



RIBBLE VALLEY
BOROUGH COUNCIL

27 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application No

320110887P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:		First name:	Trustees of	Surname:	St Bartholomew's Church, Chipping		
Company name:							
Street address:	c/o Bradley Hall			Telephone number:	Country Code	National Number	Extension Number
	Thornley Road						
	Chaigley			Mobile number:			
Town/City:	Clitheroe			Fax number:			
County:	Lancashire			Email address:			
Country:							
Postcode:	BB7 3LY						
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes	<input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Mike	Surname:	Gee		
Company name:	Janet Dixon Town Planners Ltd						
Street address:	10A Whalley Road			Telephone number:	Country Code	National Number	Extension Number
				Mobile number:			
Town/City:	Clitheroe			Fax number:			
County:	Lancs			Email address:			
Country:							
Postcode:	BB7 1AW						
				mike@jdixontownplanners.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of barn to single dwelling

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	ABBOT BARN		
Street address:	BACK HOUSE LANE		
	CHIPPING		
Town/City:	PRESTON		
County:	<input type="text"/>		
Postcode:	PR3 2NR		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	360911
Northing:	442519

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

See submitted plans

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Space provided for the storage of recycling and residual waste bins for Council collection

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Space provided for the storage of recycling and residual waste bins for Council collection

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Natural stone

Description of *proposed* materials and finishes:

Natural stone

Roof - description:

Description of *existing* materials and finishes:

Corrugated metal sheeting

Description of *proposed* materials and finishes:

Natural slate

Windows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber

Boundary treatments - description:

Description of *existing* materials and finishes:

Stone walls and ranch style fencing

Description of *proposed* materials and finishes:

Stone walls

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete

Description of *proposed* materials and finishes:

Concrete and gravel

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

see supporting statements and drawings

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☒ Unknown ☐
 Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☒ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

- ☒ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☐ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Disused barn

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Agriculture

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	300.0	300.0	0.0	-300.0
Total		300.0	300.0	0.0	-300.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.07

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No**23. Hazardous Substances**

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role: Declaration date: ☒ Declaration Made

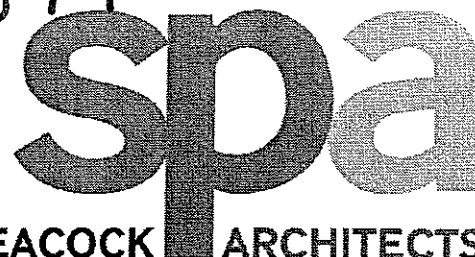
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

320110887P



SUNDERLAND PEACOCK ARCHITECTS

STRUCTURAL REPORT

FOR THE

**PROPOSED CONVERSION OF
ABBOT BARN
BACKHOUSE LANE
CHIPPING**

FOR THE TRUSTEES OF ST BARTHOLOMEW'S CHURCH

Date: 30th September 2011
Our job ref: 4174
Author: Duncan Isherwood

SUNDERLAND PEACOCK & ASSOCIATES LTD
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1. Introduction

- 1.1 This report has been prepared to support the Planning Application by the applicant, The Trustees of St Bartholomew's Church; to convert a traditional stone built barn into a dwelling house.
- 1.2 This report is based on visual inspection; no exposure work was undertaken, which was carried out on 13th Sept 2011, of the masonry structure and accessible areas of the building only. The drainage was not inspected or mains services installations, measurements of moisture levels in the walls or decay or insect attack in the timberwork.
- 1.3 At the time of the inspection the weather was cold and showery with strong winds, after a prolonged damp period.
- 1.4 The property is a detached barn within the curtilage of Abbot Barn Farm, it is not listed nor is it in a conservation area. The building is two storey built in traditional stone with a stone dating it 1775 over the main cart opening. The roof is pitched with new purlins and profiled steel roof sheeting; only the trusses remain of the original roof structure.

2. Structural Assessment

Roof

- 2.1 The barn was re-roofed approx 10 years ago to ensure weather proofing, and is covered with profiled steel roof sheeting and there are sections of clear plastic profiled sheets to form roof lights.
- 2.2 The roof is serviced on part of the east elevation by what appears to be plastic rainwater guttering, this is only serving part of the east elevation and is broken in places, all as shown in photograph (1) below. There is a downspout on the eastern elevation and other than the small section of guttering that can be seen in the picture below, there are no other gutters or rainwater pipes serving the roof.

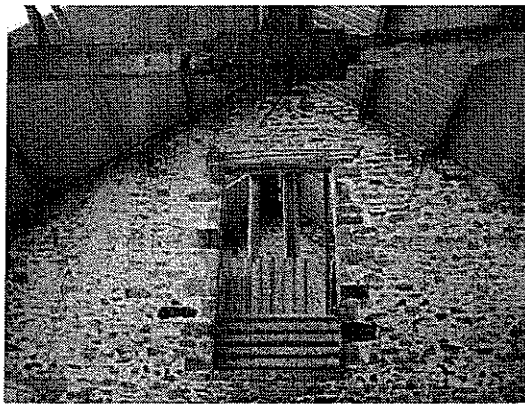


Photograph (1) – East elevation showing small section of gutter and downspout.



Photograph (2) – King post trusses in barn with new purlins.

- 2.3 There are three king post trusses in the main section of the barn supporting the roof. When the re-roofing works were carried out the existing purlins were replaced, as is shown in photograph (2). It appears that these new purlins were not big enough to support the new roof covering, and consequently other timber members have been fixed over these purlins, in order to provide a fixing for the new roof covering. This is shown in photograph (2).



Photograph (3) – Steel repair to existing truss.

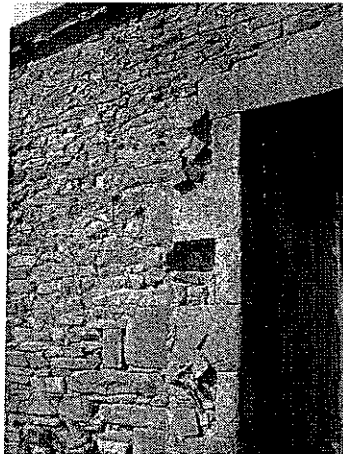
- 2.4 The truss nearest the shippon has been repaired with steel sleeves and bolted back together; this is shown in photograph (3) above. The other two trusses are in poor condition, and as can be seen in the photographs they are considerably below the roof line.

External Walls

- 2.5 The barn walls are built from random rubble stone, with stone quoins to all the corners. It would seem the northern end of the barn has been constructed at a later date than the southern end. This is because the stone quoins that would have marked the end of the southern barn originally, can easily be seen on both the east and west elevations, and the barn wall to the northern end of the barn just butts up to these stone quoins. This can be clearly seen in photographs (5) and (8).

East Elevation

- 2.6 There are a few stones missing to the left of the cart opening to the east elevation, this can be seen in photograph (4) below.

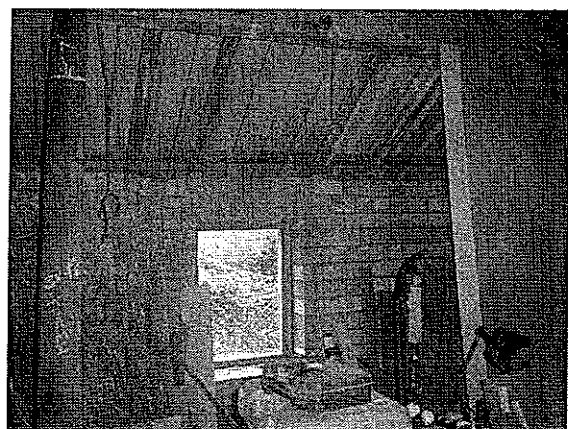


Photograph (4) East Elevation

- 2.7 At the northern end of the east elevation, the barn has been rebuilt at first floor level. This can be seen in photographs (5) and (6) below, the first shows the new stonework and pointing externally, and the second photograph shows the new blockwork internally. This rebuilding may have taken place when the re-roofing works were undertaken.



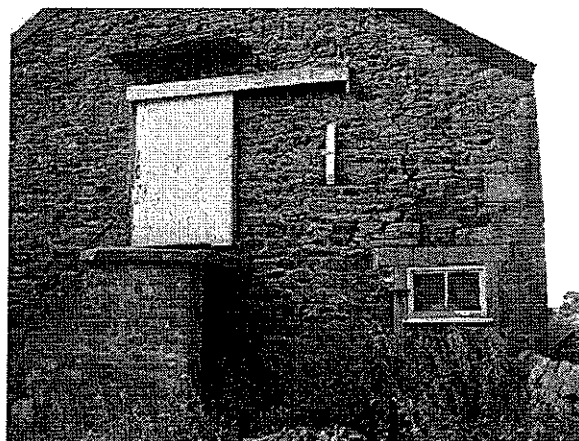
Photograph (5)



Photograph (6)

North Elevation

- 2.8 The wall to the north elevation of the barn is in relatively good condition, there is some cracking towards the north/west corner, above the ground floor window head, this can be seen in photograph (7) below.



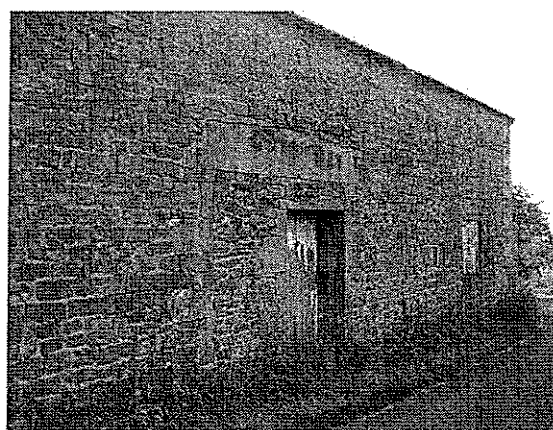
Photograph (7) North Elevation

West Elevation

- 2.9 The wall to the west elevation seems to be in good condition, this can be seen in the photographs below.



Photograph (8) East Elevation – The stone quoins marking the end of the southern barn are



Photograph (9) East Elevation

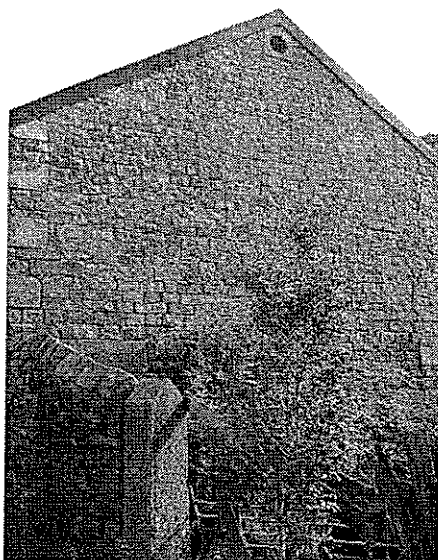
clearly visible.



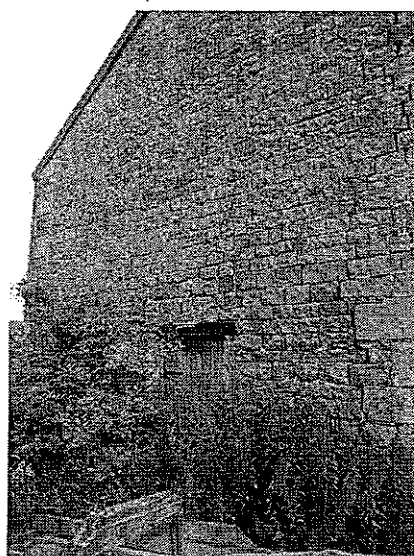
Photograph (10) East Elevation

South Elevation

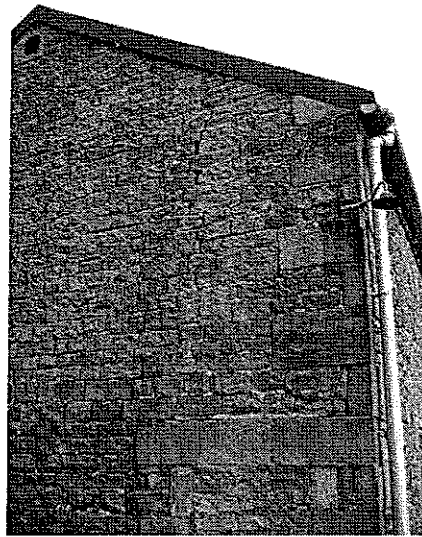
2.10 The wall to the south elevation is in relatively good condition, there is a crack near the south/east corner, as can be seen in photographs (11) and (12) below.



Photograph (11) South Elevation



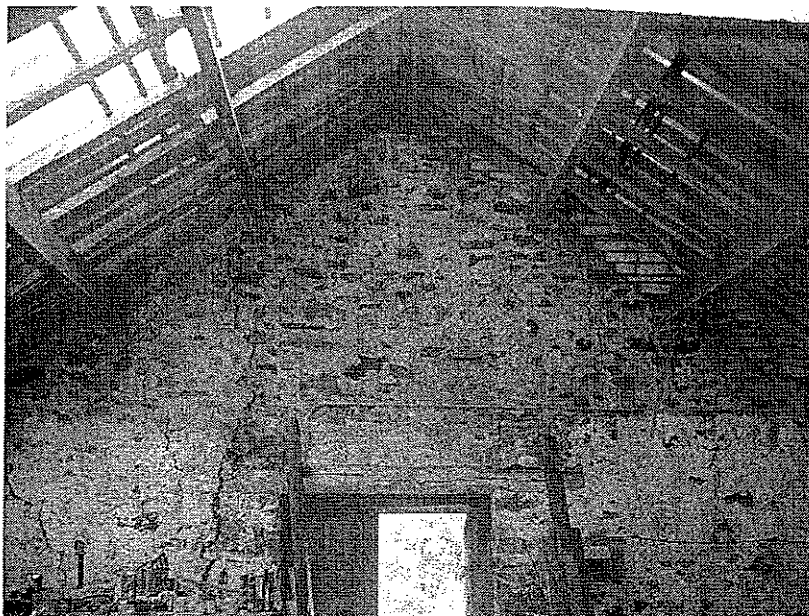
Photograph (12) South Elevation



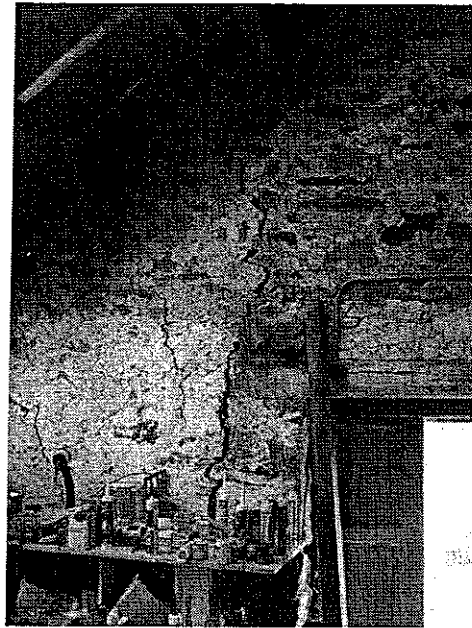
Photograph (13) South Elevation

Internal Walls

- 2.11 There are a number of cracks that are visible on the external wall to the north elevation of the barn as can be seen in photograph (14) and (15) below.



Photograph (14)

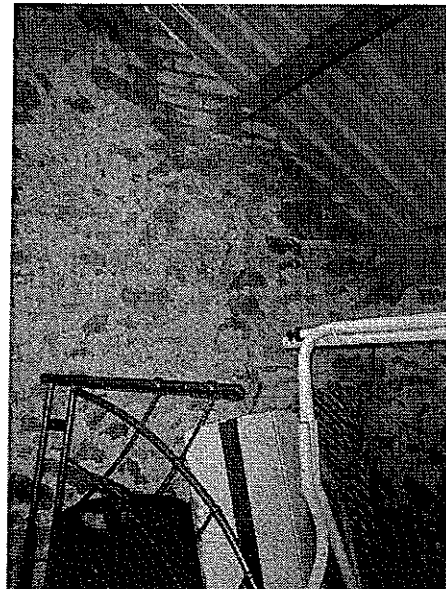


Photograph (15)

2.12 The timber beam over the first floor doorway between the main two storey barn area and the middle first floor room is rotten, as can be seen in photograph (16); this beam will need to be replaced. To the right of this doorway, near the eaves, there is quite a substantial crack, as shown on photograph (17).

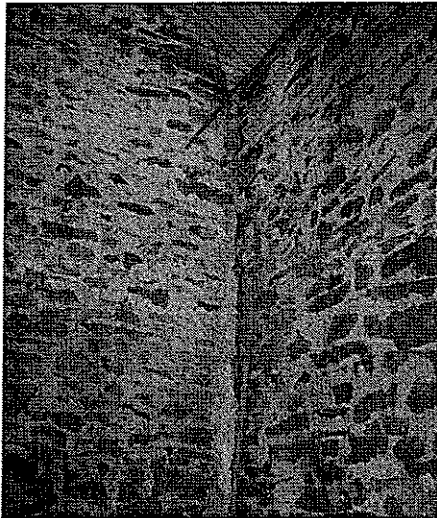


Photograph (16)



Photograph (17)

- 2.13 The wall forming the division between the two storey area of the barn and the rooms to the northern end of the barn has a crack running down the length of the wall, where the internal wall meets the external wall to the east elevation. This is shown in photograph (18).



Photograph (18) Showing crack at abutment of the walls.

3. Conclusion

The structure of the barn is in reasonable condition, a number of timber members need replacing, including the rotten beam over the internal door opening and the 3 trusses within the main section of the barn. There are a number of cracks throughout the barn, of varying sizes. These cracks probably formed when the re-roofing was carried out, the weight of the previous roof structure was tying the structure together, and when this roof structure was replaced by the relatively lightweight profiled roof sheeting, the walls have moved slightly causing a variety of cracks that were visible when the inspection was undertaken. The cracks will have to be "stitched" back together with masonry.

The barn should not prove difficult to convert. No walls require removal and no additional windows are required. Reconstructing the roof and finishing with natural slate will prove to retain this building in the long term. The small internal/external cracks can be repaired without extensive reconstruction work.

DUNCAN ISHERWOOD

RIBA

HERITAGE STATEMENT**SITE: ABBOT BARN, BACK HOUSE LANE, CHIPPING, PR3 2NR****PROPOSAL: CONVERSION OF BARN TO SINGLE DWELLING****1. INTRODUCTION AND PROPOSAL**

1.1 This heritage statement is in support of a planning application to convert a redundant agricultural building, Abbot Barn, to a single dwelling. This Statement should be read in conjunction with the plans, drawings and other statements (including a Planning, Design and Access Statement, Structural Survey and Bat Survey) submitted with this application.

1.2 This Statement:

- reviews relevant heritage related policy and guidance;
- identifies the heritage assets and heritage context of the site by reference to a range of sources;
- analyses the significance of the identified heritage assets; and
- assesses the impact of the development proposal on the heritage assets.

2. SITE AND SURROUNDINGS

2.1 The site and surroundings are described in the Planning, Design and Access Statement.

2.2 A number of date stones are evident at the property – 1752 (or 1732) on the farmhouse, 1775 on the barn (with initials 'TR' – possibly Thomas Rogerson, see Appendix F) and 1914 on the stone wall to the road frontage (with initials 'TE').

3. THE PROPOSAL

3.1 The proposal is described in the Planning, Design and Access Statement.

4. HERITAGE POLICY AND GUIDANCE

4.1 Relevant national heritage related policy and guidance is summarised below.

Planning Policy Statement 5: Planning for the Historic Environment

- 4.2 The PPS sets out the Government's overarching aim to ensure that the historic environment and its heritage assets should be conserved.
- 4.3 Policy HE6.1 states that:
'local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact.'
- 4.4 Policy HE6.2 states that:
'this information together with an assessment of the impact of the proposal should be set out in the application as part of the explanation of the design concept.'
- 4.5 Policy HE7.1 states that:
'in decision-making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal'.
- 4.6 Policy HE7.2 states that:
'in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset'
- 4.7 Policy HE8.1 confirms that:
'the effect of an application on the significance of such a heritage asset or its setting is a material consideration in determining the application.'

4.8 Policy HE9 states that:

'there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification.'

English Heritage's Conservation Principles, Policy and Guidance (2008)

4.18 The document sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. It acknowledges that people value historic places in many different ways. It then shows how they can be grouped into four categories:

1. **Evidential value:** the potential of a place to yield evidence about past human activity.
2. **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
3. **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
4. **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5. OTHER RELEVANT DOCUMENTATION / SOURCES OF INFORMATION

5.1 A range of other documents / sources of information have been researched in seeking to gather information about Abbot Farm / Barn. The references consulted are listed at section 8 of this statement. The sources include local history publications, the Historic Environment Record and OS mapping.

5.2 The sources reveal that the farmhouse, barn and some outbuildings existed at the time of survey for the 1847 OS map. The subsequent historic OS maps (1891, 1912 and 1930) show the same arrangement. Two outbuildings (the stable and the

Nissen hut, both to the east of the Barn are not shown on these OS maps, evidencing that they are more recent additions (as their form would suggest).

- 5.3 The site is not subject to any formal or informal national, regional or local designations. More specifically, it is not within a designated conservation area, none of the buildings within the group are statutorily listed and no features are identified as scheduled ancient monuments. References to the property Abbot Barn are to be found in documents dated 1723, 1782 and 1869. However, the natures of the documents do not reveal which (if any) buildings were in existence at those times. The latter document, however, is an address relating to a burial record suggesting that a residence existed at the time (as, indeed, would be expected from the date stone on the farmhouse).

6. ASSESSMENT

Introduction

- 6.1 In deciding whether a heritage asset is affected by a proposed development any potential heritage assets need to be identified. In some cases this is quite obvious because the building or structure has statutory protection such as a listed building. In other cases the heritage asset may have been identified by the Council through the plan making process, eg a building of townscape merit and / or within a conservation area. The PPS5 practice guide defines the difference between a heritage asset and other components of the environment; a *'heritage asset holds meaning for society over and above its functional utility.'* It is this heritage significance that justifies a degree of protection in planning decisions. The purpose of this Heritage Statement is to identify the heritage asset(s). Following identification of the heritage asset(s) it is necessary to assess the significance of the heritage asset(s). Finally, it is necessary to assess the impact of the development on the heritage asset(s). Each of these aspects of the assessment process is set out in the following sections.

Identification of the Heritage Asset

- 6.2 The group of traditional buildings (including the farmhouse, the barn to which the application relates and outbuildings) are of stone construction and dating from the 18th century. The Council's Local Plan states that:

'traditionally constructed buildings ... are very much a part of the Ribble Valley's character and heritage. The objective of allowing conversions or alternative uses is to keep those buildings well maintained and protect them as a feature within the landscape for future generations' (paragraph 5.13.2).

- 6.3 It can be deduced from this that the traditionally constructed barn can be considered as a heritage asset. Given their age and grouping with the barn, the farmhouse and outbuildings can be similarly regarded.
- 6.4 There is no documentary evidence of there being any other heritage assets, eg in the way of archaeological or other remains at the site.

Significance of the Heritage Asset

- 6.5 The ordnance survey maps suggest that the buildings (including the farmhouse, the barn to which the application relates and the stone built outbuildings) were in their present position since before 1847. It is not possible to tell from the map information whether the exterior of the buildings have changed. However, examination of the buildings reveals that they have not been altered beyond:
- The addition of the northern bay and external staircase to the main barn (although it would appear to be of a style and form that suggests its construction followed soon after the original barn building);
 - The blocking up of a few original openings to the main barn;
 - Insertion of more modern internal fittings, such as the concrete cattle stall dividers, within the main barn.
- 6.6 The significance of the heritage asset may be assessed in relation to the elements of 'value' drawn from English Heritage guidance:
- Evidential value – the survival of the buildings provides the opportunity to research at first hand evidence about past human activity;
 - Historical value – the continued existence of the buildings provides a clear link between the past and the present, helping to illustrate past social and

economic history and working patterns and providing both an association between the past and present and an account of changes over time;

- Aesthetic value – the key significance in design or architectural terms is the linkage with its historical origins / purpose in connection with past patterns of agriculture;
- Communal value - the value or significance of the barn building is enhanced by being grouped with other buildings (the farmhouse and outbuildings) with which its origins are associated.

6.7 There are no internal features of heritage value that would realise the significance of the heritage asset.

6.8 There is no specific reference in documentation to the potential value of the heritage asset, nor are any of the features at the site subject to any designation. Nevertheless, the group of buildings is of some historic significance (as demonstrated by the above assessment) and a representation of a traditional form and grouping of buildings within this rural part of Lancashire. This view is confirmed by the Local Plan recognition that traditionally constructed rural buildings are worthy of retention

Impact of the Development Proposal on the Heritage Asset

6.9 The retention and reuse of existing openings in the barn, including the main cart entrance, and the creation of an internal layout that respects the defined bays of the building have been the guiding factors in the design of the barn's conversion. With the exception of one new gable end (south) opening, new openings have been restricted to roof lights only. The existing corrugated metal barn roof is to be replaced with natural blue slate, in keeping with the character of the building and the area. The significant architectural feature of the external staircase is to be retained. The setting of the barn has been protected, with the formation of the curtilage to the new dwelling co-extensive to established boundaries. The historic outbuilding to the south of the barn is to be retained and repaired to protect its historic appearance.

6.10 The impact of the development on the heritage assets at Abbot Barn is best summarised by reference to the elements of 'value' drawn from English Heritage guidance:

- Evidential value – the barn is no longer suitable for modern farming practices and hasn't been in such use for some time. The proposed conversion offers the opportunity to secure the future of the building by finding a suitable alternative use. A record of the building would assist in understanding of such historic and vernacular buildings. The proposal provides the opportunity to impose a condition to require such recording before any work is carried out;
- Historical value – the proposal provides for the protection and ongoing maintenance of the buildings, thus safeguarding their historic value;
- Aesthetic value – the proposal provides for the protection and ongoing maintenance of the buildings, thus safeguarding their form, character and aesthetic value as a feature in the local rural landscape;
- Communal value - the proposal provides for the protection and ongoing maintenance of the buildings, alongside the others within the group (the farmhouse and outbuildings), which will be retained in their current usage.

6.10 In summary, the proposal is for a sensitive and considered conversion of Abbot Barn. The proposal would provide a new and productive use for the building, allowing for the retention and safeguarding of this heritage asset, and maintaining its form and character without damage to any features of significance.

7. CONCLUSION

7.1 An extensive review of relevant policy guidance and historical documentation and mapping has been carried out. This has contributed to both the form of this assessment and its findings. It is concluded that the traditionally constructed barn can be considered as a heritage asset. Given their age and grouping with the barn, the farmhouse and stone outbuildings can be similarly regarded. There is no specific reference in documentation to the potential value of the heritage asset, nor are any of the features at the site subject to any designation. Nevertheless, the group of buildings is of some historic significance (as demonstrated by the above

assessment) and a representation of a traditional form and grouping of buildings within this rural part of Lancashire. The proposal is for a sensitive and considered conversion of Abbot Barn. The proposal would provide a new and productive use for the building, allowing for the retention and safeguarding of this heritage asset, and maintaining its form and character without damage to any features of significance. As such, the development is compliant with relevant national and local policy directed at conserving heritage assets.

8. REFERENCES

Web searches:

http://www.lan-opc.org.uk/Chipping/stbartholomew/burials_1868-1881.html

www.chippinghistory.co.uk

Stuart Cranier: A History of Chipping (1985)

Chipping Local History Society: Chipping in Pictures (2007)

Norman Elliot: Village Odyssey

Tom C Smith: History of the Parish of Chipping (1894)

Lancashire Historic Environment Record

Statutory list of buildings of architectural and historic interest

Schedule of Ancient Monuments

Ordnance Survey Mapping

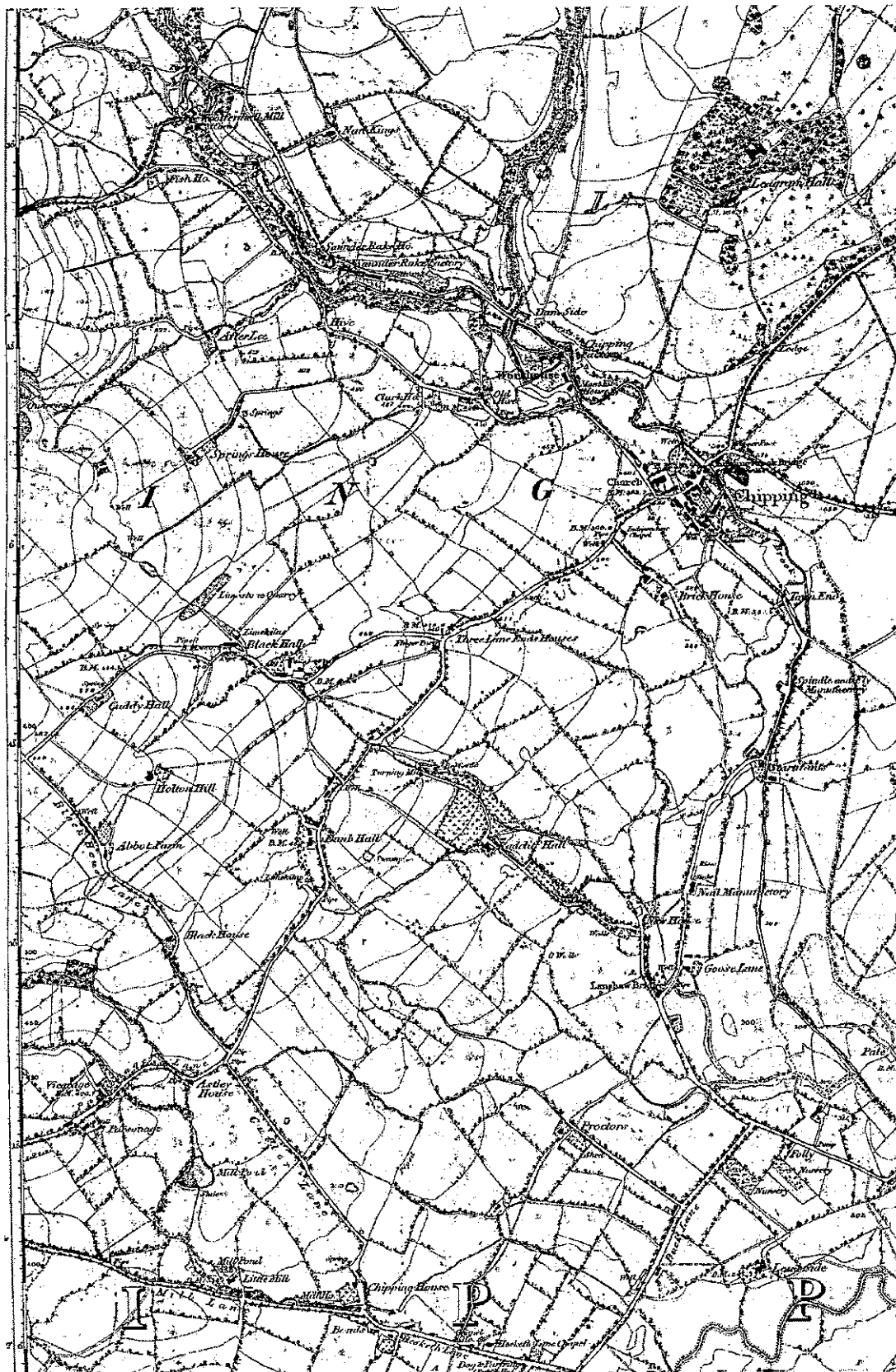
9. APPENDICES

- A Ordnance Survey Map, dated 1847, scale 6 inch to 1 mile;
- B Ordnance Survey Map, dated 1891, scale 25 inch to 1 mile;
- C Ordnance Survey Map, dated 1912, scale 25 inch to 1 mile;
- D Ordnance Survey Map, dated 1930, scale 25 inch to 1 mile;
- E Extract from online burial records for St Bartholomew's Church
- F Extract from Tom C Smith: History of the Parish of Chipping
- G Consultation response from Lancashire Heritage Environment Record
- H Photographs of the Buildings

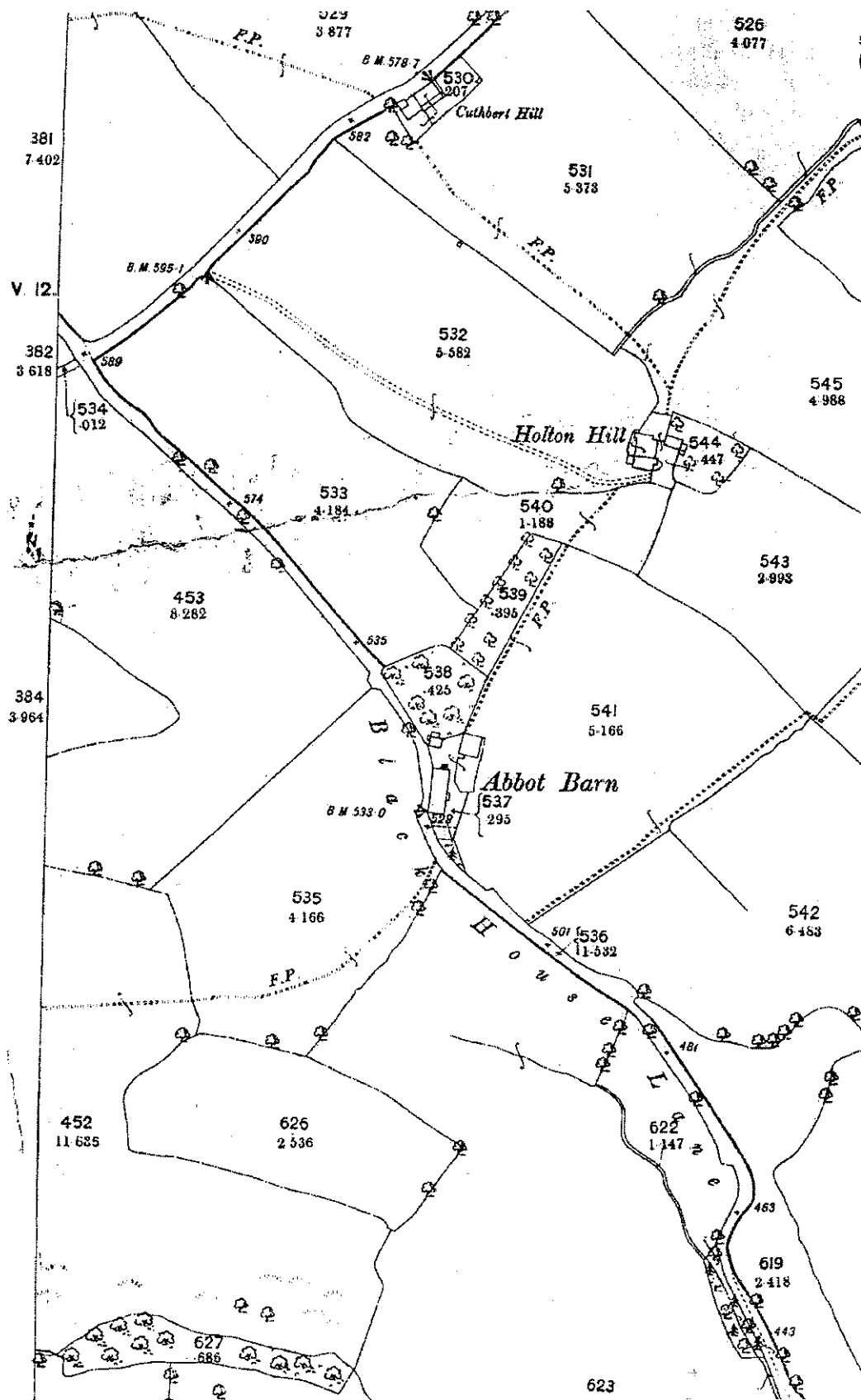
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October 2011

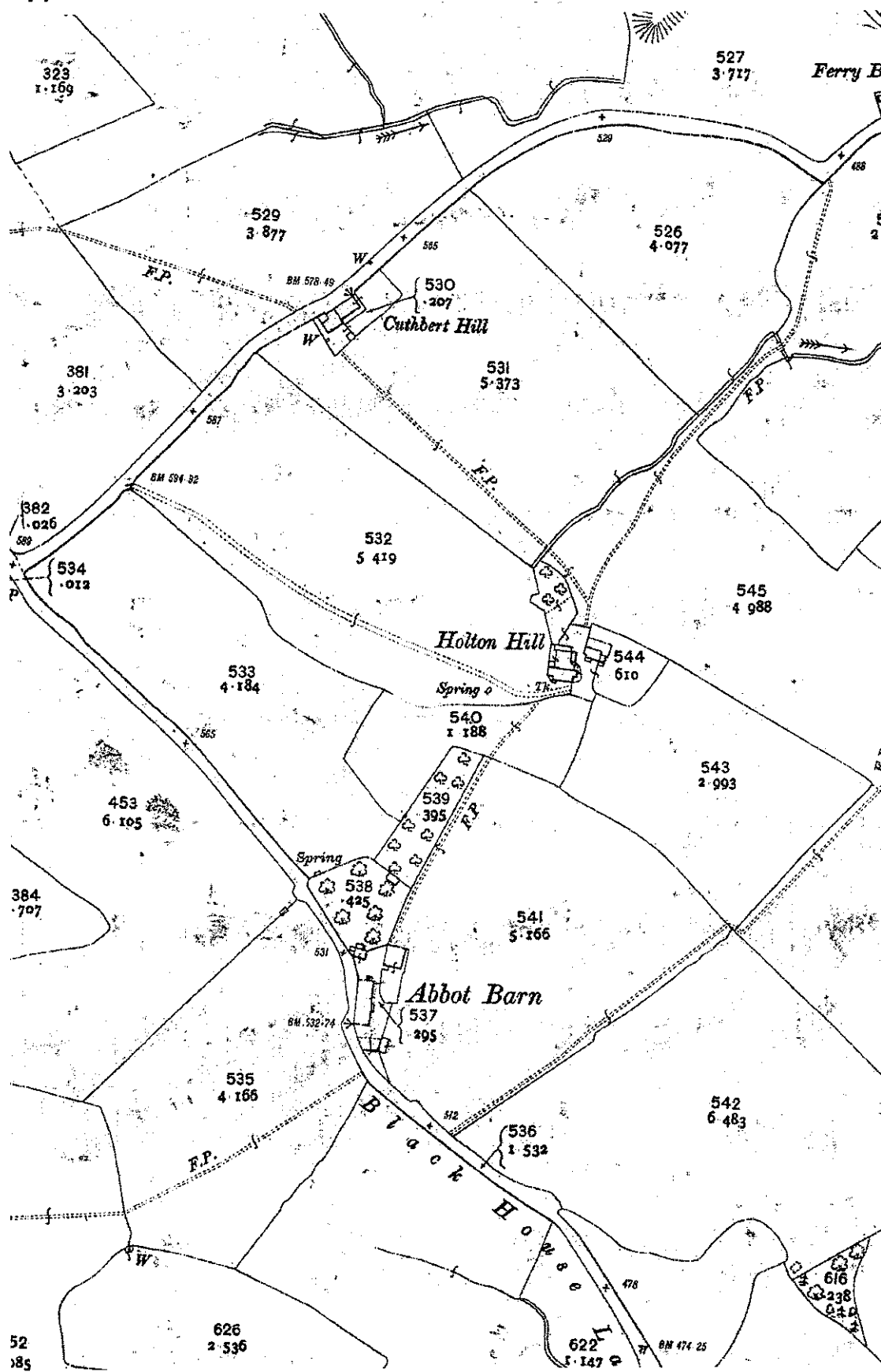
Appendix A: Ordnance Survey Map, dated 1847, scale 6 inch to 1 mile



Appendix B: Ordnance Survey Map, dated 1891, scale 25 inch to 1 mile



Appendix D: Ordnance Survey Map, dated 1930, scale 25 inch to 1 mile



Appendix E: Extract from online burial records for St Bartholomew's Church

Burial: 9 Dec 1869 St Bartholomew, Chipping, Lancashire, England

Margaret Mercer -

Age: 36 years

Abode: Abbot Barn, Chipping

Buried by: Rd. Robinson Vicar

Register: Burials 1853 - 1881, Page 79, Entry 625

Source: LDS Film 1656770

Appendix F: Extract from Tom C Smith: History of the Parish of Chipping

Reference is made to an agreement (dated 31 July 1723) between most estate occupiers with lessees of the Tithes relating to Glebe Land –

'to bear, pay and discharge all our proportionate parts of the corn tyth rent and small tyths for the livings hereafter to be named Thomas Rogerson, for Abbot Barn, Astley Crofts, Blackhall tenement, and Kirkfield £1 18s 1d'

Appendix G: Consultation response from Lancashire Heritage Environment Record

The following response was received (dated 02 September 2011) on consulting the Lancashire Heritage Environment Record

"The barn is not recorded on the County HER, but is recorded on the 1st Edition OS 1:10560, Lancashire Sheet 46, surveyed 1844. The presence of the quoins does however suggest an earlier (possible pre-1800) date, and in a quick search of the web I found a reference to Abbot Barn in Chipping in the Lancashire Record Office (DDH 1040) in a document dated 7 Feb 1782:

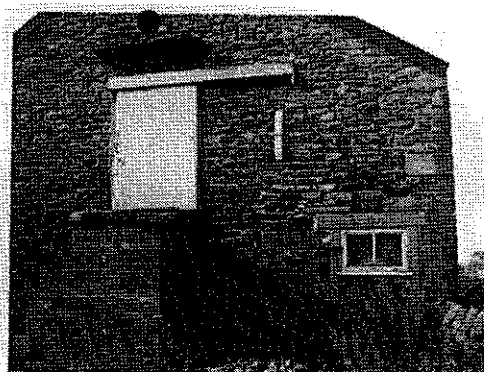
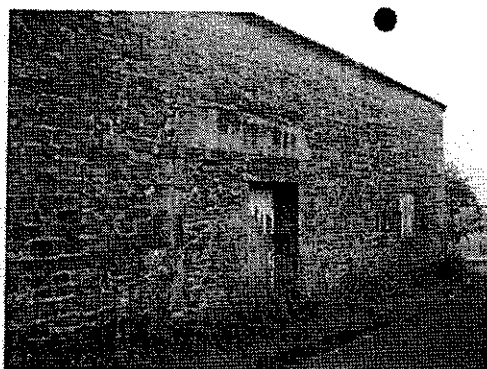
"Conveyance: for payment of debts of £900 and for annuity: Thomas Rogerson of Chipping, yeoman, to Richard Parkinson of Blindhurst, yeoman -- messuage in Chipping called Abbot Barn with specified closes (33ac.); also messuage called Black Hall with specified closes (16ac.) -- annuity of £6 to Lettice, wife of William Livsey, mother of T.R., and other specified."

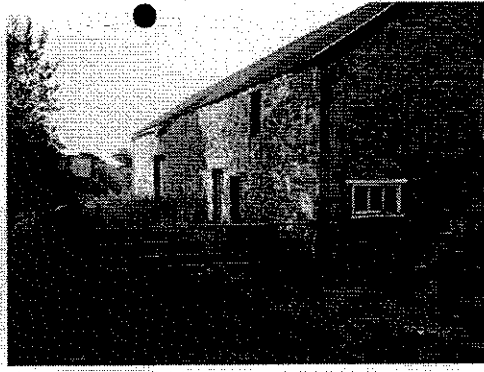
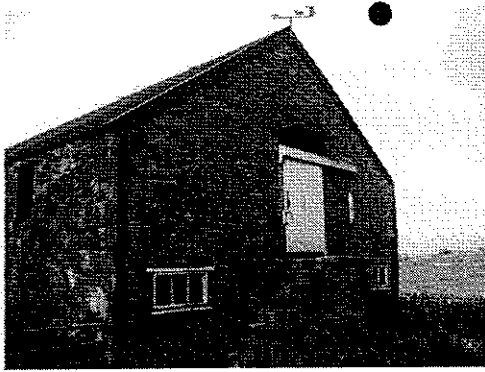
The building would therefore be considered likely to be that referred to in the document above, and to be a non-designated heritage asset of local or regional interest. The Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy, Chapter 7 initiatives for the Industrial period states that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" (p. 140) so that "a regional database of farm buildings can be derived and variations across the region examined" (ibid.).

It is considered unlikely that the County Archaeology Service would have any in principle objection to conversion of the barn to a dwelling, but it should be borne in mind that such comments have been made without any inspection of the interior of the building. The nature of any acceptable conversion would depend on whether or not original internal features survive that merit retention (and which may raise the significance of the building), and the number and type of any new interventions (doors & windows) proposed.

Should such matters be capable of being resolved, submission of any planning application would then meet with a recommendation from LCAS that an archaeological record be made of the building, as required by PPS5, Policy 12.3 - Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate – in order to meet the research objectives mentioned above.'

Appendix H: Photographs of the Buildings





320110887P

PLANNING, DESIGN AND ACCESS STATEMENT

SITE: ABBOT BARN, BACK HOUSE LANE, CHIPPING, PR3 2NR

PROPOSAL: CONVERSION OF BARN TO SINGLE DWELLING

1. INTRODUCTION AND PROPOSAL

- 1.1 This planning statement is in support of a planning application to convert a redundant agricultural building, Abbot Barn, to a single dwelling. It should be read in conjunction with the plans, drawings and other statements (including a Heritage Statement, Structural Survey and Bat Survey) submitted with this application.

2. PLANNING HISTORY

- 2.1 There is no relevant planning history relating to the site.

3. SITE AND SURROUNDINGS

- 3.1 Abbot Barn is situated in an area of open countryside some 1.5km to the west of Chipping village and some 5km to the north of Longridge. The property is accessed off Back House Lane. Abbot Barn stands on the roadside and comprises a traditional stone built former agricultural barn with a more modern corrugated steel roof covering. The barn has been constructed in two phases, with a single bay added to its northern end, evidenced by stone quoins part way along its length. The main cart entrance is on the east side of the building (ie towards the yard). A now largely blocked up smaller cart entrance to the roadside of the building once opposed the main cart door. The barn has a number of other openings at ground and upper levels. A flight of stone steps provides entry to a door at first floor level in the north gable. Internally, the barn is divided into six bays. Cross walls mark the two northern bays, with trusses marking the other bays. Upper levels, former hay lofts, exist over all but one and a half bays. Within the southern two bays there is evidence of cattle stalls, marked by concrete divisions.
- 3.2 To the north east of the barn and detached from it stands the former farmhouse, also of traditional stone construction. Close to the two buildings are a number of smaller

outbuildings, two of stone construction of similar age to the main buildings (the roof to the one within the application site has partly collapsed) and two more modern twentieth century structures (probably dating from soon after the second world war, with one being in the style of a Nissen hut). The areas around the buildings are defined by low stone walls from Back House Lane and the surrounding fields. A public footpath crosses the yard immediately to the front of the farmhouse.

4. PROPOSAL

4.1 The proposal is to convert a redundant agricultural building, Abbot Barn, to a single dwelling. In more detail, the proposal comprises:

- Conversion of the building to a three bedroom dwelling, incorporating a full height hall adjacent to the cart entrance and the upper floor rooms open to the underside of the roof;
- Re-roofing of the barn with natural blue slate;
- Reinstatement of the roof to the outbuilding and its use for ancillary storage / garaging;
- Formation of garden areas within the presently defined curtilage with stone walls (to match existing) to define the boundaries marked by other fencing;
- Utilisation of the existing access to the barn and the farmhouse.

4.2 No physical alterations to the existing house or its access are proposed. The Nissen hut will remain with the existing farmhouse, along with the intervening garden area.

5. BACKGROUND

5.1 The barn is not suited to modern day agricultural practices and is now redundant for that purpose. The proposal seeks a new and productive use for the building so as to ensure its retention and ongoing maintenance.

6. PLANNING POLICY

6.1 The main component of the Development Plan (against which all planning applications have to be considered) is the Ribble Valley Local Plan (adopted in June 1998).

Ribble Valley Local Plan

6.2 The following saved policies of the adopted Ribble Valley Local Plan are relevant to the proposal:

- Policy G1: Development Control – all development proposals will be expected to provide a high standard of building design and landscape quality. The various detailed criteria to be applied in deciding planning applications are set out in the policy, including the use of sympathetic materials, highway safety nature conservation considerations;
- Policy G5: Settlement Strategy - outside the main settlement and village boundaries, planning consent will only be granted for small scale developments;
- Policy ENV1: Area of Outstanding Natural Beauty – the landscape and character of the Forest of Bowland AONB should be protected, conserved and enhanced;
- Policy ENV7: Species Protection – development proposals having an adverse effect on wildlife species protected by law will not be granted planning permission;
- Policy H2: Dwellings in the Open Countryside – provides for the appropriate conversion of buildings to dwellings subject to various criteria;
- Policy H15: The Location of the Building to be Converted – planning permission will be granted for the conversion of buildings to dwellings subject to various criteria;
- Policy H16: The Building to be Converted – conversion of buildings to dwellings will be granted provided various criteria are met;
- Policy H17: Design Matters – conversion of buildings to dwellings will be granted provided various criteria are met;
- Policy RT19: Footpaths and Bridleways – development that prejudices footpaths which satisfy various criteria will not be permitted; and
- Policy T1: Development Proposals – details various transport matters to be considered in making planning decisions, including the provision for safe access.

Regional Spatial Strategy

6.3 The Rt Hon Eric Pickles (Secretary of State for Communities and Local Government) in his letter to Council Leaders dated 27 May 2010 confirmed the Government's intention to abolish all RSSs and setting out its expectation that the letter should be taken into

account as a material planning consideration in any planning decisions they were currently taking. The subsequent letter from Steve Quartermain, CLG Chief Planner, dated 6 July 2010, confirmed that the RSSs have been revoked with immediate effect (and, thus, no longer form part of the Development Plan). However, it also stated that evidence that informed the preparation of the revoked RSSs may be a material consideration. The letter stated that the requirement for Councils to provide a five year supply of housing land remains. More recently, there has been a successful legal challenge against the revocation of the RSSs. This had the effect of re-instating them. Reports to Ribble Valley Borough Council's Planning and Development Committee, on 17 June 2010 and 16 June 2011, confirmed that the RSS housing figures be adopted as the strategic basis for housing land provision in the Borough. Indeed, the Council supported the housing provision figures at the time of RSS preparation.

- 6.4 The RSS set out the strategic planning and development framework at a regional level. It is primarily directed at providing a framework for policy planning at the local level. Policy L4 (Regional Housing Provision) expects Councils to manage the availability of land identified in plans and through development control decisions to achieve the housing provision levels stipulated. The provision levels required in Ribble Valley (net of clearance) for the period 2004 – 2021 was 2900. This figure equated to 161 per year.

National Policy

- 6.5 PPS3: Housing - states that where Councils can not demonstrate an up to date 5 year supply of deliverable housing sites, they should consider favourably planning applications having regard to the policies of the PPS3 including the considerations at paragraph 69. The policies and considerations include reference to good design, achieving high quality housing, the suitability of the site for housing and using land effectively and efficiently.
- 6.6 PPS 4: Planning for Sustainable Economic Growth - recognises that re-use of buildings in the countryside for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations and for some types of building.

- 6.7 PPS 5: Planning for the Historic Environment - requires applications for planning permission to be accompanied by a Heritage Statement where the proposal affects a heritage asset. A separate Heritage Statement has been prepared.

Local Development Framework

- 6.6 Ribble Valley Borough Council is only at a relatively early stage in the replacement of the Local Plan with a Local Development Framework (LDF). The Council has been engaged in a process of evidence gathering. It produced a six page Core Strategy Issues and Options Consultation Leaflet in late 2007. In 2010 the Council consulted on optional strategies for the distribution of housing development in the Core Strategy and re-affirmed its commitment to the RSS housing provision levels. In June 2011 the Council again affirmed its commitment to the RSS housing provision levels and resolved to carry out a further consultation exercise on additional optional strategies for the distribution of housing development in the Core Strategy. That consultation took place in July / August 2011. At the present time, no regard can be given to the LDF as a source of policy guidance.

Other Documents/Information

- 6.7 The Annual Monitoring Report (AMR) 2010 provides a statement on the 5 year supply of housing land based on RSS figures, to 31 March 2010. It indicates that the total supply of dwellings under construction and deliverable permissions (discounted by 10% slippage allowance) to be 462. When compared to the RSS annual provision requirement of 161 units, this figure equates to 2.2 years supply.
- 6.8 In a report to the Council's Planning and Development Committee at its meeting on 16 June 2011, an update was provided on housing land supply to April 2011. This showed a total supply of 555 units, equating to a 2.9 years' supply based on RSS provision levels.

Draft National Planning Policy Framework

- 6.9 The consultation draft of the National Planning Policy Framework (dNPPF) was published in July 2011. The dNPPF contains a number of references to the

presumption in favour of sustainable development and the need to support economic growth, as heralded by the Ministerial Statement of 23 March 2011 on 'Planning for Growth'. The dNPPF reflects the Government's up to date position on development and provides a clear indication of the Government's 'direction of travel' in the formulation and implementation of its planning policy.

- 6.10 At paragraph 19 the dNPPF states that *'decision-takers at every level should assume that the default answer to development proposals should be "yes", except where this would compromise the key sustainable development principles set out in this Framework'*. It goes on to state that *'planning policies and decisions should enable the re-use of existing resources, such as through the conversion of existing buildings'*.
- 6.11 The general theme is continued at paragraph 53 where it is stated that *'the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development'*.
- 6.12 The dNPPF, at paragraph 107, sets out *'the Government's key housing objective is to increase significantly the delivery of new homes ... this means ... increasing the supply of housing'*. In increasing the supply of housing local planning authorities should (paragraph 109) *'identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. The supply should include an additional allowance of at least 20 per cent to ensure choice and competition in the market for land'*. The paragraph also indicates that local planning authorities should *'identify and bring back into residential use empty housing and buildings'*.
- 6.13 At paragraph 113 the dNPPF states that *'local planning authorities should avoid isolated homes in the countryside unless there are special circumstances such as ... where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting'*.

7. PLANNING ASSESSMENT

- 7.1 Having regard to relevant policy, the main issues for consideration in this case are:

- the principle of the development;
- the suitability of the building for conversion;
- the design of the conversion scheme;
- landscape impact;
- highways and access;
- neighbour amenity;
- nature conservation; and
- implications of housing under-supply.

7.2 Each of these issues is addressed in turn below.

Principle

- 7.3 The building is located in a rural area. However, neither Local Plan policy nor the precedent of other cases indicates this to be a bar for the conversion of an existing building to permanent residential accommodation. Rather, policy allows for such conversion, subject to consideration of various criteria. All of these criteria are examined in this Statement. Policy G5 is the starting point for consideration of this proposal. The policy allows for small-scale development, including "*other small-scale uses appropriate to a rural area which would conform to the policies of this Plan*". The policy does not define what may be regarded as small-scale uses. However, the object of the policy is to protect the countryside from inappropriate development. The proposal is for the conversion of an existing building within an established group of buildings. It does not introduce new built development into an area of open countryside. Thus, the nature of the proposal is considered to be appropriate to a rural area. This is borne out and amplified by reference to other policies that specifically refer to residential development and conversion of buildings in the countryside and, indeed, the decisions of the Council in other cases.
- 7.4 Policies H2 and H15 refer to whether the building is one that is suitably located for conversion. The building is not an isolated building in the landscape (such as a field barn) where problems of 'urbanisation', with which policy is primarily concerned, might

arise. Rather, it is a building which sits within a defined group of both traditional and somewhat more modern former agricultural buildings.

- 7.6 Notwithstanding the above, and should it be judged that the building does not stand within a 'defined group', policy does not preclude the conversion of 'isolated' barns. Rather, it points to an appropriate assessment of impacts. The supporting text to Policy H15 states that problems can arise *"where isolated buildings in the landscape such as barns are proposed for conversion. The local landscape can be damaged and a degree of urbanisation imposed upon an otherwise wholly rural view"*. Such harmful impacts on the landscape would simply not result in this instance as the conversion is sensitive designed, with no extensions, minimal changes to the external elevations and all works contained within an already well-defined curtilage.

The Suitability of the Building for Conversion

- 7.7 The building is regarded as one suitable for conversion with regards to criteria in Policies H15 and H16. In particular:
- the building is within a group, including an existing farmhouse, and where services and utilities are already provided. So, no additional expenditure by public authorities on the provision of infrastructure would be required;
 - a structural survey has been submitted with the application. It confirms that the building is structurally sound and capable of conversion;
 - the building is of sufficient size to provide suitable living accommodation without extension; and
 - the building is of traditional form and materials. The character of the building and its materials are appropriate to its surroundings. The building is worthy of retention because of its historic value and grouping / association with the farmhouse. Heritage issues are more fully considered within the separate Heritage Statement submitted with this application.

Design of the Conversion Scheme

- 7.8 The existing barn is built in coursed local stone with a more modern corrugated metal roof. The building is of traditional character and appearance and is worthy of retention

as a heritage asset. No extensions are proposed, the external alterations proposed to the building are limited to replacement of the roof with a natural blue slate covering (more in keeping with the nature of the building), the insertion of one new window to the south gable and new joinery to existing window / door openings. Thus, the building would retain its present form, character and appearance. The proposed design of conversion is of a high standard and complies with the various criteria and Policies G1 and H17.

- 7.9 The interior works are similarly sympathetic with the use made of the full interior space without insertion of false ceilings to the upper floor. The layout of the rooms within the barn has been informed by the position of the trusses, existing cross walls and existing door and window openings, to take best advantage of these and to ensure that the number of new openings is kept to a minimum.

Landscape Impact

- 7.10 The proposal involves no physical extensions or significant external alterations to the building, its curtilage, or its environs. The scheme would have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of Policies ENV1, H15 and H17. The domestic curtilage would be to the rear (east) of the barn. This is contained within existing defined boundaries and does not involve extending the domestic use onto agricultural land.

Highways and Access

- 7.11 The property would continue to use the existing access. The proposal would not generate a significant change in volume of traffic attending the building compared to its previous agricultural use and, as such, there are not considered to be any highway safety or access concerns. As such, the proposal complies with Policy T1.

Neighbour Amenity

- 7.11 The nearest and only near neighbours would be the occupiers of the existing house. There would be no direct or harmful impact on their amenities.

Nature Conservation

- 7.12 A Bat and Owl Survey and Report are submitted with this application. This confirms that the barn and outbuilding do not provide a suitable habitat for bats to hibernate. No evidence that bats use the barn as a summer roost was found but it cannot be ruled out that bats may enter in summer to feed. The conversion of the barn and re-instatement of the roof to the outbuilding would not pose a threat to any bat or owl population, subject to implementation of the identified mitigation measures. As such, the development complies with Policy ENV7

Implications of Housing Under-Supply

- 7.13 There is a national policy requirement for local authorities to maintain a continuing five year supply of housing. There is an undoubted severe under-supply of housing land within the Borough, measured against the RSS provision level. In assessing the proposal the Council should acknowledge that:

- it is in a situation where a five year housing land supply cannot be identified; and
- residential development should be favourably considered taking account of the requirements of PPS3 and the relevant saved policies of the Local Plan.

- 7.13 The Local Plan policies have been assessed above. With regard to the considerations set out in PPS3, the suitability of the site's location has already been considered; the proposal would result in the provision of high-quality housing; and the proposal makes effective use of an existing building, utilising brownfield land. In short, the proposal would add to the supply of housing without having a harmful impact on the environment, as the building already exists and is to be converted in a sympathetic manner. The development would result in the provision of a dwelling on a site that is previously developed, thereby offsetting the need to develop a greenfield site. The under-supply of housing land is an important additional factor that weighs in favour of the proposal.

8. CONCLUSION

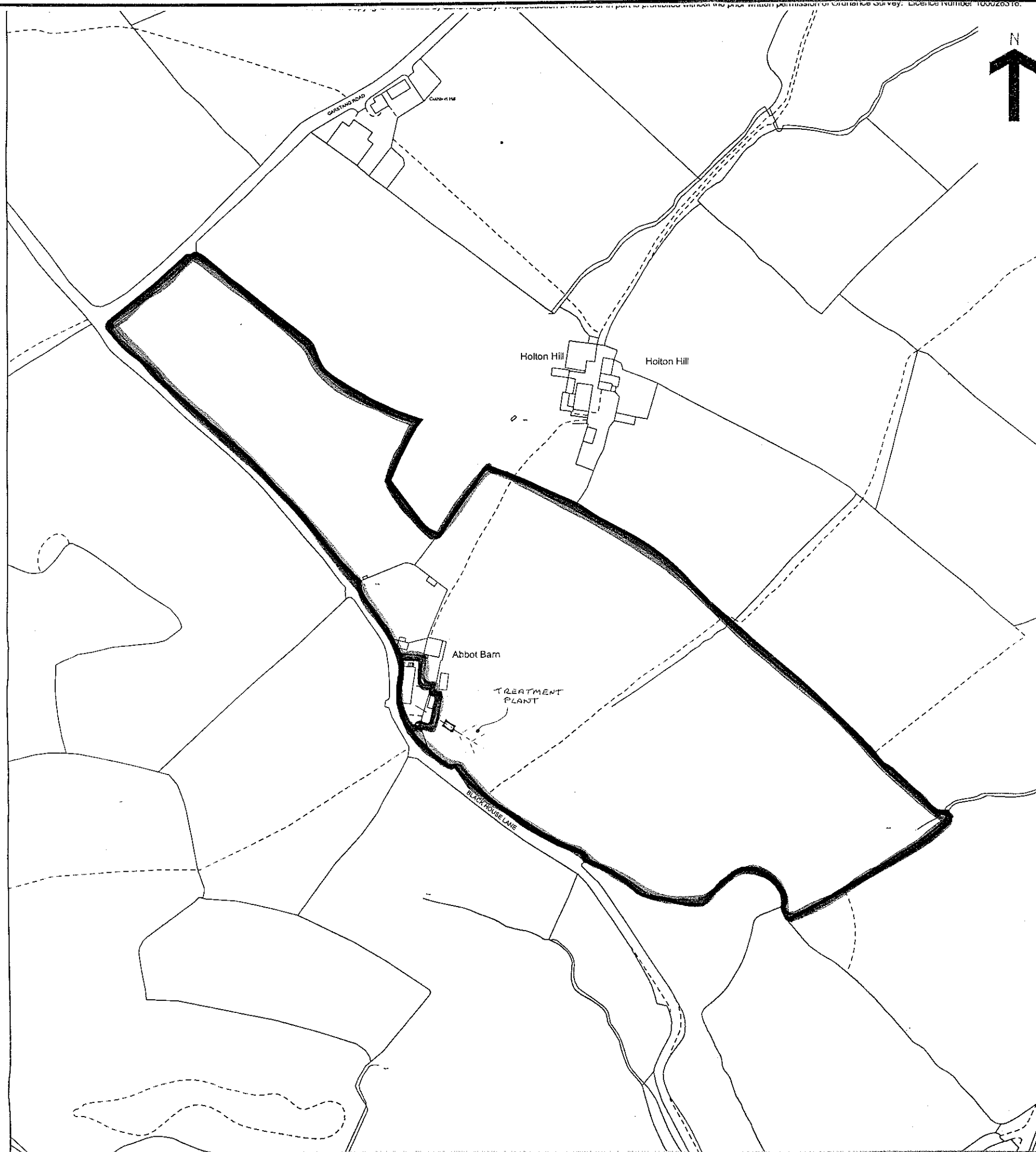
- 8.1 The conversion of the building, as proposed, has been shown to be sympathetic in nature and in full compliance with criteria set out in Local Plan policies relating to the

conversion of rural buildings to dwellings. The additional dwelling would assist in the delivery of housing to meet the Borough's housing provision levels and in a manner compliant with all relevant planning policies.

- 8.2 For the reasons set out in this statement, the Council is respectfully invited to grant planning permission for the conversion of Abbot Barn to a single dwelling.

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October 2011



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Client
TRUSTEE'S ST BARTHOLOMEWS

Job Title
PROPOSED CONVERSION OF
ABBOT BARN
BLACKHOUSE LANE
CHIPPING

Drawing Title
LOCATION PLAN

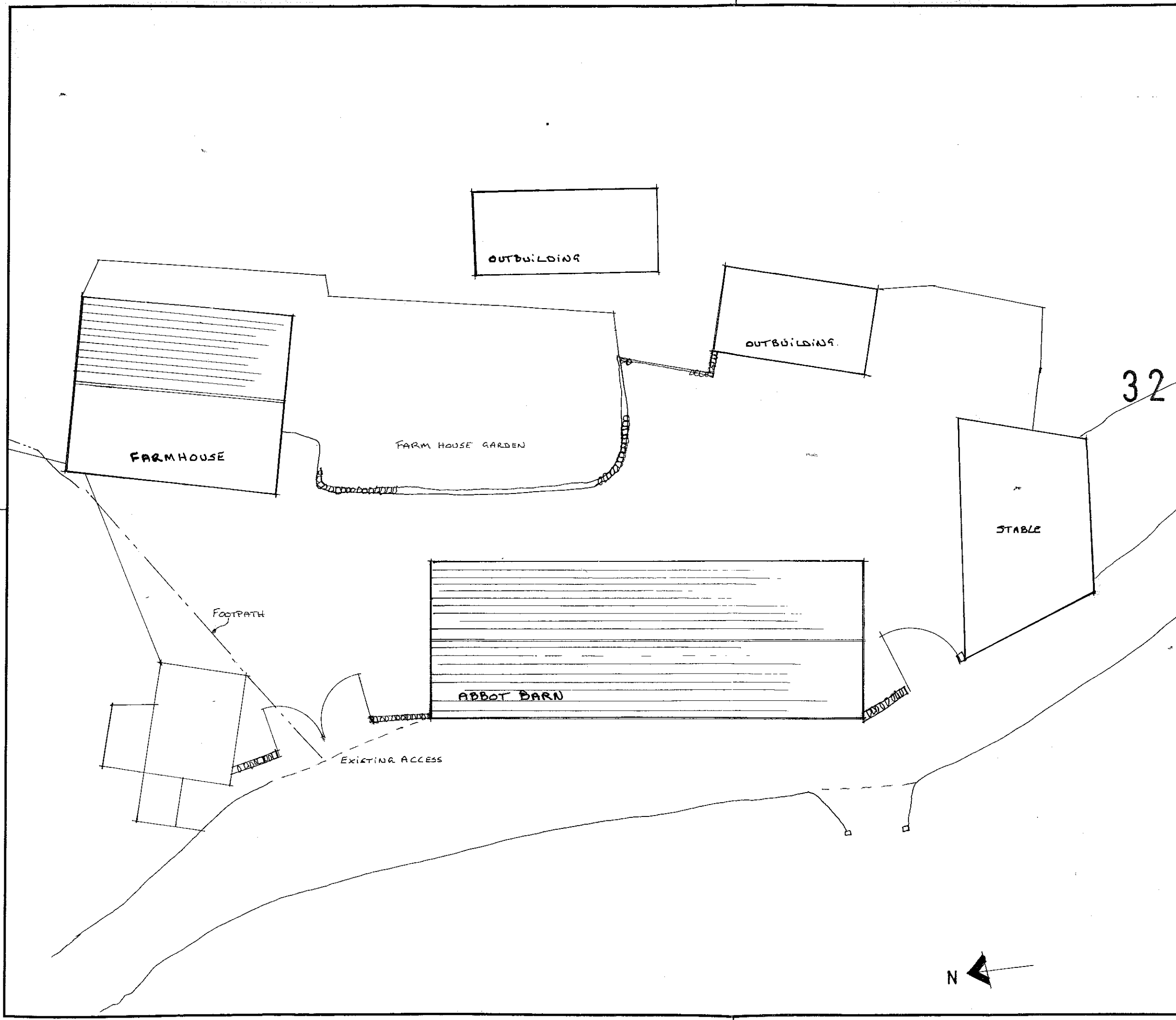
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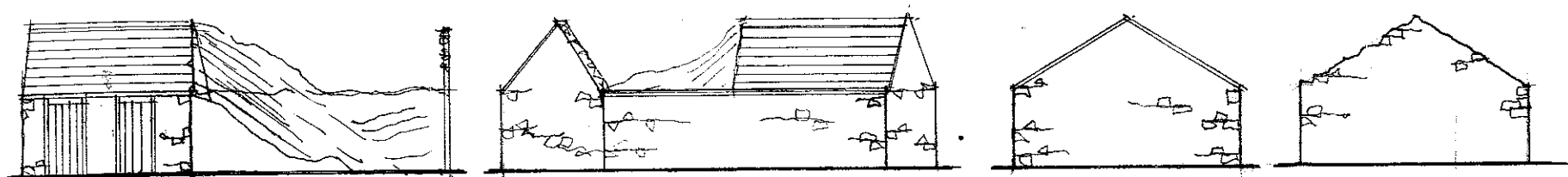


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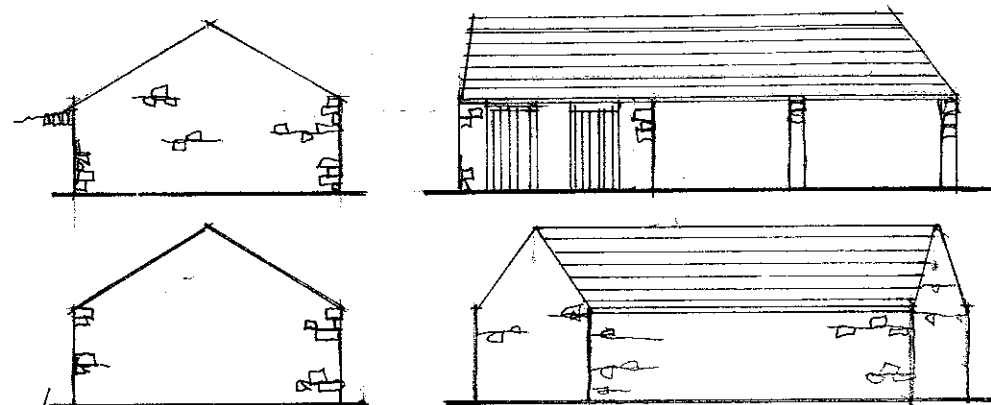


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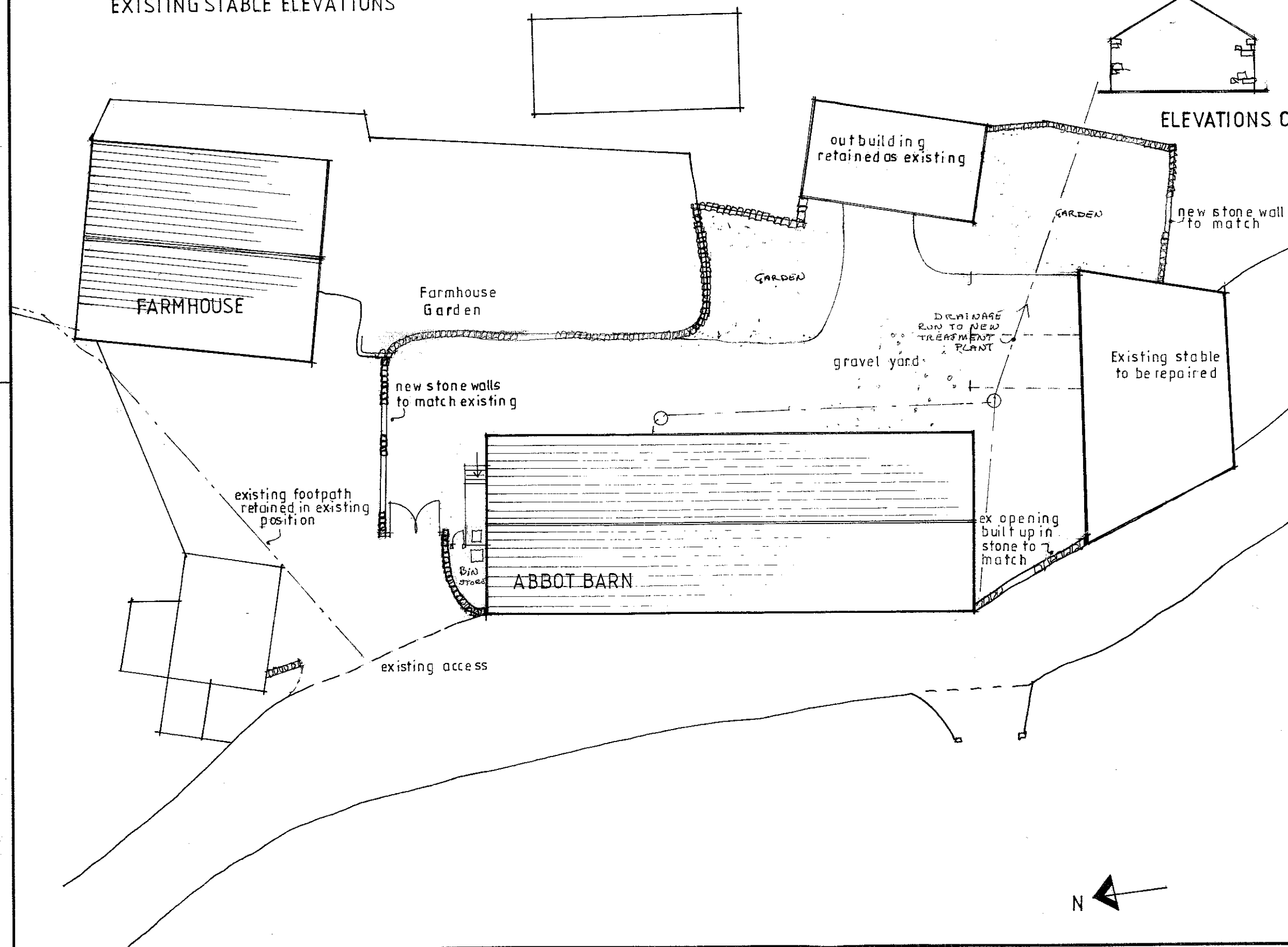
Client		
TRUSTEE'S ST BARTHOLOMEWS		
Job Title		
PROPOSED CONVERSION OF ABBOT BARN BLACKHOUSE LANE CHIPPING		
Drawing Title		
SITE PLAN EXISTING		
Scale	Date	Drawn
1:200	OCT 11	LKR
spa ARCHITECTS		
SUNDERLAND PEACOCK & ASSOCIATES LTD HAZELMERE, PIMLICO ROAD, CLITHEROE LANCASHIRE, E27 2AG T 01200 423178 F 01200 427328 E info@sunderlandpeacock.com www.sunderlandpeacock.com		
		
4174 - 4		



EXISTING STABLE ELEVATIONS



ELEVATIONS OF STABLE ONCE RESTORED



320110887P

B - AMENDED 25/10/11
A - AMENDED 20/10/11

Client
TRUSTEES ST BARTHOLOMEWS

Job Title
PROPOSED CONVERSION OF
ABBOT BARN
BLACKHOUSE LANE
CHIPPING

Drawing Title
SITE PLAN

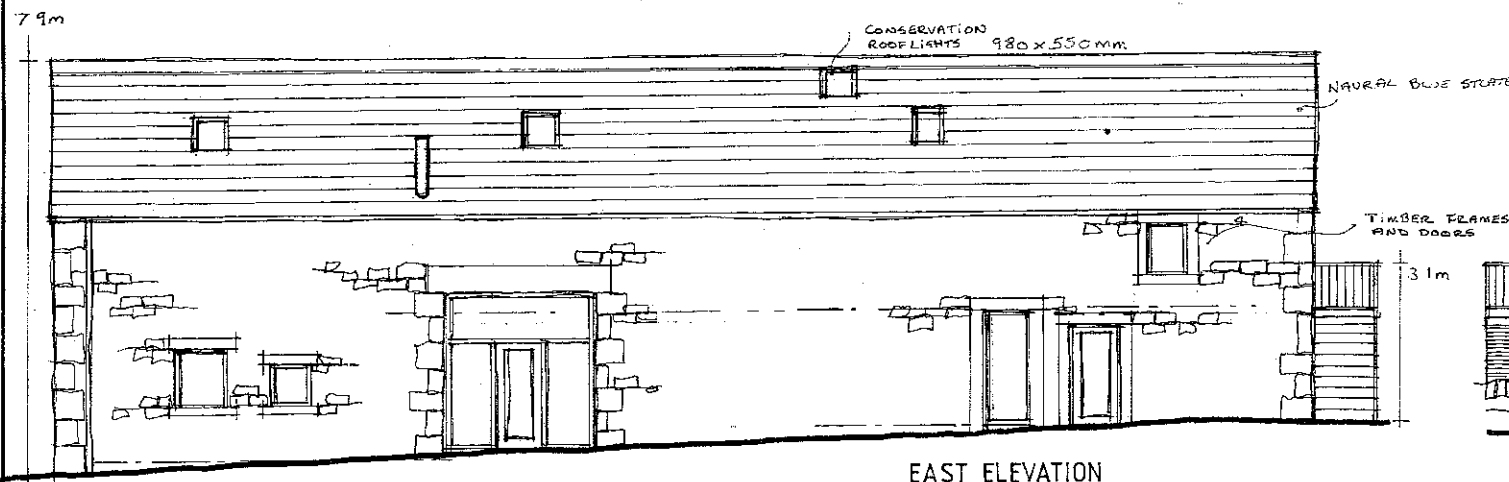
Scale 1:200 Date Sept 11 Drawn LKR

spa
ARCHITECTS

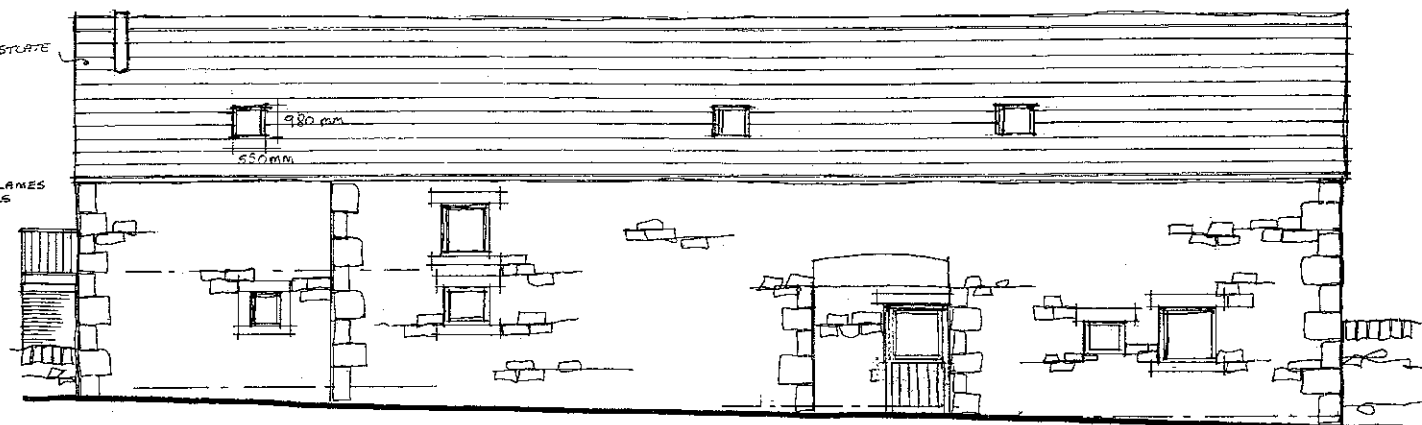
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, B37 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
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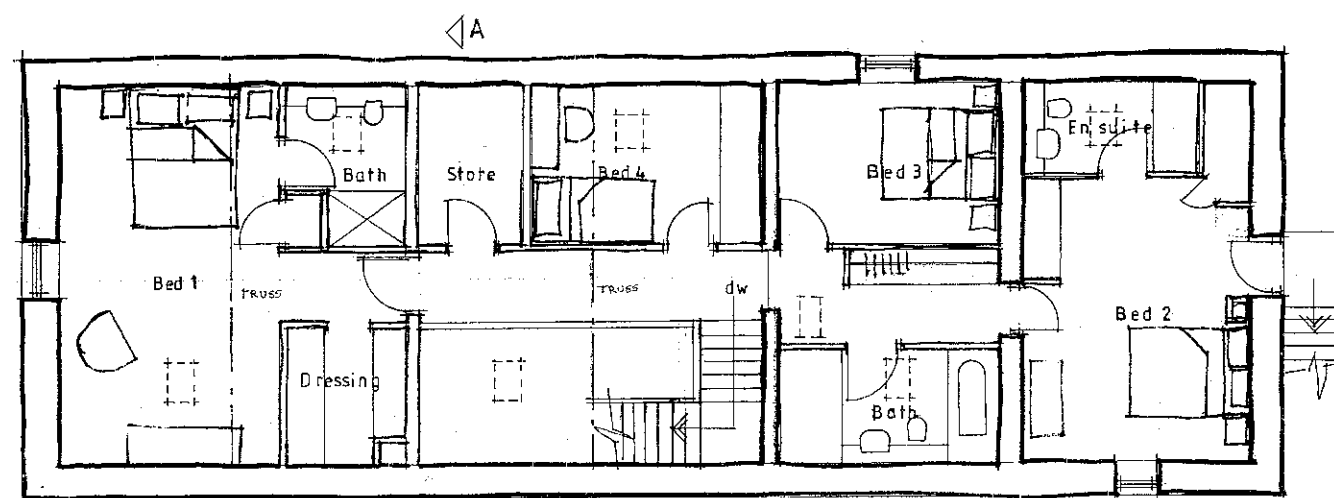
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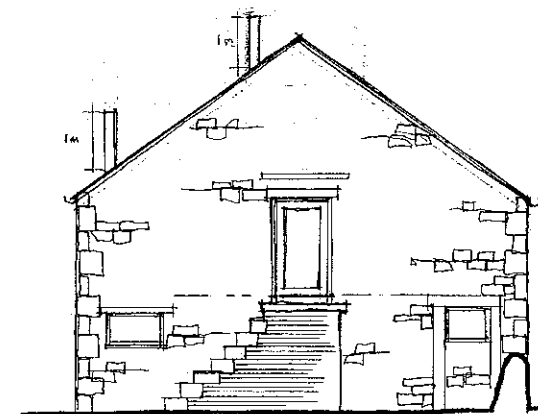
EAST ELEVATION



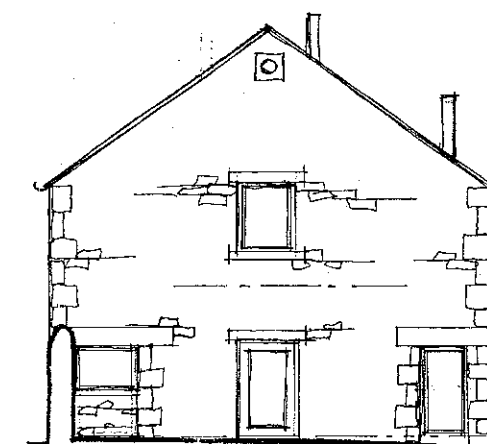
WEST ELEVATION



FIRST FLOOR PLAN

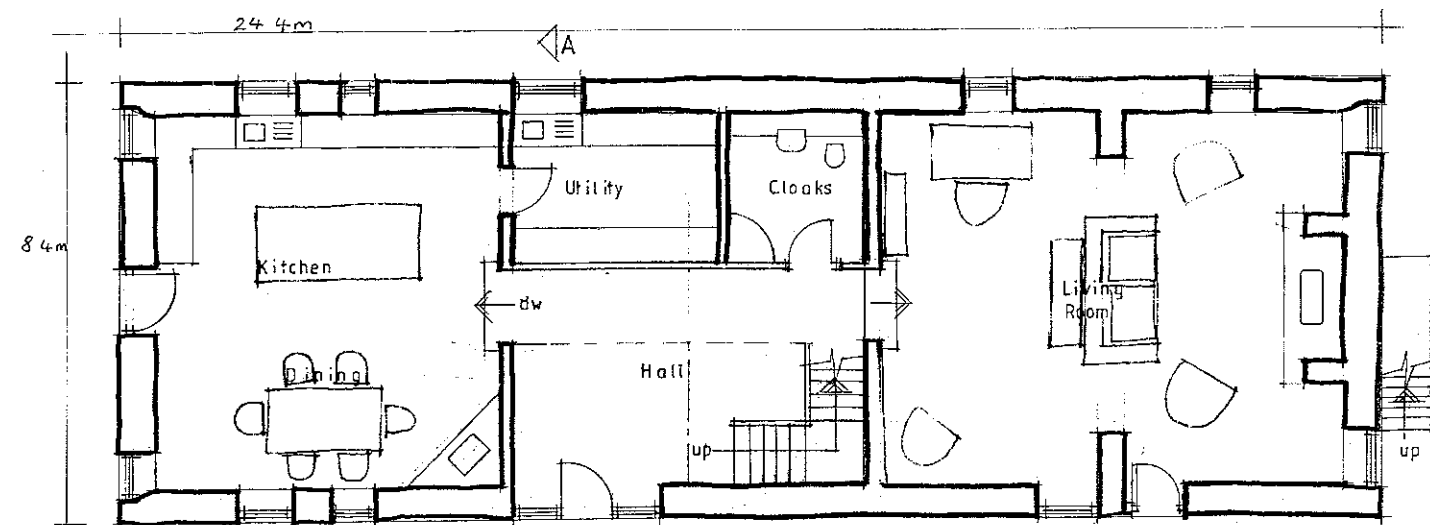


NORTH ELEVATION



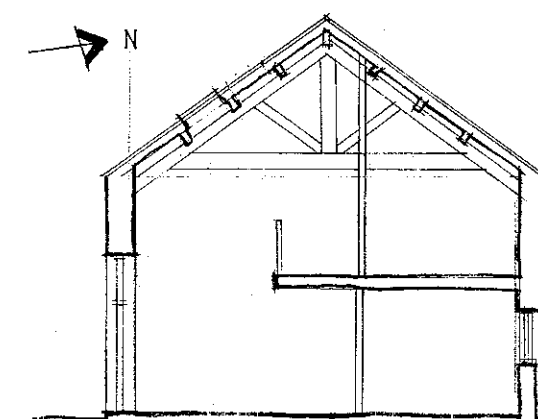
SOUTH ELEVATION

2- 1/11/11 DMS ADDED
A - SECTION ADDED 18/10/11 B - 19/10/11



GROUND FLOOR PLAN

320110887P



SECTION A-A

Client
TRUSTEES OF ST BARTHOLOMEWS

Job Title
PROPOSED CONVERSION OF
ABBOT BARN
BLACKHOUSE LANE
CHIPPING

Drawing Title
PROPOSED PLANS AND ELEVATIONS

Scale 1:100 Date SEPT 11 Drawn LKR

spa
ARCHITECTS
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