting.
- **BE/11:** Proposals must avoid adverse effects on buildings or features of local architectural or historic interest.

Conclusion

The proposed design represents a careful and proportionate response to the site’s heritage, policy, and functional context. It:

- Preserves the historic significance of the Grade II listed barn.
- Safeguards the openness of the Green Belt.
- Delivers a sustainable single-family dwelling that integrates seamlessly into its rural surroundings.

The scheme aligns with Paragraphs 154 and 155 of the NPPF (2024), which permit the reuse of buildings of permanent and substantial construction, provided the development does not have a greater impact on Green Belt openness than the existing building.

Overall, the proposal demonstrates design integrity, policy compliance, and long-term viability, making it an appropriate and justified solution for the future use and preservation of the barn.

SUSTAINABILITY AND OFF-GRID LIVING

The proposed barn conversion has been designed to operate as a low-impact, off-grid dwelling, ensuring long-term sustainability, resilience, and alignment with both national and local climate objectives. The scheme minimises reliance on traditional utilities and reduces the overall environmental footprint, while safeguarding the architectural and historic character of the barn in line with national and local heritage policy.

Renewable Energy and Power Supply

Photovoltaic (PV) Panels: Renewable electricity will be generated via a discreet solar array, to be installed on an existing separate outbuilding within the site. This approach ensures the barn's historic fabric and aesthetic character are preserved, while still delivering significant carbon reduction benefits in accordance with the *Rochdale Borough Climate Change Strategy and Delivery Plan (2022)*.

Visual and Landscape Considerations: The panels are carefully sited to minimise visual impact within the wider rural landscape, ensuring that the historic barn remains the principal visual feature of the site.

Energy Efficiency Measures: The retention of the existing barn structure, combined with high-performance insulation and sensitive internal upgrades, will deliver reduced energy demand in line with Building Regulations and sustainability standards, while respecting the building's heritage significance.

Water and Waste Management

Water Supply: A natural spring located within the site will provide a sustainable and independent water source.

Foul Drainage: The existing septic tank system will be upgraded to meet current Environment Agency requirements and Building Regulations, ensuring environmentally responsible foul water treatment.

Surface Water Drainage: The scheme will incorporate *Sustainable Drainage Systems (SuDS)* principles wherever practicable, minimising surface water run-off, reducing flood risk, and supporting groundwater recharge.

Heating and Thermal Efficiency

Air Source Heat Pump (ASHP): Heating and hot water will be delivered by a high-efficiency ASHP, providing a low-carbon primary heating solution.

Solar Thermal Panels: A discreet solar thermal system, also located on a separate outbuilding rather than the barn itself, will supplement hot water provision, further reducing reliance on electricity and ensuring the barn's external appearance remains unaffected.

Embodied Carbon Savings: The adaptive re-use of the existing barn structure retains embodied carbon and avoids unnecessary demolition, contributing positively to the scheme's whole-life carbon performance.

SUSTAINABILITY AND OFF-GRID LIVING

Policy Alignment

The proposed conversion accords with the following national and local planning policies:

National Planning Policy Framework (NPPF, 2024):

Section 12 – Achieving Well-Designed Places: The careful siting of solar panels minimises landscape and visual impact, supporting high-quality design in a rural setting.

Section 13- Protecting Green Belt Land: Proposal does not increase the footprint of the existing property and includes planting of trees.

Section 14 – Meeting the Challenge of Climate Change, flooding and coastal change: The proposal supports renewable energy generation, decentralised energy solutions, and climate resilience.

Section 15 - Conserving and enhancing the natural environment: The proposal includes planting of trees, the addition of Owl and Bat boxes to encourage Bio diversity

Section 16 – Conserving and Enhancing the Historic Environment: The sensitive conversion respects the significance of the barn as a Grade II listed building. Locating renewable technologies on an ancillary building ensures the barn’s historic character and setting are preserved.

Rochdale Core Strategy (2016):

Policy G1 – Tackling Climate Change, Reducing Emissions and Adapting to Climate Change.

Policy G2 – Green Infrastructure.

Policy G8 – Biodiversity and Ecological Networks.

Policy P2 – Protecting and Enhancing Character, Landscape and Heritage.

Rochdale Borough Climate Change Strategy and Delivery Plan (2022): Promotes renewable energy generation, sustainable water management, and low-carbon rural living.

Conclusion

The proposed barn conversion represents a sustainable and sensitive adaptation of a heritage asset. Renewable technologies are located on an ancillary outbuilding, avoiding any visual or structural impact on the barn itself, while careful siting ensures minimal landscape intrusion in the wider rural setting. At the same time, the scheme integrates renewable energy, sustainable water and waste systems, and low-carbon heating solutions, delivering clear compliance with both climate and heritage policy.

This balanced approach provides a viable, off-grid home that addresses both **heritage conservation** and **environmental sustainability**, setting a strong precedent for the adaptation of rural buildings in a climate-conscious and visually sensitive manner.

ENVIRONMENTAL AND BIODIVERSITY CONSIDERATIONS

Ecological Protection Measures

The proposed barn conversion has been designed to minimise impact on local ecology:

- The building footprint will not be increased, preserving surrounding habitats.
- Existing trees and hedgerows will be retained wherever possible.
- Sensitive lighting and landscaping to avoid disturbance to local wildlife.
- Opportunities for biodiversity enhancement, such as bat and bird boxes, will be incorporated.

Climate Change and Sustainability

The development aligns with the Rochdale Borough Climate Change Strategy and Delivery Plan (2022), which promotes sustainable building practices, habitat protection, and carbon reduction. Key measures include:

- Adaptive reuse of the existing barn to reduce embodied carbon.
- Incorporation of energy-efficient design measures during conversion.
- Protection and enhancement of green infrastructure, supporting biodiversity and carbon sequestration.

Relevant Policies

- National Planning Policy Framework (NPPF 2024)
 - **Section 15** – Conserving and Enhancing the Natural Environment (**paras 189–198**): Protects valued landscapes, biodiversity, and designated sites such as SSSIs. Requires development to avoid or mitigate adverse effects on habitats.
 - **Section 14** – Meeting the Challenge of Climate Change, Flooding and Coastal Change (**paras 161–182**): Promotes energy efficiency, adaptation, and mitigation measures in development.
- Rochdale Core Strategy (2016)
 - **G2** – Protection and enhancement of the Green Belt: Safeguards rural landscapes and natural features.
 - **G4** – Protection of the rural landscape and visual amenity.
 - **G8** – Biodiversity and ecological networks: Development must protect and enhance biodiversity and habitats.
 - **G9** – Trees, woodland, and green infrastructure: Encourages retention, protection, and enhancement of woodland and green networks.
- **Rochdale Borough Climate Change Strategy and Delivery Plan (2022)**
 - Encourages reuse of buildings to reduce embodied carbon.
 - Supports habitat protection and enhancement of green infrastructure.
 - Promotes sustainable energy-efficient design in all development.

By following these policies and implementing appropriate ecological and sustainability measures, the proposed conversion ensures that heritage, ecological integrity, and climate objectives are fully respected, while allowing the barn to continue as a viable and functional part of the rural landscape.

ECOLOGY AND NESTING BIRDS

Ecology and Biodiversity Enhancements

Ecological considerations have been central to the design and implementation of the barn conversion. Barn owls were recorded as nesting within the building. In line with statutory requirements, best practice guidance, and specialist ecological advice, all works have been carefully planned to avoid disturbance to nesting birds, ensuring compliance with wildlife protection legislation. This approach is consistent with policies in the Rochdale Core Strategy (CS) that seek to protect and enhance the borough's biodiversity and natural environment, as well as national guidance set out in the National Planning Policy Framework (NPPF, 2024).

Presence of Barn Owl

When the presence of Barn Owls within the structure was discovered advice was sought from the **Manchester Raptor Group**, in particular Judith Smith, Group Chair and Schedule 1 Licence Holder for Barn Owl under Wildlife and Countryside Act 1981.

Contact Email ajudithsmith@gmail.com -Address 522 Warrington Road, Abram, Wigan, WN2 5XX

Barn Owl Mitigation Measures in conjunction with Manchester Raptor Group

Provision of a dedicated barn owl nesting box within another outbuilding, was constructed and in place before 1st March 2025 in accordance with advice from the Raptor Group. While the major entrances to the barn were sealed it was later discovered that the owl still had access to the barn via a ventilation hole high on the East wall. With this in mind it has been decided to place another box just below the ventilation hole providing a secure and long-term alternative habitat. The ventilation hole will then be sealed.

While recommendations have been made by ARBTECH in their report the advice of the Manchester Raptor Group will continued to be followed in relation to any works which might disturb the roost site. This will include the timing of any works and the provision of nest boxes and their location

Compliance with Section 1 of the Wildlife and Countryside Act 1981, which protects wild birds, their nests, and eggs from intentional harm or destruction.

Other Nesting Birds and Habitat Enhancements

The development is unlikely to have significant ecological impacts beyond the relocation of the male barn owl. To further support biodiversity and enhance the natural environment in line with **paragraphs 187 -189 of the NPPF and the Rochdale CS**, the following measures will be implemented:

Installation of nesting boxes for house sparrows, house martins, and starlings, which traditionally nest on the exterior of the building.

Planting of new hedgerows and trees to provide privacy for residents while enhancing local wildlife habitat, supporting foraging, shelter, and connectivity for birds and other fauna.

Contribution to the Natural Environment

Through these measures, the development not only safeguards existing ecological features but also delivers tangible biodiversity enhancements, ensuring a net positive impact on the local environment. This approach is fully consistent with NPPF and Rochdale CS objectives, contributes to the ecological value of the site, and demonstrates proactive compliance with planning policy requirements to conserve and enhance the natural environment.

A **Preliminary Ecological Appraisal and Roost Assessment** has been prepared by ARBTECH and is included.



BUILD CHARACTER

The area surrounding presents a number of different dwelling types and styles. Below is a portfolio of the building character within the area:



Handle Hall Farm
(Front/Street Facing Elevation)



4-3 Handl Hall
(Front/Street Facing Elevation)



Shopwood Way
(Front/Street Facing Elevation)



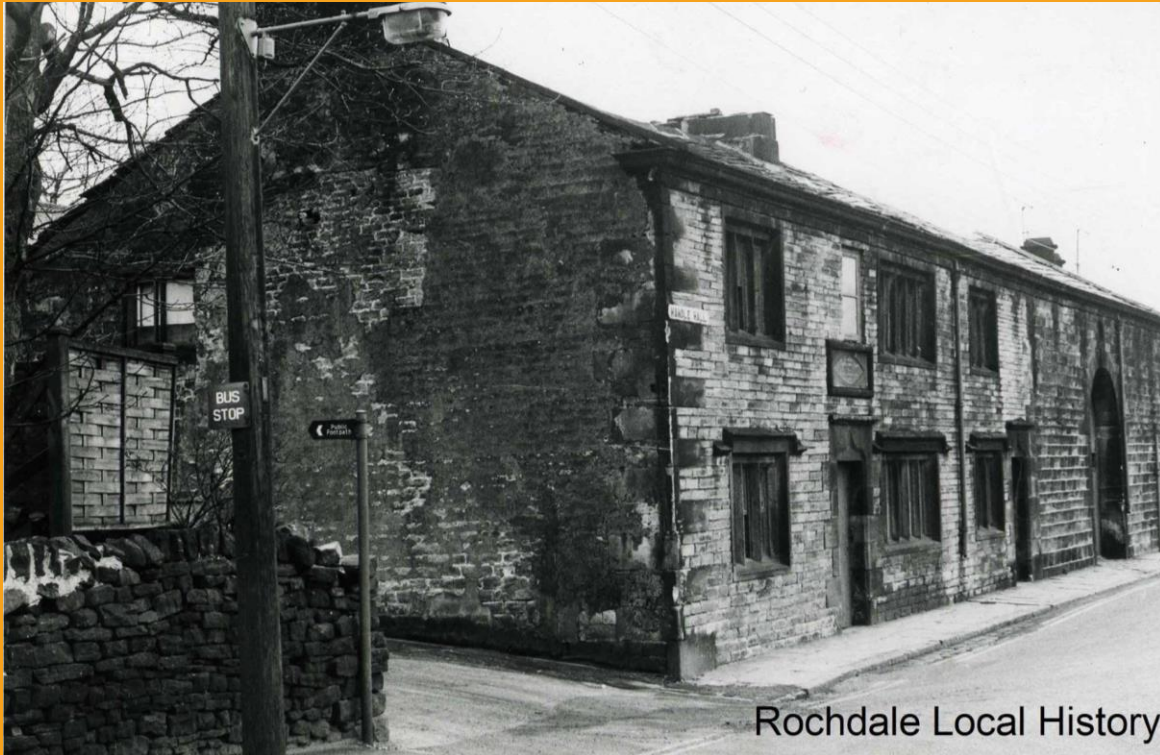
Calderbrook Road
(Front/Street Facing Elevation)



1 Lower Calderbrook Road
(Front/Street Facing Elevation)

COMPARABLE NEARBY SCHEME DEMONSTRATING HERITAGE LED RESTORATION

Development of similar attached barn at Handle Hall 200m from proposed development that has successfully undergone a heritage-led restoration



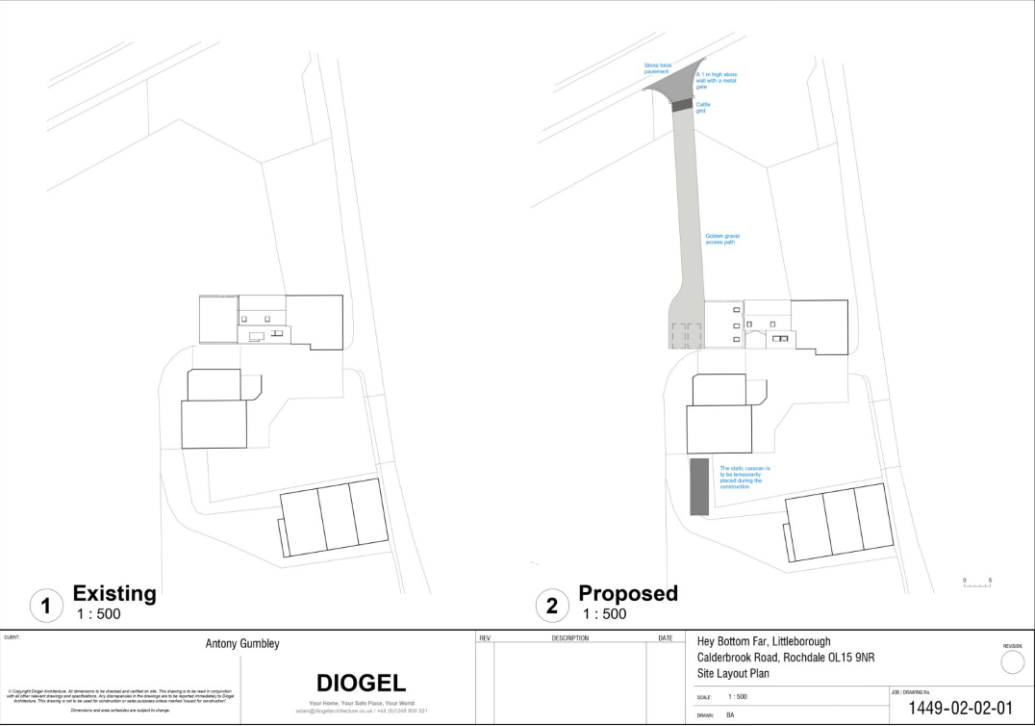
Before Development



After development

FOOT-PRINT

Proposed site plan



Currently the site houses

The new proposal looks to convert the existing barn building into a single four bedroom farmhouse style dwelling which will be kept by the client as their family home.

The overall footprint will be the same.

Total Site area:
Total existing building footprint:
Total existing Landscaped/ hardstanding area:

By reusing and adapting the barn, the proposal not only safeguards the future of the structure but also contributes to sustainable development principles by avoiding unnecessary demolition and new build. The design responds to both the local context and the applicant's aspirations for a traditional yet functional family home.

This approach aligns with the Rochdale CS, which supports the sustainable re-use of existing buildings and the protection of local heritage assets, and is consistent with national planning guidance in the NPPF, which encourages the effective use of land, the conservation of heritage, and the promotion of sustainable, high-quality design.

PROPOSED LAYOUT AND ACCOMMODATION

The site layout prioritises the integration of the dwelling into its rural setting. The majority of the site will be retained as landscaped areas, reinforcing the openness of the Green Belt and creating a natural and attractive setting. The landscaping strategy includes new trees, hedgerows, and native shrub planting, designed to soften the visual impact of the building and maintain strong visual connections with the surrounding countryside. These measures also provide opportunities for seasonal variation and long-term aesthetic resilience. By retaining substantial landscaped areas and using sensitive planting, the development preserves the openness of the Green Belt and adds to the visual amenity of the site and surrounding countryside. This approach aligns with Rochdale CS Policies **G3 (Green Belt), P2 (Protecting and Enhancing Character and Heritage), and DM1 (General Development Requirements)**, which encourage development that respects the character of the local landscape, protects the openness of the Green Belt, and contributes to the quality of the built and natural environment. It is also consistent with the NPPF (2024) – **Paragraphs 187, 161, and 159**, which promote well-designed, sustainable development that responds to its context, protects valued landscapes, and integrates new development sensitively into its surroundings.

Ground Floor Accommodation - The ground floor provides a functional and flexible living environment, including:

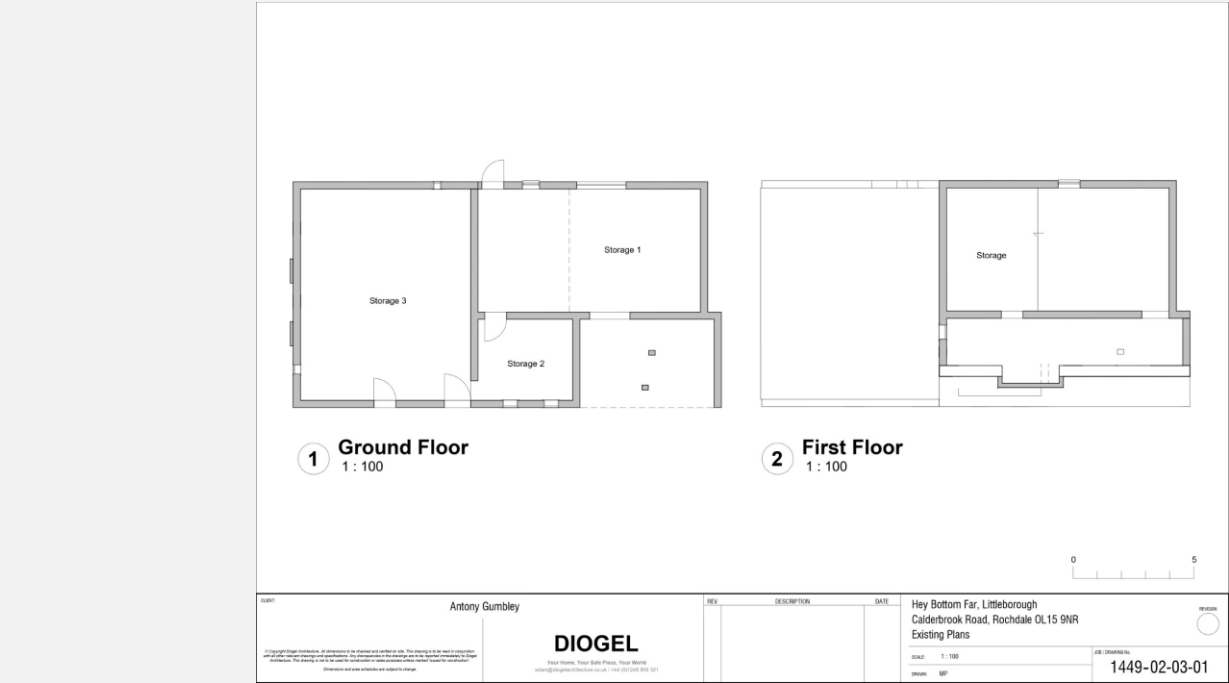
- An open-plan living, dining, and kitchen area forming the central hub of the home.
- A utility room with staircase access to the first floor.
- A downstairs bedroom with an en-suite bathroom to offer accessible living.
- A separate guest toilet for convenience.

This layout combines open-plan family living with privacy and accessibility, in line with sustainable design principles advocated in the Rochdale CS and NPPF guidance, ensuring high-quality, context-sensitive design that respects the rural setting.

First Floor Accommodation - The first floor comprises:

- A master bedroom with en-suite facilities.
- Two additional double bedrooms.
- A family bathroom.

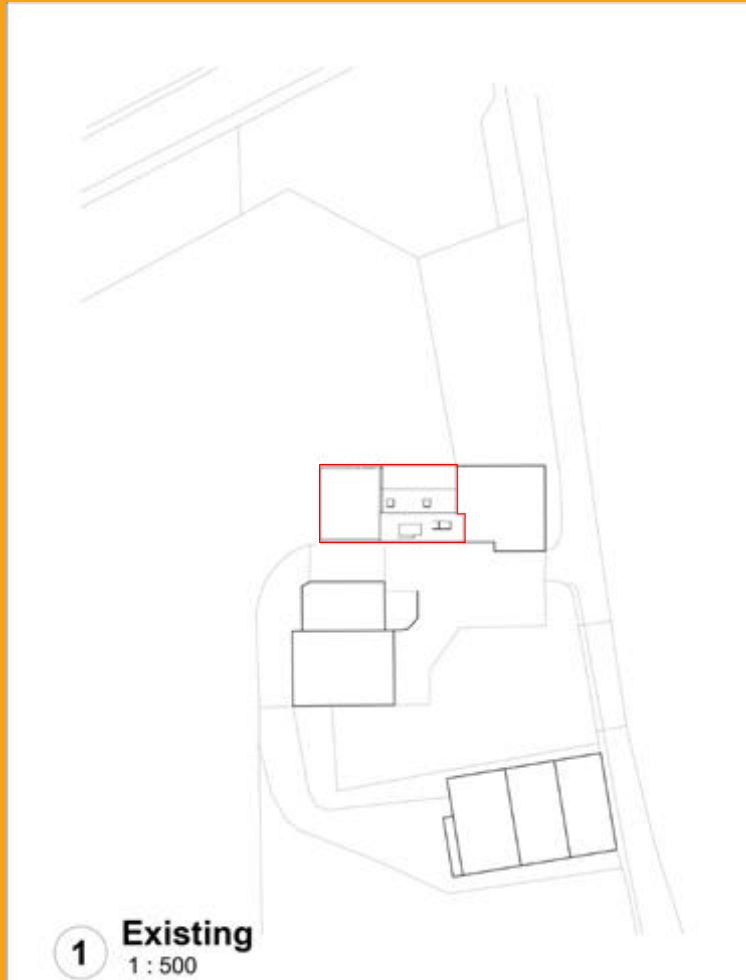
Roof lights to the rear and a dormer feature enhance natural daylight and provide additional space without altering the footprint, preserving the building’s traditional character and architectural interest. These design elements further reflect CS Policies P2 and DM1, supporting development that harmonises with the surrounding countryside, and adhere to NPPF guidance on conserving and enhancing valued landscapes.



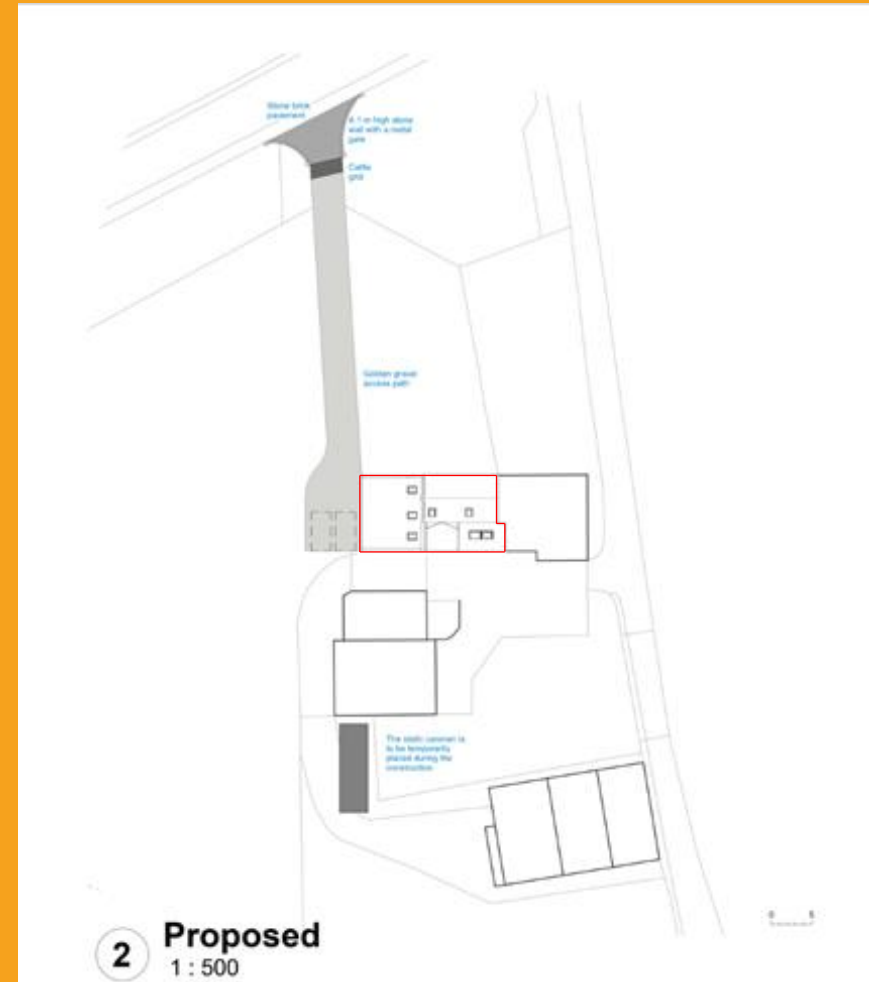
SCALE

The overall scale of the proposal looks to be sensitive to the surrounding area by minimising the building foot print and maximising the landscaping of the site.

Existing Site plan



Proposed Site Plan



APPEARANCE

The proposed development seeks to maintain and enhance the traditional character of the existing building. The barn is currently constructed with a solid stone outer leaf and blockwork inner leaf, complemented by wooden-framed single-glazed windows and a traditional slate tile roof. The proposed works will continue to utilise the same stone outer leaf and slate tile roofing materials to ensure visual continuity and respect for the original architectural style. Adaptations to the existing dormer will be designed to seamlessly integrate with the current structure, preserving the building's cohesive aesthetic.

To facilitate the functional use of the second floor, three new windows are proposed on the front elevation. These additions are intended to introduce natural light into the upper level, allowing the internal space to be divided into usable rooms. The design and placement of these windows will be sympathetic to the existing fenestration and the broader architectural context.

Overall, the proposal aims to evoke a wholly traditional appearance, drawing inspiration from both the existing attached dwelling and the surrounding cottages in the area. The minor changes are carefully considered to complement and enhance the established character of the building and its setting.

This approach aligns with the Rochdale CS:

Policy G8 – Historic Environment: Development should conserve and enhance the significance of heritage assets and their settings.

Policy DM1 – General Development Requirements: Development should achieve high-quality design that respects local character and distinctiveness.

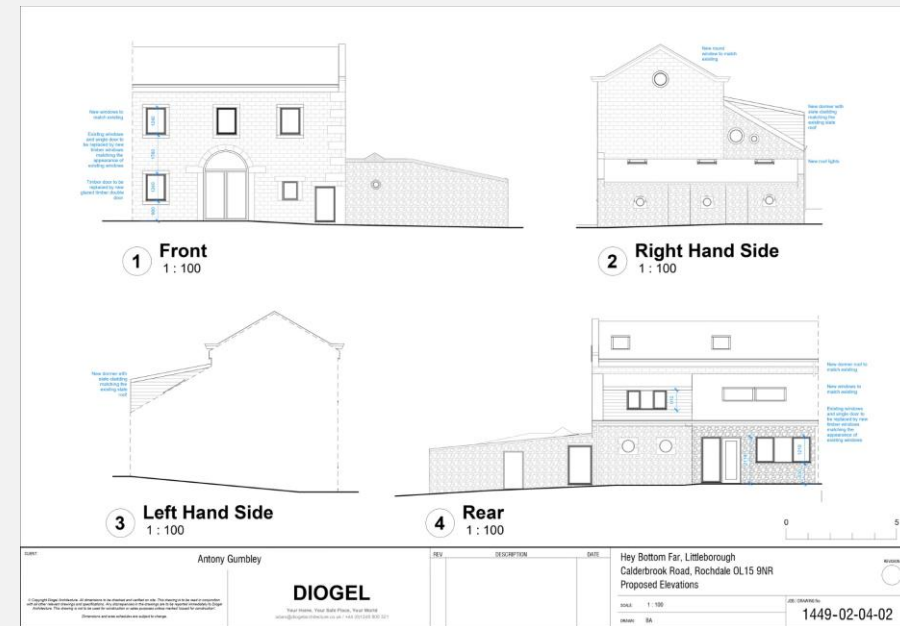
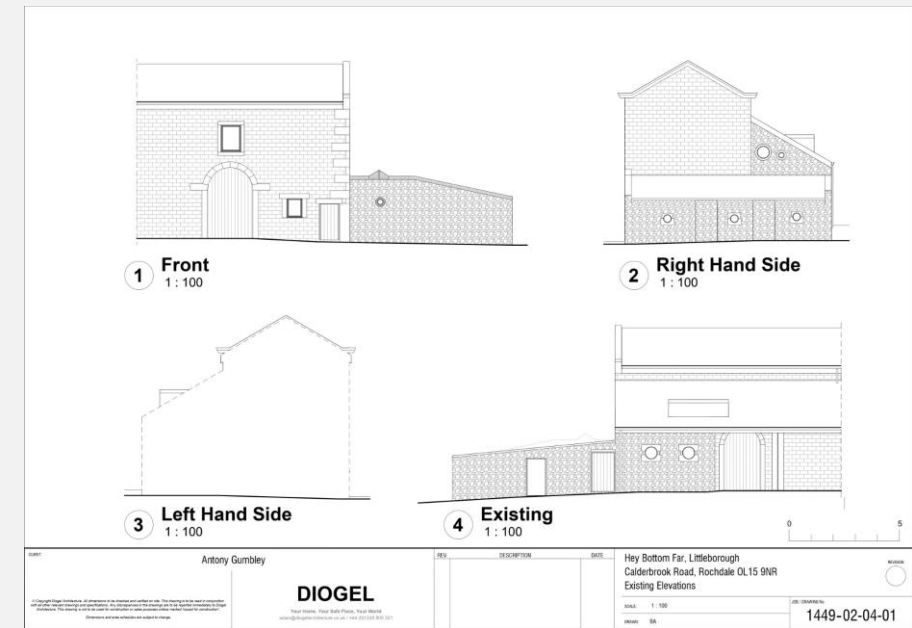
It is also consistent with the NPPF (2024):

Paragraph 212: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 213: Any harm to the significance of a heritage asset requires clear and convincing justification.

Paragraph 210: New development should make a positive contribution to local character and distinctiveness.

By following these policies, the proposal ensures that the traditional character, heritage value, and aesthetic cohesion of the barn are preserved and enhanced.



APPEARANCE

Factors to take into account regarding current appearance

As can be seen comparing the current appearance to the appearance in the Black & White photographs from 1953 a number of alterations have been made before the listing of the building in 1986. In the main they were completed in the late 1970's / early 1980's and include

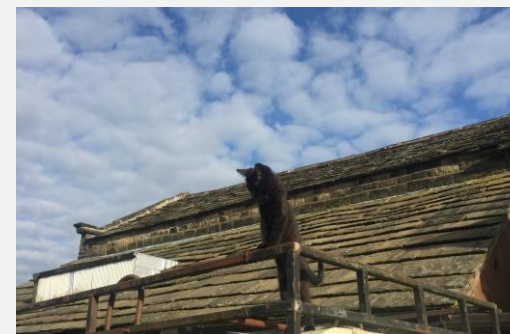
- Enlarging of the hay loft opening above the front arch
- Raising of the roof on the lean-to at the rear of the property, the lean-to being an addition to the original property.
- Enlargement of the lean-to to cover the entire length of the barn
- Insertion of the two porthole windows in the side of the lean-to upper floor
- Insertion of the two porthole windows in the rear of the lean-to lower floor
- Construction of a lean-to the east of the building with port-hole windows

Significant areas that will remain unchanged

- Segmental arched cart openings with stone voussoirs
- Stone lintels above windows and doors
- Original timber trusses and purlins internally
- Ventilation hole on the east elevation
- Lean-to on east elevation

Changes to be made

- Creation for three new window openings on south Elevation
- Ensuring the internal first floor is all at the same height as the central floor above the arched openings to avoid altering the external appearance
- Ground floor to be open plan
- Creation of opening in internal north wall for staircase entrance
- Creation of opening in internal north wall for bedroom entrance
- Construction of wall under rear lean-to in order to create utility room
- Replace the existing unsympathetic 1970's flat roof dormer with a stone slate covered shed dormer, more in keeping with rest of building and other buildings in the area, while also will reducing water ingress which was a major issue with the existing flat roof.
- Addition of two rooflights in rear of main barn roof
- Addition of two rooflights lean-to roof
- Reroof on Lean-to on east elevation with the inclusion of two roof lights.



Rear lean-to including dormer



Joining of lean-to to barn



South and East of Barn 1953



Rear of Hey Bottom 1953



East of Barn with later lean-to



South wall of eastern lean-to



South elevation of Barn

ACCESS & PARKING

A new access to the proposed dwelling will be provided via Calderbrook Road, with dropped kerbs installed where required to ensure safe and convenient entry and exit for both vehicles and pedestrians. The design of the gated entrance ensures that cars entering and exiting the property can do so safely and without obstructing Calderbrook Road or disrupting the established bus route, thereby protecting highway efficiency and maintaining the reliability of public transport services.

Within the site, the access road will be extended to wrap around the development, providing adequate vehicular access to both the front and rear of the dwelling. This arrangement ensures smooth circulation and supports emergency and service vehicle access. The dwelling will be allocated a minimum of two dedicated parking spaces, in accordance with local planning guidance. In addition, sufficient space is reserved for storage, bin-store, and ancillary servicing, enhancing the site's overall functionality and usability.

Public Rights of Way

A public footpath runs through one of the nearby fields within the wider landholding. This right of way is located at a significant distance from the proposed barn conversion and its curtilage and will therefore not be affected, diverted, or obstructed by the development. The scheme fully accords with the Highways Act 1980 and the Countryside and Rights of Way Act 2000, which protect and maintain the accessibility of public rights of way. It also aligns with the Rochdale Rights of Way Improvement Plan (ROWIP), which seeks to safeguard the existing footpath network, improve accessibility, and ensure that development does not compromise public access to the countryside.

Policy Alignment

National Policy – **NPPF (2024, paras. 115-116)**: Requires development to provide safe and suitable access for all users and states that permission should only be refused on transport grounds where residual cumulative impacts on the road network would be severe. The proposal meets this test.

Rochdale Core Strategy (2016):

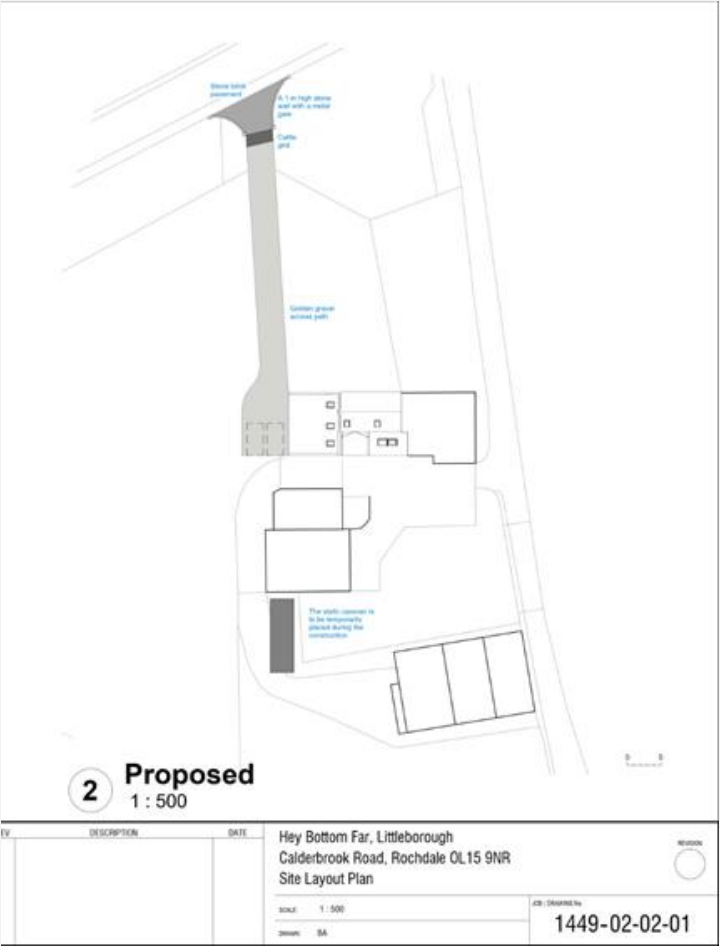
- **DM1 (General Development Requirements)**: Ensures safe, convenient, and accessible vehicular, pedestrian, and servicing arrangements.
- **T2 (Improving Accessibility and Encouraging Sustainable Travel)**: Supports public transport, walking, cycling, and safe integration with the rights of way network.
- **P2 (Protecting and Enhancing Character and Heritage)**: Requires that access, parking, and circulation respect the rural setting.

Regional Policy – Greater Manchester Transport Strategy 2040

The proposal also reflects the priorities of Transport for Greater Manchester (TfGM) under the Greater Manchester Transport Strategy 2040, which emphasises:

- Integration with existing bus services.
- Avoiding adverse impacts on public transport routes.
- Encouraging safe and sustainable travel choices.

The access design directly supports these objectives by ensuring the local bus route remains fully operational and unobstructed, while the site layout accommodates safe pedestrian movement, respects the public footpath, and supports wider active travel connections.



Proposed site plan

SEWAGE AND DRAINAGE STRATEGY

The existing barn currently uses a septic tank for foul water management. While this system has served the property historically, the proposed conversion into a residential dwelling requires an upgrade to ensure compliance with Building Regulations, environmental standards, and planning policy.

Current System

- The septic tank is a private off-mains drainage system, independently maintained.
- It collects and partially treats wastewater before discharging into a drainage field.
- The system complies with the General Binding Rules set by the Environment Agency, which prohibit discharge to surface water.

Proposed System

As part of the barn conversion, the applicant proposes to upgrade the existing septic tank to a more efficient and environmentally compliant system. Options under consideration include:

- Installation of a modern sewage treatment plant (STP), which actively treats wastewater to a higher standard.
- Redesign of the drainage field to improve filtration and reduce environmental impact.

This upgrade will ensure:

- Compliance with Building Regulations Approved Document H and BS EN 12566.
- Protection of groundwater and local ecosystems.
- Long-term sustainability and reduced maintenance requirements.

Policy Compliance

The proposed upgrade aligns with:

- **NPPF, 2024 Paragraphs 174** : Requiring developments to prevent pollution and improving local environmental conditions.
- **Planning Practice Guidance (PPG)**: Advises that non-mains drainage proposals must be supported by sufficient information to assess environmental impact
- **Rochdale Borough Council Building Control**: Requires building regulation approval for drainage upgrades and supports sustainable infrastructure.

A **Foul Drainage Assessment (FDA)** will be submitted with the planning application to demonstrate the suitability of the proposed system and its compliance with environmental standards.

Environmental and Heritage Considerations

The upgraded system will be entirely underground, preserving the openness of the Green Belt and the Grade II listed barn's setting.

No increase in building footprint or visual impact will result.

The system will be designed to avoid pollution risks and support long-term sustainability.

WASTE MANAGEMENT STRATEGY

A dedicated waste management strategy will be implemented for the proposed single dwelling. The property will have sufficient space to the rear, front, or side to accommodate the required refuse and recycling bins. A paved pathway will be provided to ensure safe and convenient access to the bin storage area. The dwelling will be provided with the following bins:

- 1 × 240-litre General Waste Bin
- 1 × 240-litre Glass/Can Recycling Bin
- 1 × 240-litre Paper Recycling Bin
- 1 × 240-litre Garden/Food Waste Bin

To facilitate efficient collection, the bins will be positioned along the designated collection route. To minimise visual impact on the street scene and preserve the traditional aesthetic of the property, an enclosed timber structure will be constructed to shield the bins from public view.

This approach aligns with the NPPF, 2024, Paragraph 135, which requires developments to create places that are safe, inclusive, and accessible, with a high standard of amenity for existing and future users, while also ensuring that development is visually attractive and sympathetic to local character. It also supports the NPPF's emphasis on sustainable development by promoting effective waste management and recycling.

At the local level, the strategy is consistent with Rochdale CS policies, in particular:

Policy DM1 (General Development Requirements) — requiring that proposals provide adequate facilities for servicing, waste storage, and collection without harming amenity or the character of the area.

Policy P2 (Protecting and Enhancing Character and Heritage) — ensuring that servicing and storage structures (such as bin enclosures) are designed sensitively to integrate with the property and surrounding area.

Policy G8 (Managing Resources) — supporting sustainable waste management, including provision for recycling and minimising the visual and environmental impact of waste storage.

Additionally, the proposal takes account of Rochdale Borough Council's Refuse and Recycling Collection Policy and wider Greater Manchester Waste Strategy, which encourage developments to provide adequate, accessible, and screened waste storage facilities that allow for efficient collection and maximise recycling opportunities. By combining safe and convenient access, efficient collection arrangements, and sensitive design that shields bin storage from public view, the waste management strategy ensures compliance with both national and local policy, while maintaining the rural character and visual quality of the development.



Bin Storage/Management Systems Similar to be Adopted

SUMMARY

In summary the proposal provides:-

- No increase in footprint
- Visual appeal
- Minimal and reversible heritage impact
- Secure ecology mitigation
- Confirmed structural viability
- Preservation of Green Belt openness
- Public benefits including provision of high quality sustainable off grid housing, biodiversity and heritage preservation.