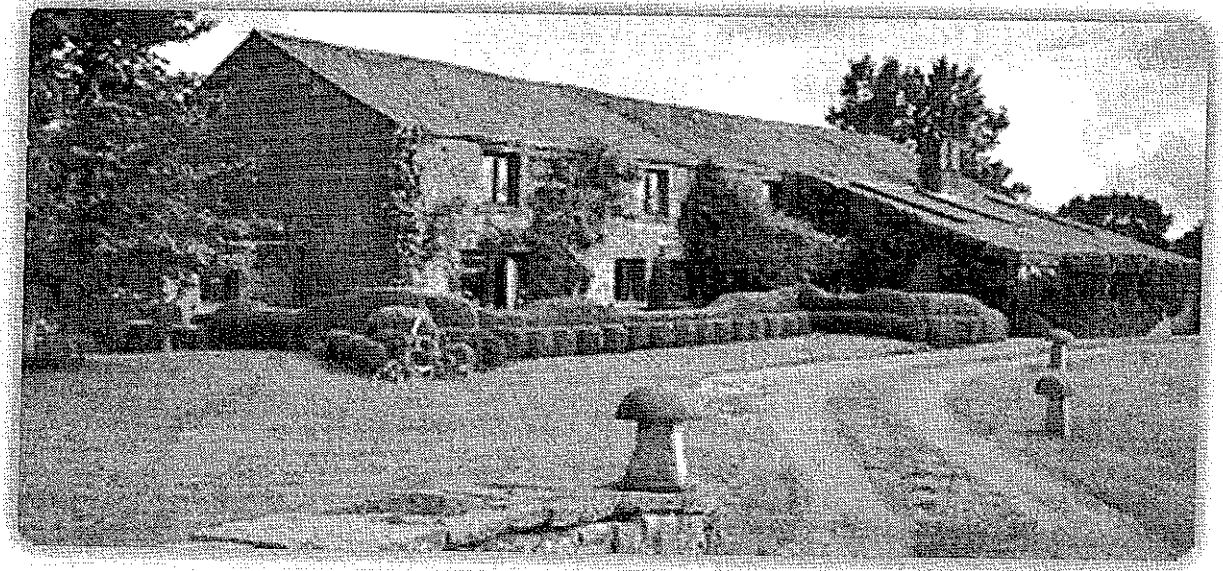


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Heritage Statement

Proposed first floor extension to create 4 en-suites to existing bedrooms including part demolition and re-build of Kitchen.

Jenkinson's Farm, Thorn Lane, Alston



For
The Ibison Family

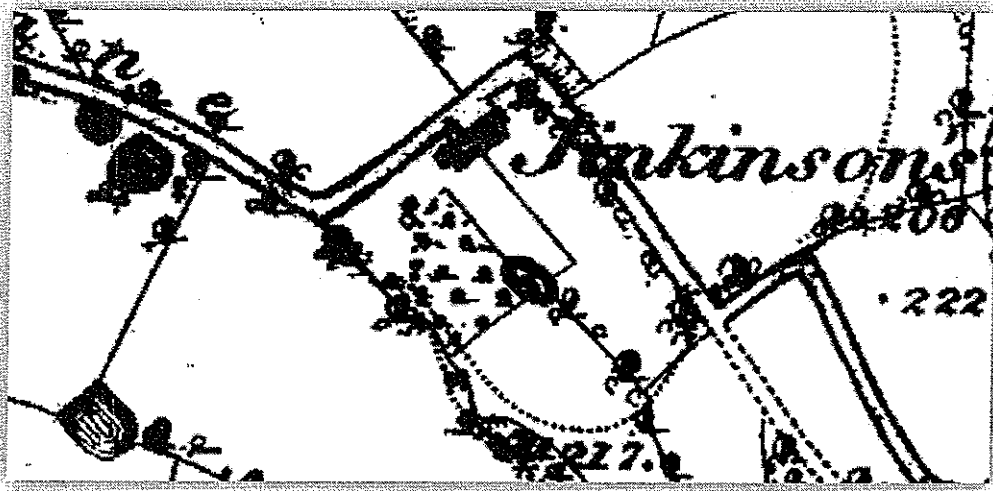


Figure 1 Extract 1:10,000 (6-inch) first edition surveyed 1844-1850 (published 1847-1853)

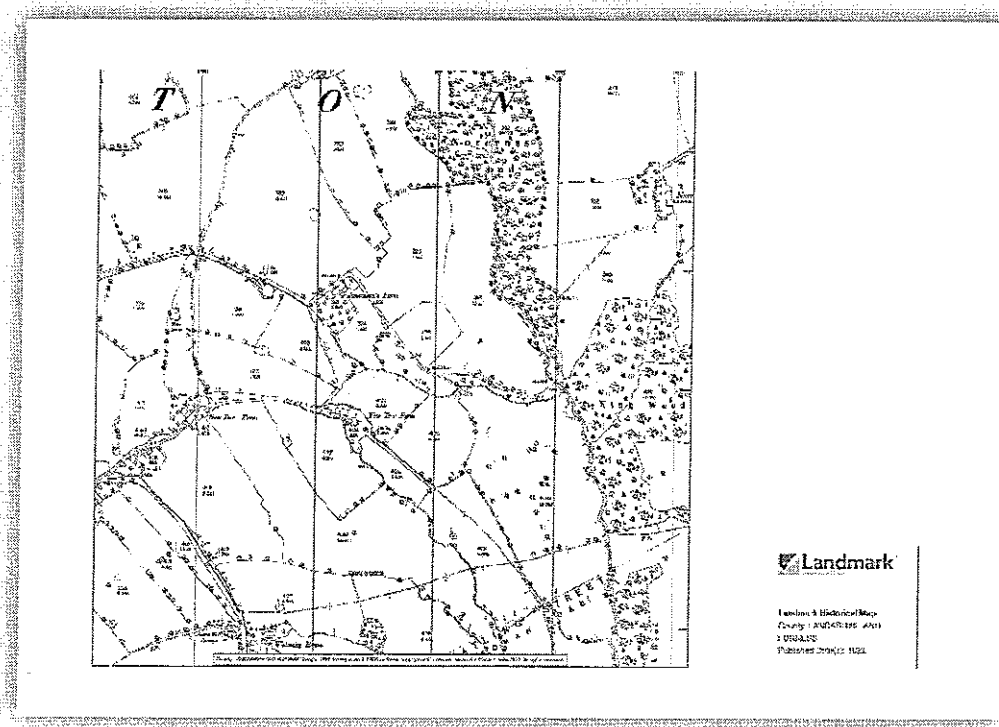


Figure 2 1:2500 (25-inch) first edition surveyed 1884-92 (published 1891-1894)

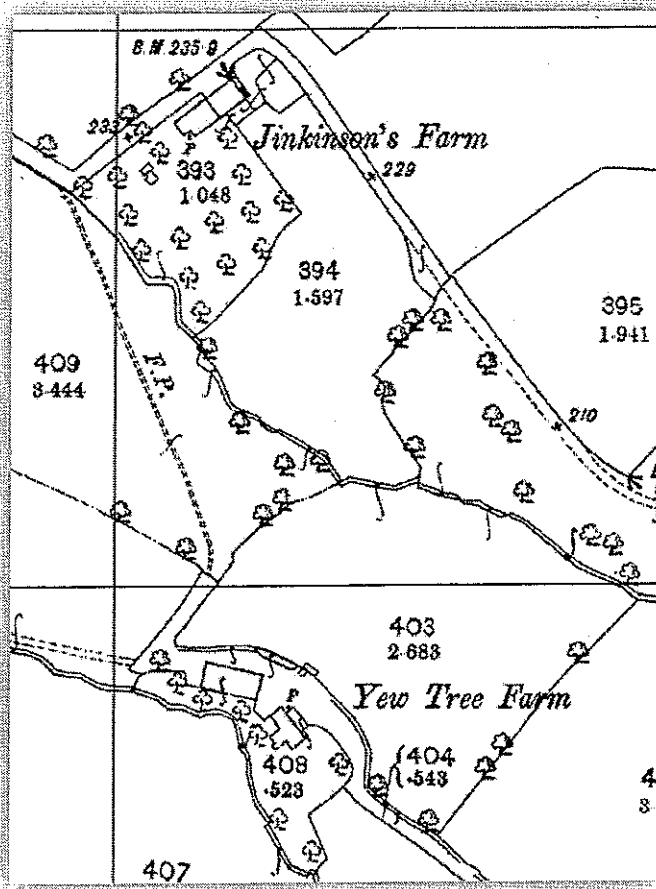


Figure 3 Extract 1:2500 (25-inch) first edition surveyed 1884-92 (published 1891-1894)

Jenkinson's Farmhouse (Jinkinson on any maps - the family nickname is Jenk's rather than "Jink's") and the neighbouring Higher Yew Tree Farm were purchased by the Ibison family in 1946 from the Estate of Lord Openshaw. The estate in 1912 was 2000 acres and was based at Hothersall Hall. Hothersall Hall was originally the residence of the Hothersall Family which can be traced back to at least 1066.

The family have no records of the farm's history prior to their arrival. Architecturally the property (circa 1800s) is a house with barn attached with a dairy annexe to the house (all appear to have been built at the same time) with a stable building extension to the barn (date unknown) and a lean-to shippon (circa 1844-1892) at the rear (re-built in the 80s). The house and barn are built using random rubble walling with lead lined stone gutters and a slate roof with stone ridges. The earliest family photos show works when the house was extended into the barn (circa 1980s) when the existing lean-to shippon was re-built to form today's kitchen.

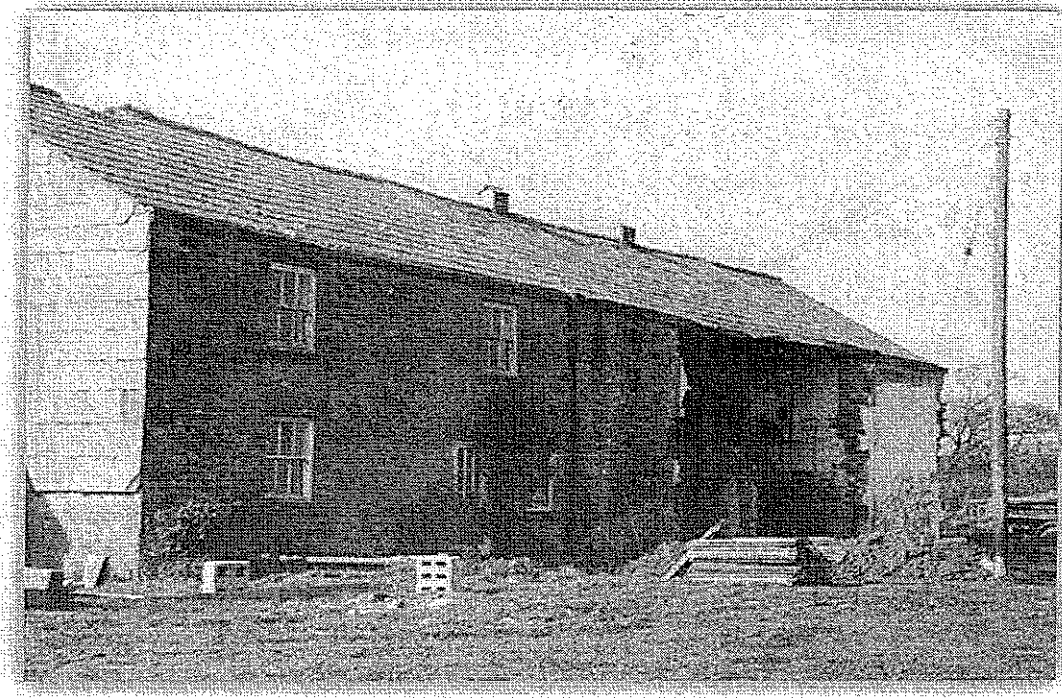


Figure 4 Photo of South East Elevation circa 1983 with lean-to shippon demolished.

Mrs Ibison started the B&B business from Jenkinson's Farm in 1953. At that time it was still a working dairy farm and included the breeding of pedigree poodles and later Labrador dogs (this business finished in 1960). The entire dairy herd was moved to Higher Yew Tree in 1972 followed in 1975 by the bull beef unit. In 1980 plans were submitted to extend the house into the barn, stable and shippon. By 1991 the property was fully functioning as a family home and B&B business with Yew Tree Farm an up to date dairy, sheep and poultry farm. Today the two properties are home to Mrs Ibison, her two sons and a daughter; another daughter and grandson are due to re-join the fold to help Mrs Ibison with the culinary delights. Together the family run the 105 acre (42.5Ha) farm and B&B (<http://www.jenkinsonsbedandbreakfast.co.uk/>). Without the B&B the farm would struggle to exist. This is supported by a letter from the Accountants (Appendix 2). Alston Lane used to support 10 dairy farms - this is now the only working dairy farm. It is important to the Ibison family that the farm continues to run in its traditional manner - the B&B helps them to ensure this. The success of the families ambition to create an atmosphere from yesteryear is proven by their Tripadvisor reports: http://www.tripadvisor.co.uk/Hotel_Review-g187062-d1074798-Reviews-Jenkinsons_Farm_Bed_Breakfast-Preston_Lancashire_England.html - do view the photos.

Design and Access Statement

Proposed first floor extension to create 4 en-suites to existing bedrooms including part demolition and re-build of Kitchen.

Jenkinson's Farm, Thorn Lane, Alston

Policies Applicable

Local Plan Policy ENV3 and Policy H17 and National Planning Policies PPS1-Delivering Sustainable Development and PPS5-Planning For Historic Environment

Planning History

3/2001/0917 Extension to form bathrooms at Bed and Breakfast

3/2002/0040 Extension to form bathrooms at Bed and Breakfast (Listed Building Consent)
NOTE the building is not listed - This property was confused with a listed building with the same name in Thornley.

Introduction

The B&B business is clearly a popular venue and has been running at its current capacity since 1991. There are 7 guest bedrooms and 3 family bedrooms. Two of the guest rooms are benefitting from recently constructed en-suites. Indeed these are so popular that once booked many bookings are then lost once Mrs Ibison announces the remaining rooms have no en-suites.

The Hotels and Bed and Breakfasts in the area include major chains like The Swallow Hotel and the McDonald Tickled trout who all provide en-suite bedrooms, and including a new proposal at the Talbot Inn, Chipping, to have many bedrooms en-suite. It is clear this business would also benefit further from the creation of additional en-suite accommodation. Hence this application to extend over the existing kitchen to form 4 further en-suites.

The Ibisons are keen to create an extension which is traditional in character to reflect the interior of the property. Their knowledge of the local vernacular is evidenced in the design which presents itself - although tested, the original design has changed little from their early sketches. Whilst they recognise the importance of the heritage of the property they feel that the original lean-to in its re-built form is not a true reflection of the original lean-to which used to be below the line of the original stone gutter to the barn. They also feel that whilst the original character must be respected this property has long since changed well beyond its original use and now, as a commercial property, anything which improves its character should be considered

Design Concept

At the rear of the property the original barn and house have lost their identity. The original back door is now a window; a window has become a patio door and the main entrance to the premises is via a lean-to stone canopy entrance into what was the original barn. The lean-to roof to the kitchen, being a continuation of the original barn roof, has removed the barns original identity. This is exacerbated by the lean-to kitchen extending to the gable end of the original stable annexe. The character of the property is also diminished by the creation, in the lean-to roof, of 3No cheese cut-outs to give light to the bedrooms. This proposal therefore seeks to rectify some of these misdemeanours by removing most of the lean-to and creating a two storey structure with single storey lean to in the opposite direction. The original stone gutters taken from the barn to use on the kitchen lean-to can then be returned to their original position and the identity of the original barn becomes much more evident. The two storey extension therefore becomes a respectful but commercial solution to the need to create en-suites to the existing bedrooms. Whilst alternative solutions have been considered the very nature of the room layouts, the position of existing drains and the need to create minimum disruption during construction means the proposed siting is the only logical solution. By sacrificing two bedrooms to create the four internal en-suites the two storey extension will house the two sacrificed bedrooms which will command excellent views and therefore promising returns.

Layout

By bringing two of the existing bedrooms into the extension this enables the creation of 4No internal en-suites. This allows the construction of the extension with minimum disruption to the residents; i.e. once the extension is completed and the corridor extended, the en-suites can be constructed room by room. The reduction to the kitchen at ground floor assists vehicular movement around the building as well as helping to accentuate the original barn with stable block extension.

Scale

The extension will result in a two storey element with ridge at 7.0m and eaves at 4.6m with a lean-to with an eaves at 2.1m. The lean-to will be 5.48x5.43m on plan and is a reduced footprint to the original lean-to which will be partly demolished. The two storey extension will be 5.93x6.69m on plan (i.e. on the same footprint as the existing remaining kitchen lean-to).

Landscape

Reducing the size of the kitchen at the stable end of the barn facilitates an easier drive around the property. Currently it is a very tight turn around this corner of the building. Otherwise there is no impact on the landscape by this development.

Appearance

Jenkinson's Farm is typical of many in the Ribble Valley; farmhouse with barn attached followed by a lean-to shippon. Many of these have been converted into large residences which currently are heavily restricted in the way new openings and the historic fabric is treated. Jenkinson's farm was extended 30 years ago when these restrictions were much less onerous. To this end the lean-to was rebuilt with the main architectural feature on the barn lost. Down Alston Lane many of the farms are built with stone gutters - this is fairly unique in the area. The identity of Jenkinson's farm is now very much a commercial venture albeit a family run B&B; however the way the property has been adapted (despite its cheese window cut-outs in the lean-to) fills many of its visitors with awe. The design of the proposed two storey extension meets the commercial needs of this property; however it is done in such a way that it reveals the original design of the barn by enabling the stone gutters to be returned to their original position. The proposed extension will then have stone gutters to match. Walls will be random rubble with reclaimed quoins, stone heads and cills. The creation of the 4 and 5 light windows in the two storey extension is done in such a way as to say 'this is a later addition' therefore emphasising the original barn. These will also be constructed using reclaimed stone jambs. The roof will be re-claimed slate to match existing and windows and doors will be stained timber. Internally the two rooms will have ceilings extending into the roof space.

Use

As stated previously this property has run as a B&B since 1991. It is a family run business and is essential to sustain the Farm at Yew Tree. Although the business has 7 bedrooms trying to explain to customers that they are not all en-suite causes problems. Unless the visitor has been before and understands how wonderful the establishment is, all new callers are demanding en-suite facilities. With only two bedrooms on offer, this restriction is proving a major problem for the business. This proposal facilitates the creation of 4 en-suites and is seen as a significant factor in competing with other businesses in the area. A quick check of their competitor's web sites would demonstrate that they all have en-suite facility.

Access

The property is accessed off Thorn Lane; a single track cul-de-sac off Alston Lane which is also a cul-de-sac. Apart from the local farms and houses the only traffic on these roads is to Alston Hall College. The college regularly have short courses over a few days and often send their overspill scholars to Jenkinsons obviously because of its convenience to the Hall. They do however have issues with lack of en-suite facilities (Appendix I). Also, once found, the property is seen as a very convenient location for business travellers being just 4 miles off the motorway and deep into a rural setting. The cul-de-sac terminates at Jenkinson's Farm with a circular drive taking the visitor all the way around the premises. Visitors park at

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the rear and walk around to the main entrance (when it's raining they can stop at the front to drop off bags). They enter via a stone built front entrance canopy into a property full of 'old world charm'. A Tudor style stair is ahead of them taking them up to the bedrooms; whilst the dining and lounge are to the left. To the right is the kitchen and utility spaces.

Appendix I

320120450P



Phone: (01772) 784661
Fax: (01772) 785835
Email: alstonhall.general2@lancashire.gov.uk

Date: September 2011

To whom it may concern

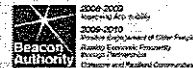
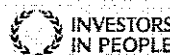
Alston Hall is a venue for corporate conferences, residential adult education courses, weddings and other events situated on Alston Lane near Longridge.

We are open most evenings for residential events and find that often requests for overnight accommodation exceeds our capacity.

When this is the case Jenkinsons Farmhouse is our first recommendation for our guests. We feel that Mrs Ibison offers a welcome which is of a level expected by our guests.

The one drawback we find when offering the farmhouse is the lack of en suite accommodation which tends to be the preferred option amongst our customers.

Lancashire Adult Learning
Alston Hall • Alston Lane • Longridge • Preston • PR3 3BP
Tel: 01772 784661 • Fax: 01772 785835
www.alstonhall.com



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Appendix II

Towers & Gornall — Chartered Certified Accountants

Abacus House, The Ropewalk
Garstang, Preston, PR3 1NS
Tel: 01995 600600 Fax: 01995 606099
E-mail: adn@towersandgornall.co.uk

AW/CC/B20

4 October 2011

To whom it may concern

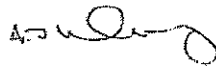
Dear Sir

**Jenkinsons Farm Bed + Breakfast
Messrs Ibison (Dairy Herd)**

We can confirm we act for both businesses. Dairy farming on a small scale is becoming increasingly uneconomic and the additional income generated by the B + B is vital.

We can confirm Jenkinsons Farm Bed + Breakfast is registered for VAT and Business rates are payable on the bed + breakfast property.

Yours faithfully



A J Winstanley

Also at Clitheroe and Benthams

A list of Partners is available on request at the above address.

Registered in England and regulated for a range of investment business activities by the Association of Chartered Certified Accountants

