Manor Farm, Bulkington



PLANNING

Design and Access Statement

07/2023

Introduction

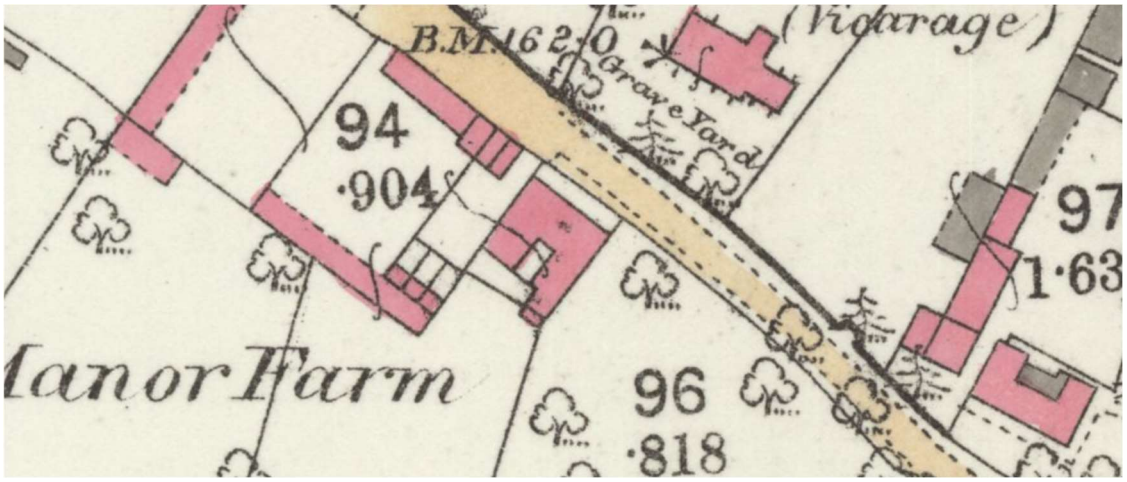
This statement is to support the proposed alterations at Manor Farm, Bulkington which include internal and external alterations to provide additional space for a growing family.

Context

Manor Farm is located on the outskirts of Bulkington Village and forms a large dairy farm with several outbuildings. The immediate surrounding fields fall within the same ownership.

Existing Property

The existing house is circa late 18th / early 19th century and is grade 2 listed brick dwelling with slate hipped roof. It would appear that the house was originally built as a 3 window wide dwelling with central doorway and south East wing (a similar unlisted farmhouse can be seen in this original arrangement at 23 Hawkstreet, south of Rowde). The North West wing of the house is set slightly back from the main façade, however all of the details and scale of the windows match the original along with the wall thicknesses. The farmhouse is shown in this U shape form on early maps from 1886, therefore the NW wing is presumed to be an early addition.



Source – Maps.nhl.uk (date 1886)

The current rear single storey was built in the 1970's and replaced a previous pitched roof extension. This is currently used as a boiler house with a very large wood fired heating system boiler and flue.

All of the existing rear and side windows and doors have been recently approved to change back to timber frame. REF PL2023/04219 & PL/2023/05275. These are to match the original single glazed sash windows to the front elevation.

The rear courtyard has been enclosed in the 1970's with a brick cavity wall an opaque plastic roof.

Listing Building Description

Heritage Category: Listed Building
Grade: II
List Entry Number: 1262850

BULKINGTON BULKINGTON VILLAGE ST 95 NW (south side) 7/104 Manor Farmhouse GV II

Farmhouse. Late C18 and early C19. Flemish bond brick, hipped Welsh slate roof with brick stacks. L-plan. Two-storey, 4-window. Central 6-panelled door with pedimented canopy on brackets, 3-light segmental-headed casement either side, straight joint and 3-light segmental-headed casement to added right hand bay. Toothed brick plat band over lintels, first floor has three 3-light and one 2- light segmental-headed casement. Left return has glazed door, 3- light ground floor casement and blind first floor casement. Right return has 3-light and 2-light casements. Interior not inspected.

Listing NGR: ST9401658366

Relevant previous planning history

Various planning records exist for the expansion and alterations to the farm buildings but there is no previous planning history available on record for the farmhouse.

Proposed Alterations

The Breach family have lived in Bulkington since 1859 and have owned Manor Farm since 1921. Time has come for the farm house to pass to the next generation of farmers with Alex and Hannah Breach and their young children taking ownership, following Alex's parents moving to a smaller dwelling in the village.

The current layout of the farmhouse is dated and in need of modernisation to suit a growing family and a younger generation. The proposals include creating a functional family home with separate areas specifically for the farming business and family life.

A growing family and home business alongside the farm requires a more functional kitchen to allow the existing kitchen to become a much-needed larger utility room and farm kitchen. A separate farm office space and playroom would be located in the front rooms with a large open plan multi use family space created in the covered courtyard and the new ground floor extension. A separate ground floor WC and snug would be located in the existing dining room leaving the existing ground floor bathroom as part of the farming side to provide a separate wash down area for farm use only.

Currently the sitting room and kitchen are disconnected with the garden space and with young children this would be an issue in the summer months. The combination of the new courtyard works and relocated kitchen provides a stronger connection to the garden allowing a much more family friendly space and views over the wider countryside.

The proposed alterations include ;

Inner courtyard works -

The existing courtyard has had various enclosed structures over the years. These include a lean too extension to the rear North West wing and inner walls along with the current layout which was created in the mid 1970's.

The enclosed courtyard is very important to the way the farmhouse works and provides a much needed open space. Its currently used as storage for various farm equipment and coveralls and as a garden room space with seating.

The proposals include removing the opaque plastic roof, brick wall and current UPVC windows (due to change to timber - ref ; PL2023/04219) and timber door and replacing them with more appropriate materials including a stepped lead roof with traditional roof lantern, reclaimed brickwork to match set back from the main elevations with new double glazed metal frame doors. This space will then be used as a dining room and garden room with improved glazing to the rear courtyard. All farmyard equipment and storage will be moved to the new utility room.

Rear Extension -

The proposals also include the demolition of the existing 1970's single storey rear extension and replacing with a flat roof single storey extension to the same footprint and to match the inner courtyard detailing.

The ground floor extension will become the main kitchen space accessed via a new single door opening through the existing gable wall. A second single door opening is proposed to provide access to the new pantry.

New metal double glazed French doors with side screens will be installed to the kitchen courtyard, which will match the new courtyard doors. A new double glazed painted timber frame window is proposed to the rear elevation to match the existing style.

All original brickwork removed will be carefully demolished and set aside to be used for repairs to the existing walls. (See photos for reference).

An existing doorway will be reinstated to the end gable of the northwest wing, which will provide the main entrance into the house from the farm. This will provide much needed space to remove muddy clothes without entering the garden room as it is currently laid out. This new layout will provide an altered shower room / WC and new large utility space / farm kitchen to replace the existing kitchen.

First floor internal layout

Minor alterations are planned to alter the existing modern layout to form a new master bedroom with ensuite and also rearrange the existing family bathroom. These alterations will only remove modern partitions and not historic fabric.

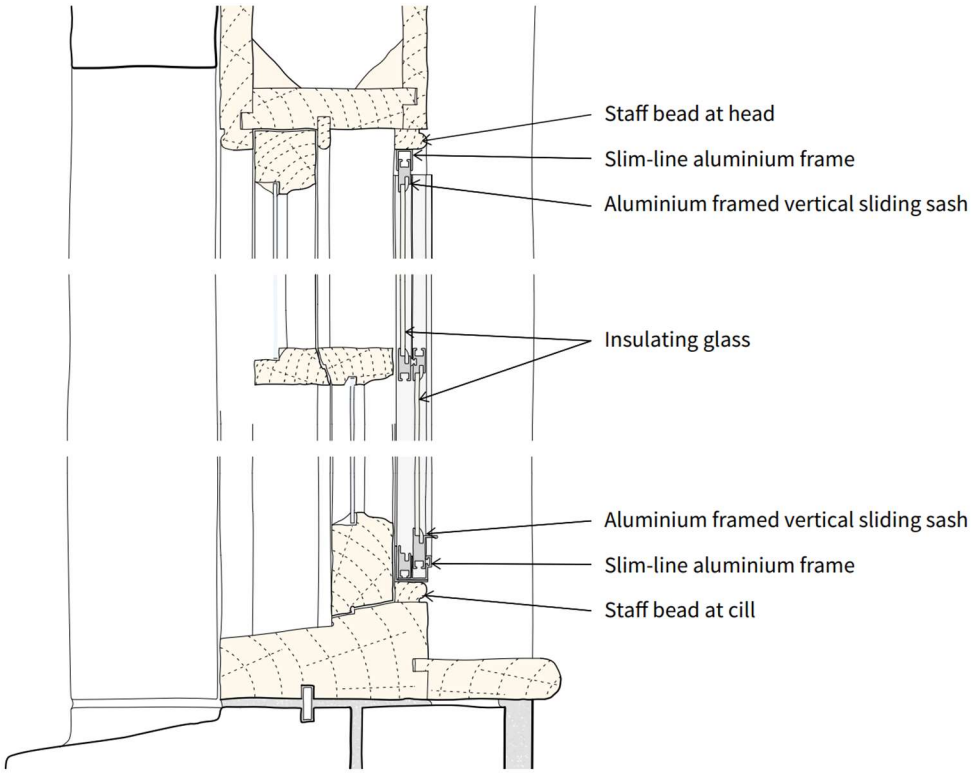
Two new window openings are proposed to the rear bedrooms to provide views out over the farmland. These will include new slim double glazed timber frame windows to match the existing style.

Secondary Glazing

New metal frame secondary glazing is proposed throughout the property. See photos below for details.





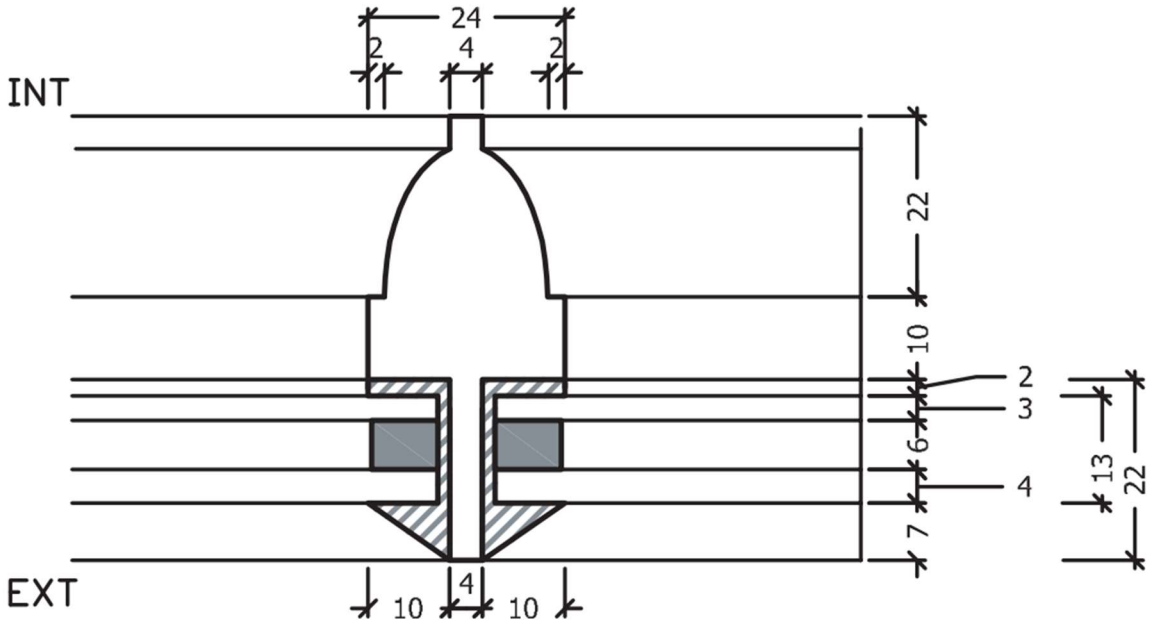


Images from Historic England - Energy Efficiency and Historic Buildings Secondary Glazing for Windows.

Thin Double glazing

Alternatively, it is proposed that as the existing side and rear windows are due to be reinstated as timber (ref - PL2023/04219 & PL/2023/05275) it would provide an opportunity to install these windows with 10-13mm slim double glazed panes to improve the thermal performance of the building and retain the overall character of the new reinstated windows. As the side and rear elevations cannot be seen up close from the roadside the impact would be minimal.

The windows to the principle roadside elevation would therefore be the only windows to have secondary glazing applied.



Drawing above provided by Histoglass for thin Double Glazing for the Restoration of Period Properties

Ref - https://histoglass.co.uk/

Countryside views – footpaths



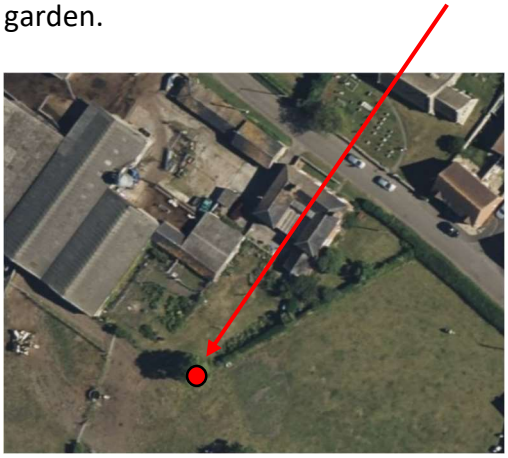
Source – www.footpathmap.co.uk

The above map shows that a single public footpath is located to the South of the property, which is within 150m of the farmhouse. The proposal will not create any negative impact to the views back toward the farm.

Arboriculture and planting
Not relevant to this application.

Landscape
Not relevant to this application.

Ecology
Refer to Herdwick Ecology survey for details. Enhancements to include 2 bird boxes installed on the South East elevation with 1 bat box located in a tree within the South West corner of the garden.



Parking arrangements
The proposed alterations will not have any impact on the current parking arrangements.

To be read in conjunction with the following drawings ;

Existing drawings -

EX01 – Location plan
EX02 – Site plan
EX100 – Existing Ground floor plan
EX101 – Existing First floor plan
EX102 – Existing Roof plan
EX103A – Existing Elevations
EX104A – Existing Elevations
EX105A – Existing Elevations
EX110 – Existing 3d Views
EX111 – Existing 3d Views

Proposed drawings -

PL02A – Proposed site plan
PL105B – Proposed Ground floor plan
PL106B – Proposed First floor plan
PL107A – Proposed Roof plan
PL120A – Proposed Elevations
PL121A – Proposed Elevations
PL122A – Proposed Elevations
PL210 – Proposed window details
PL211 – Proposed window details
PL220 – Proposed door details
PL221 – Proposed door details.

PHOTOS

























Aerial photo from the 1980's



Aerial photo from the 1950/60's