



RIBBLE VALLEY
BOROUGH COUNCIL

APPENDED PLANS RECEIVED

DATE 26.10.12

For office use only

Application No. 3/2012/0589

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 and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) 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:	Mr & Mrs	First name:		Surname:	Kay
Company name:					
Street address:	Greengore Farm, Hill Lane		Country Code	National Number	Extension Number
			Telephone number:	01772	562800
	Hurst Green		Mobile number:		
Town/City:	Clitheroe		Fax number:		
County:	Lancashire		Email address:		
Country:					
Postcode:	BB7 9QT				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	Andrew	Surname:	Whittle
Company name:	Anderton Gables				
Street address:	Anderton Gables		Country Code	National Number	Extension Number
	5 Winckley Street		Telephone number:	01772 562800	
			Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR1 2AA		a.whittle@andertongables.co.uk		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Barn 2 (non listed building) - will be converted into a four bedroom dwelling. Briefly works involve the removal of the more recent addition to the barn and restoration of various elements to restore its former character. In brief this includes; the removal of the blockwork and extension with profiled lean-to roof, the removal of the non-original barn and store doors, demolition of the structurally unstable northern lean-to section and the recovering of the modern concrete tile roof with a traditional slate roof. Barn 1 (listed building) - involves the conversion of the existing property into a 4 bedroom dwelling. Externally a number of low profile conservation style rooflights have been provided. Two staircases have been provided to avoid cutting the king trusses as these are seen as integral to the character of the property. All existing openings are to be retained. No new openings are to be created. The proposal incorporates an alternative access point located off shire lane which is a private road with limited vehicular traffic.

Has the development or work(s) already started? ☐ Yes ☒ No

4. Site Address Details

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

House: Suffix:
House name: Greengore Farm
Street address: Hill Lane
Hurst Green
Town/City: Clitheroe
County:
Postcode: BB7 9QT

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

Easting: 367390
Northing: 438874

Description:

5. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Gareth Surname: fort

Reference: RV/2012/ENQ/000050

Date (DD/MM/YYYY): 13/04/2012 (Must be pre-application submission)

Details of the pre-application advice received:

The principle of the proposed development is acceptable

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)

AG637/02

7. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s)

State references for these plan(s)/drawing(s):

AG637/01 & 637/02

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☒ Grade II* ☐ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

13. 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	8	8	0
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			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Both barns are constructed in random stone.

Description of *proposed* materials and finishes:

As above.

Roof covering- add description

Description of *existing* materials and finishes:

Barn 2 has a concrete tiled roof. Barn 1 has a slate roof.

Description of *proposed* materials and finishes:

The roof coverings to barn 2 will be replaced with slate. The roof coverings to barn 1 will remain as existing.

Chimney - add description

Description of *existing* materials and finishes:

There is a single chimney stack to barn 1.

Description of *proposed* materials and finishes:

As existing.

Windows - add description

Description of *existing* materials and finishes:

Painted timber windows.

Description of *proposed* materials and finishes:

As existing.

14. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

Painted timber doors.

Description of *proposed* materials and finishes:

As existing.

Ceilings - add description

Description of *existing* materials and finishes:

Trowel textured plaster to barn 1. No ceiling provided to barn 2.

Description of *proposed* materials and finishes:

Smooth plaster finish.

Internal walls - add description

Description of *existing* materials and finishes:

No internal walls to barn 2.

Description of *proposed* materials and finishes:

Mixture of blockwork and studwork partitions with plaster finish.

Floors - add description

Description of *existing* materials and finishes:

Solid ground floors. Suspended timber first floors.

Description of *proposed* materials and finishes:

As above.

Internal doors - add description

Description of *existing* materials and finishes:

Timber doors.

Description of *proposed* materials and finishes:

As above.

Rainwater goods - add description

Description of *existing* materials and finishes:

Mixture of cast iron and Upvc rainwater goods.

Description of *proposed* materials and finishes:

New Upvc rainwater goods.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Mixture of gravel and cobbled driveway.

Description of *proposed* materials and finishes:

New access to be provided as illustrate on plans.

Are you supplying additional information on submitted drawings or plans?

☐ Yes ☒ No

15. 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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

16. 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

17. 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

18. Existing Use

Please describe the current use of the site:

Barn 2 is currently unused although we believe was formerly used for agricultural purposes
Barn 1 is currently utilized as holiday lets/storage.

Is the site currently vacant? ☐ Yes ☒ No

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

19. 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'

20. Trade Effluent

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

21. 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		1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

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	2
Total existing residential units	0

22. All Types of Development: Non-residential Floorspace

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

☐ Yes ☒ No

23. 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

24. 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	

25. Site Area

What is the site area?

2,017 sq.metres

26. 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:

none

Is the proposal for a waste management development?

☐ Yes ☒ No

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

28. 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

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Mr First name: Graham Surname: Lea

Person role: Agent

Declaration date: 18/10/2012

☒ Declaration made

29. 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: Mr First Name: Graham Surname: Lea

Person role: Agent

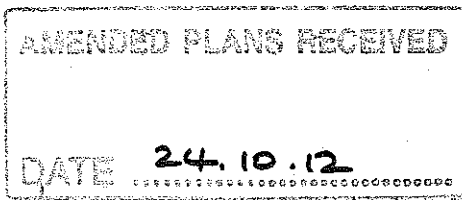
Declaration date: 18/10/2012

☒ Declaration Made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that to the best of my/our knowledge any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 18/10/2012



32 0 120 5 89P

32 0 120 5 90P

Barn 1, 2 and Outbuilding
Greengore Farm
Hurst Green
Cliteroe
BB7 9QT

PREPARED FOR: Mr and Mrs Kay
PREPARED BY: Andrew Whittle
DATE: 10th May 2012
REFERENCE: AG637

1.0 Introduction

1.1 Description of Buildings

1.2 Design/Brief

2.0 Structural Condition

2.1 Existing Condition

2.2 Summary

3.0 Photographs

1.0 Introduction

1.1 Description of Buildings

Barn 1 (Camping Barn/Holiday Cottage – Dwelling 1)

The barn is a Grade II Listed building. A two-storey building briefly comprising slated roof over solid coursed stone walls around 500mm in thickness.

The roof coverings are supported on timber rafters on original hand cut timber purlins spanning between the external solid walls, intermediate king post trusses and internal dividing solid walls.

Solid walls are assumed to be supported on shallow foundations, likely to be made up of compacted stone given their age.

First floor joists are suspended timber generally spanning from left to right supported between the external walls and intermediate supporting timber beams, which in turn span from front to back supported on the external walls.

Ground floors are of solid concrete assumed to be ground bearing or stone flags, presumed to be laid in concrete.

In recent times the barn has been utilised as a camping barn and holiday cottage, which has necessitated internal alterations and provision of a rooflight to the rear roof slope. These alterations where relevant have been subject of the necessary planning/building regulation approvals.

Barn 2 (Main Barn – Dwelling 2)

The barn is not listed. A two-storey building briefly comprising concrete tiled roof over solid coursed stone walls around 500mm in thickness. Single storey portions are provided to the North and West elevations of similar construction. To the south west corner a further single storey exists, which comprises possible profiled cement roof sheets over blockwork walls around 100mm in thickness.

The roof coverings are supported on machine cut timber purlins spanning between the external solid walls and intermediate queen post trusses. The intermediate trusses are supported at ground floor level by brick columns, which are ground bearing.

Solid walls are assumed to be supported on shallow foundations, likely to be made up of compacted stone given their age.

A first floor hay store area is provided to the southern side of the barn comprising timber boarding supported on timber floor beams. The timber beams span between external walls and intermediate cast iron column supports, which are ground bearing.

Ground floors are a mixture of solid concrete and stone flags, which are ground bearing.

Outbuilding (Proposed Garage)

The outbuilding is not listed. A single storey building briefly comprising a profiled sheet metal roof over solid coursed stone walls around 350mm in thickness. The northern elevation wall is an infill and comprises brickwork with a render finish.

The roof coverings are supported on hand cut timber purlins spanning between the external solid walls and intermediate half trusses. The intermediate trusses span between the external wall and/or cast iron columns, which are ground bearing.

Solid walls are assumed to be supported on shallow foundations, likely to be made up of compacted stone given their age.

Ground floors are a mixture of solid concrete and stone flags, which are ground bearing.

1.2 Design/Brief

The Client wishes to convert the existing barns into two separate dwellings and the outbuilding into a detached double garage. The garage being utilised by dwelling 2.

Barn 1 - will undergo minimal external alterations in the form of provision of additional roof light to the northern roof slope and replacement windows and doors. Internally, fairly significant structural alterations will be necessary to provide the required accommodation including removal of portions of the first floor and installation of a new staircase.

Barn 2 – will undergo slightly more significant structural alterations externally including formation of a new window opening, provision of new rooflights, replacement of concrete roof coverings with slates, replacement windows and doors and demolition of blockwork single storey portion to the south west corner.

Internally it would be proposed to construct a new reinforced concrete raft foundation and ground floor slab, which would support a new blockwork inner wall, which would tie to the existing stone external walls and support the new roof structure. A new internal floor structure and internal walls would be constructed.

2.0 Structural Condition

2.1 Existing Condition

Barn 1 (Camping Barn/Holiday Cottage – Dwelling 1)

The slate coverings are weathered, but considered serviceable. The clay ridge tiles would benefit from re-pointing to their sides as the mortar is degraded. The roof planes appear fairly straight without significant deflection.

Internally inspection reveals the timber rafters are hidden from view by linings and we cannot therefore comment upon their condition.

The timber purlins are original and are subject to deflection, which has necessitated the introduction of timber packers to keep to roof planes straight (See Photos 9 & 11). Quite significant areas of old woodworm are visible indicating past problems with infestation. We would advise further inspection in this respect and possible treatment if this has not already been undertaken to ensure continued stability.

The timber trusses are also original and have been subject to past woodworm infestations. Once again further advice is recommended to confirm freedom from current infestation.

Some original timber lintels remain (See Photo 1), whilst others have been replaced in modern concrete (See Photos 10 & 12). It is likely that some decay will exist to the timber lintels where they are built into the wall.

The external walls are weathered, but serviceable. Areas of re-pointing are required to the rear elevation (See Photo 27), where the mortar has deteriorated.

The walls have suffered structural movement generally in the form of bowing outwards at mid height indicating a lack of lateral restraint. The degree of movement is considered acceptable given the thickness of the walls.

Consideration to improving lateral restraint will form part of the structural design for the scheme to ensure long term lateral restraint and stability.

Vertical cracking is evident towards to south west corner running at two positions, the first to the right side of the doorway up the eaves level, the second to the left side of the doorway up to around mid-height. The cracks taper in width from around 1mm to 4mm, with their greatest width at the top (See Photos 17 & 18).

The cracks do not appear recent in origin or obviously progressive. The vertical crack adjacent the gable may have suffered some recent movement, but this is likely to be due to deterioration of the pointing following some water penetration through cracks rather than continuing movement. It is likely that a small area of re-building and re-pointing will be required in this area.

Internal floors at first floor level will require upgrade/modification to suit new layout. Ground floors appear satisfactory, but further disruptive investigation will be required to confirm suitability and any requirement for upgrade in relation to dampness/insulation.

Barn 2 (Main Barn – Dwelling 2)

The concrete tile coverings are weathered, but considered serviceable. The clay ridge tiles would benefit from re-pointing to their sides as the mortar is degraded. The roof planes are subject to slight undulations along their length and along the ridge.

It is proposed to replace the concrete tiles with a slate covering. It is likely that the use of much heavier concrete tiles has necessitated the introduction of the brick columns internally to assist in support (See Photo 33). Replacement of concrete tiles with much lighter slates should allow removal of the brick piers. This should be confirmed by calculation by structural engineer prior to these works being undertaken.

Internally inspection reveals the timber rafters, purlins and trusses are in serviceable condition. It is likely some repairs/replacements may be required following stripping of the roof coverings when fully exposed.

Original timber lintels remain and although no significant decay is obvious, it is likely that some decay will exist where they are built into the wall.

The external walls are weathered, but serviceable. Areas of re-pointing are required to the all elevations where the mortar has deteriorated (See Photo 45).

The walls have suffered structural movement generally in the form of bowing outwards at mid height indicating a lack of lateral restraint. The degree of movement is considered acceptable given the thickness of the walls. A slightly more significant bulge is evident on the east elevation, which would benefit from some re-building.

The formation of new internal walls and floor structures will improve lateral restraint to ensure long term lateral restraint and stability.

Vertical cracking is evident internally to the backing section of stone adjacent purlin positions due to point loads (See photos 36-40). No cracking is evident externally. These are of significant age and loading in these areas would be significantly reduced following introduction of the new loadbearing inner leaf. The cracks do not appear recent in origin or generally progressive, but it would be advisable that any cracked areas of stonework are repaired.

Rotation has occurred to the outside wall of the northern single storey portion. This is likely to be due to failure of the foundation in this area (See Photo 43 & 44). It is proposed to demolish this portion.

Ground and first floor are not suitable for domestic use and will therefore be replaced.

Outbuilding (Proposed Garage)

The profiled metal roofing is extremely weathered and corroded. The roof planes are subject to slight undulations along their length and along the ridge.

It is proposed to replace the metal roof sheeting with a slate covering to match the dwelling.

Internally inspection reveals the timber rafters, purlins and trusses are in serviceable condition. It is likely some repairs/replacements may be required following stripping of the roof coverings when fully exposed.

The external walls are weathered and areas of re-pointing are required to the all elevations where the mortar has deteriorated. It is proposed to re-build the front elevation where currently built in brickwork and render using stone following demolition of the easterly section. This will be constructed off a new foundation forming the new garage openings.

The rear and right hand elevation have suffered movement due to failure of the foundation and it is proposed to re-build these sections of wall off new foundations continuing up to eaves height to improve support to the roof (See Photos 46-50).

The concrete/flag floors will be replaced as part of the works with new concrete floors.

2.2 Summary

Barns 1 & 2 have suffered some structural movement, but this is currently within acceptable limits and the proposed works will improve the long term stability. Limited repairs are required to the external wall in the form of isolated re-building and re-pointing.

Prior to works commencing further investigation will be required to confirm freedom from current woodworm and the suitability of some roof timbers/supports to support new roof coverings/insulation and plasterboard etc. will be required.

The outbuilding to be utilised for the proposed garage has been subject to more significant movement due to failings in the foundations etc. Subject to re-building of these areas off new foundations, the building will be structurally stable and capable of continued use.

The conversion and adaptation of the building can be carried out sympathetically and without any detrimental effect upon the existing structure or the aesthetics of the existing building.

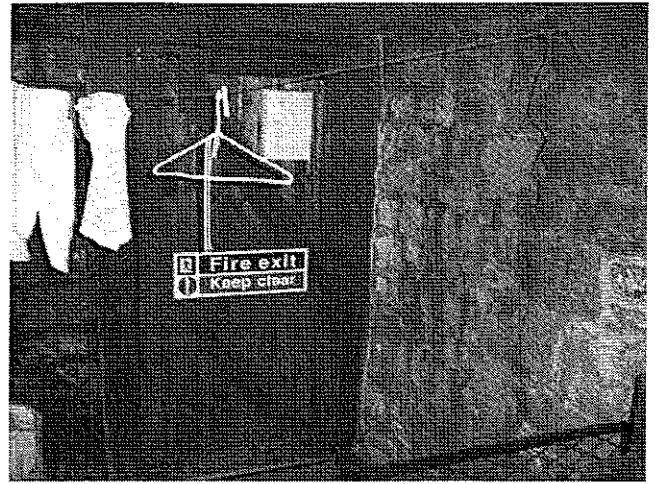
Signed:

Date:

Andrew Whittle MRICS
Chartered Building Surveyor



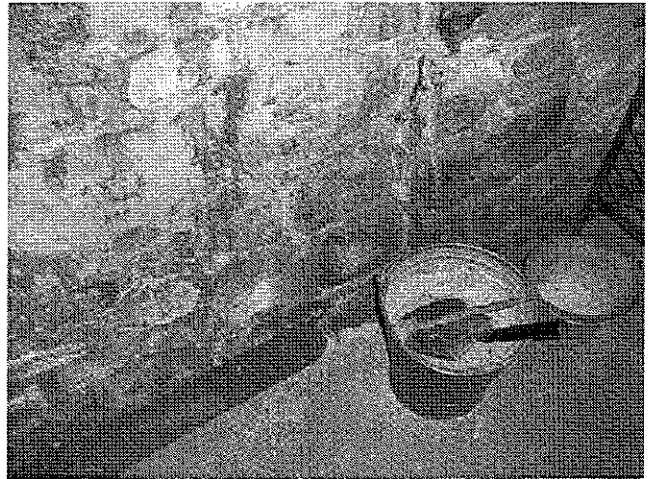
Photograph 001.JPG



Photograph 002.JPG



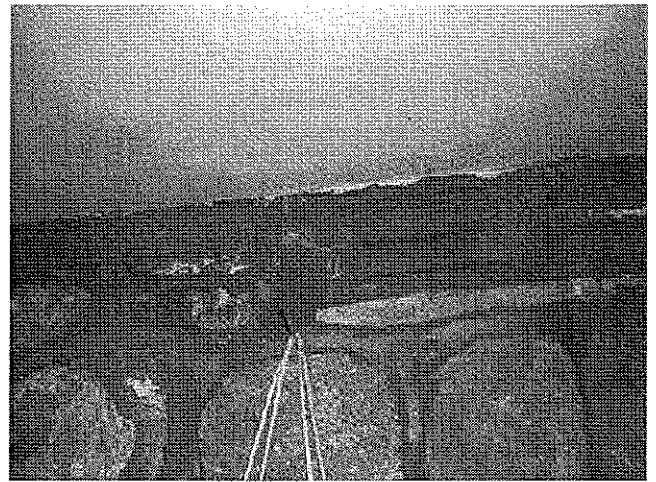
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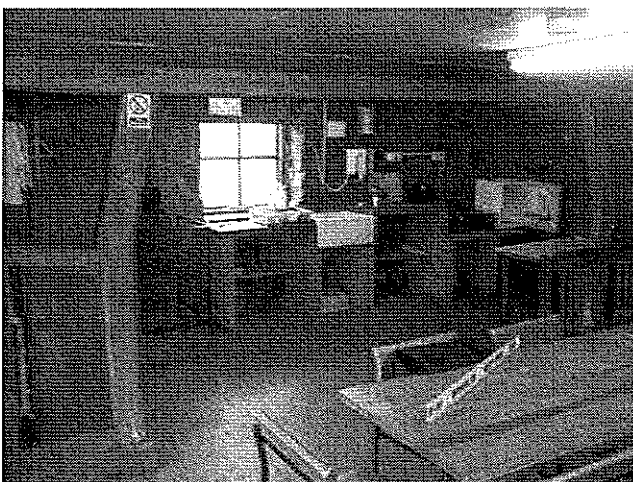
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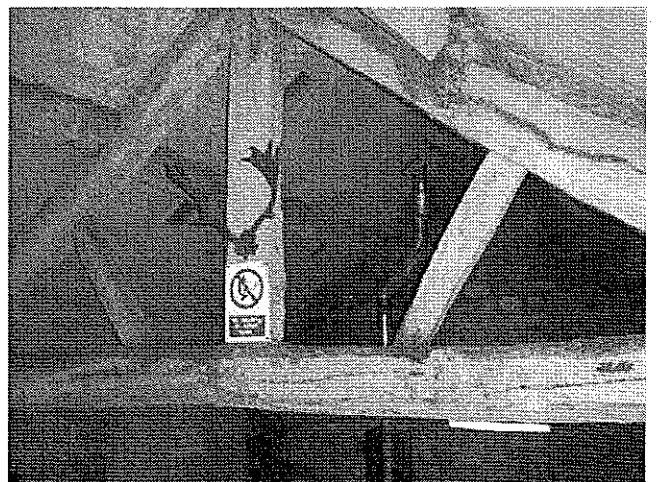
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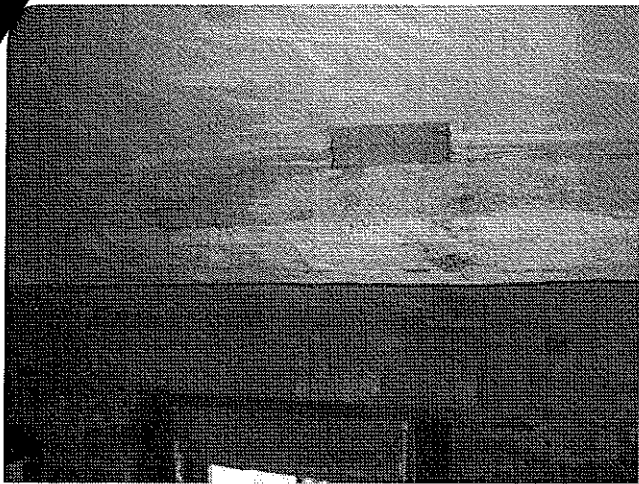
Photograph 006.JPG



Photograph 007.JPG



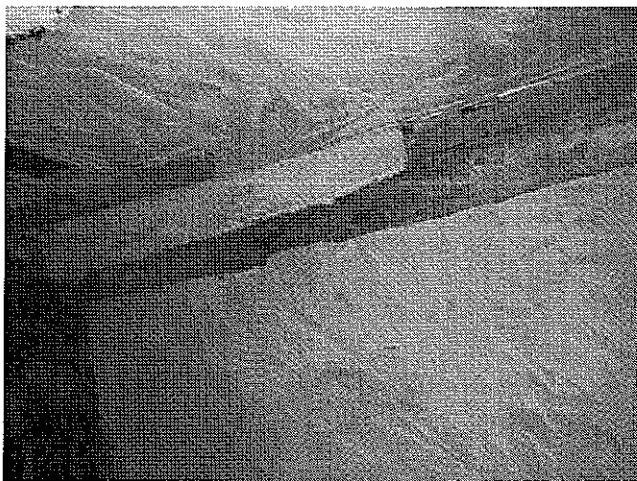
Photograph 008.JPG



Photograph 009.JPG



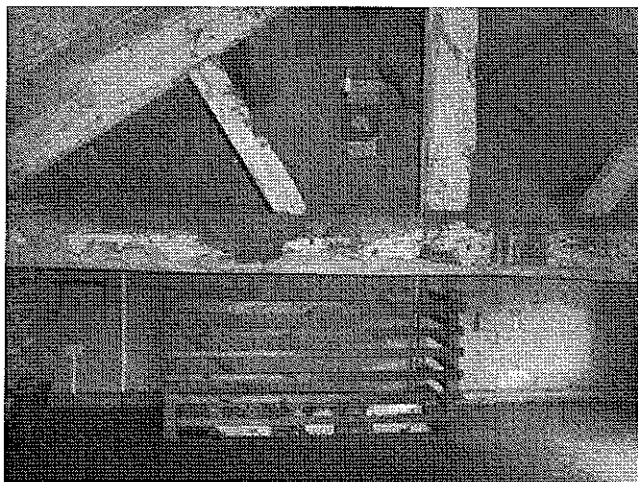
Photograph 010.JPG



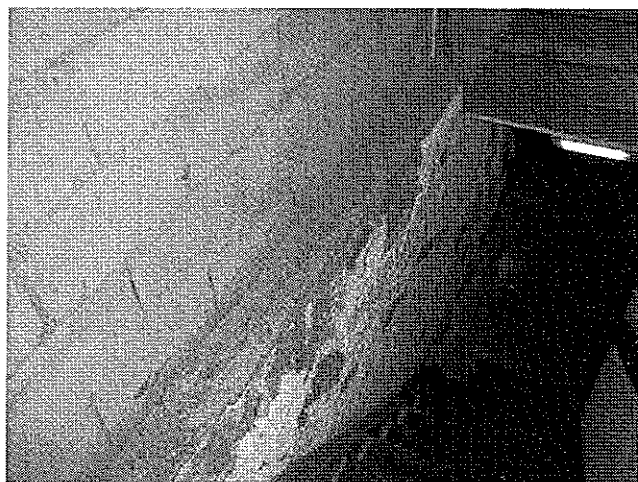
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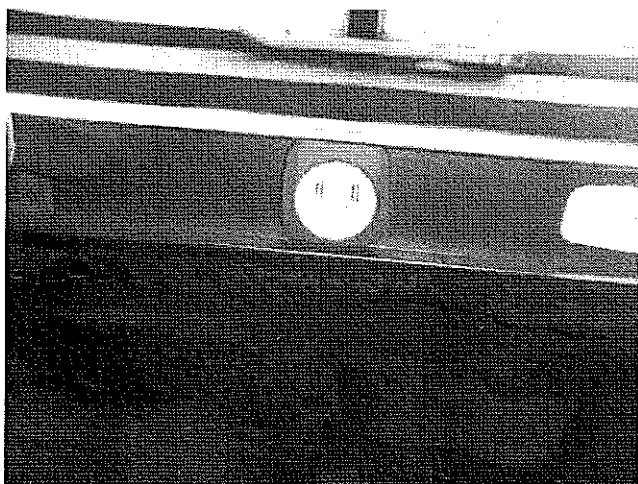
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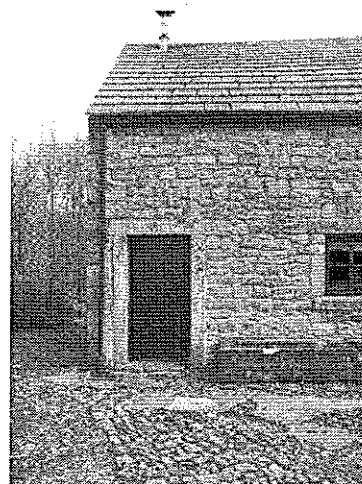
Photograph 013.JPG



Photograph 014.JPG



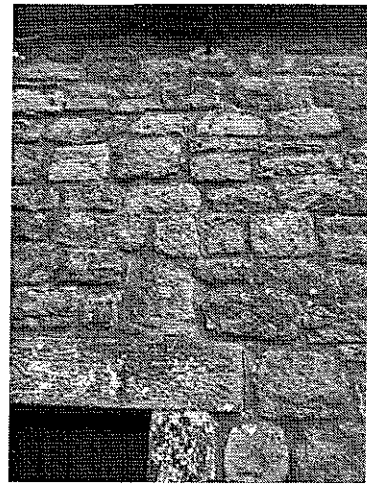
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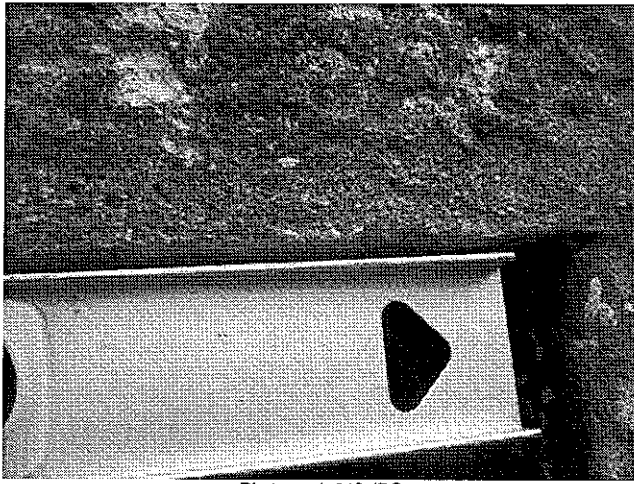
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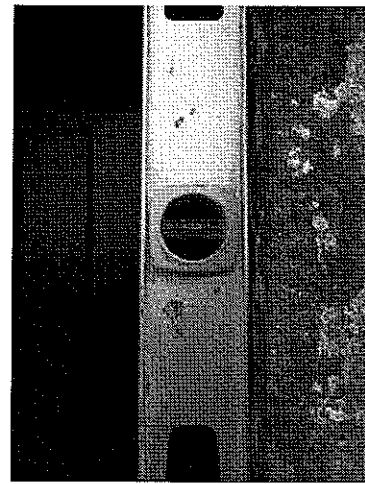
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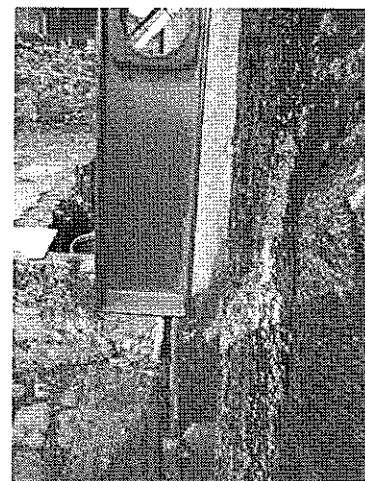
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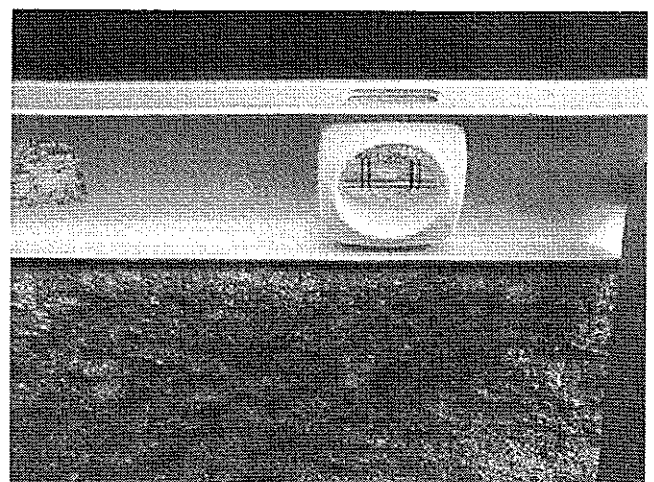
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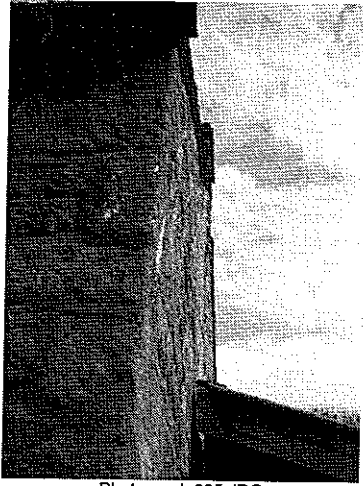
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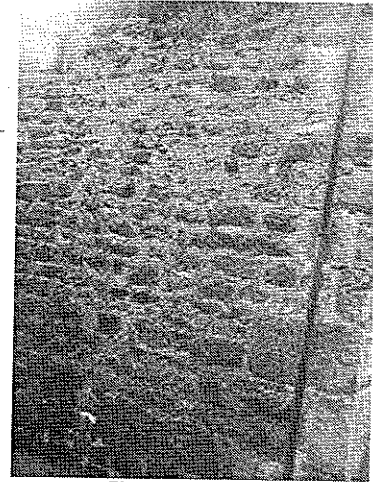
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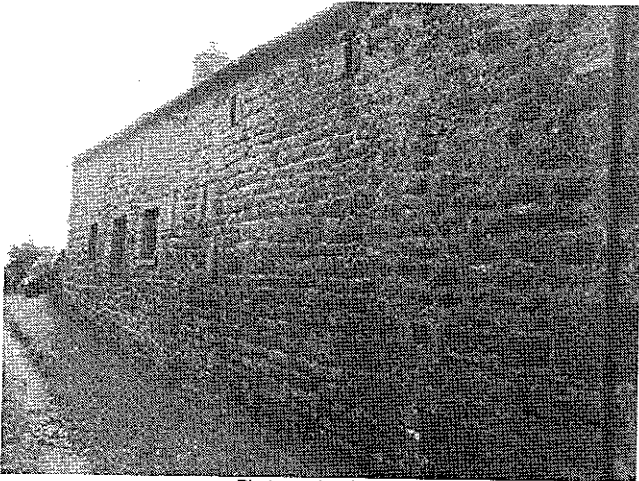
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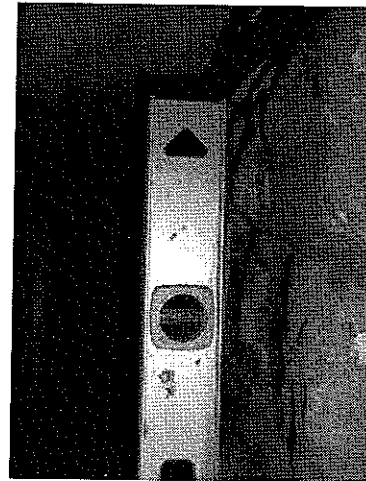
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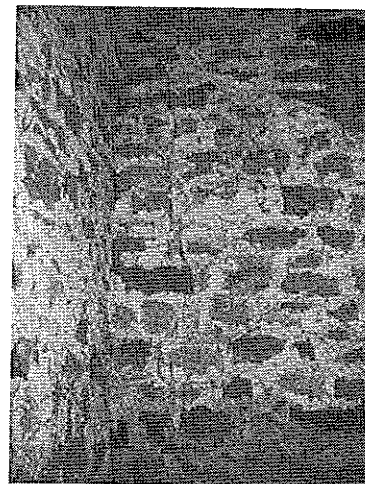
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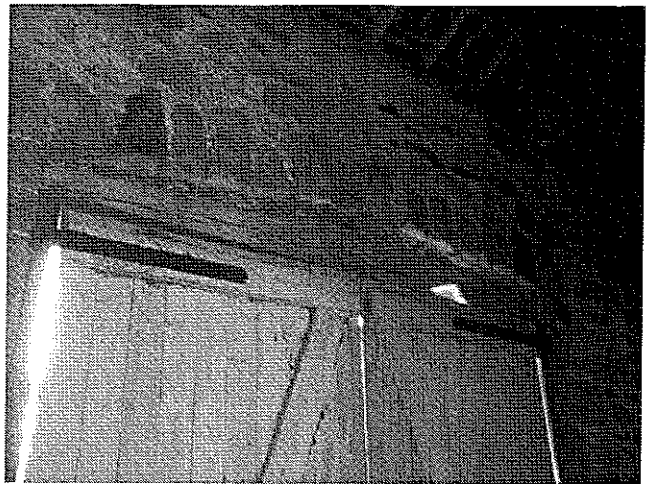
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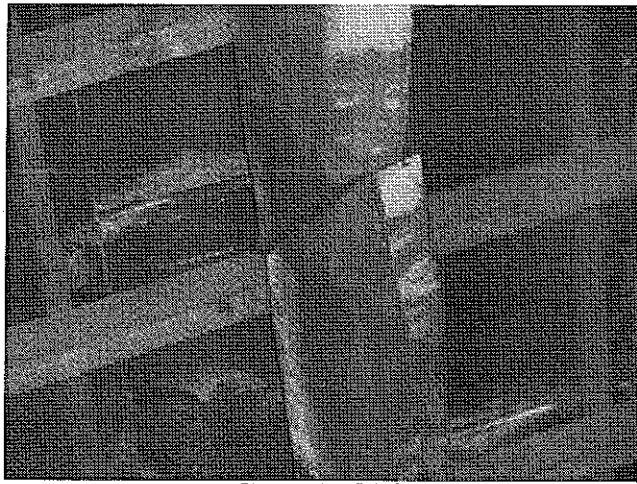
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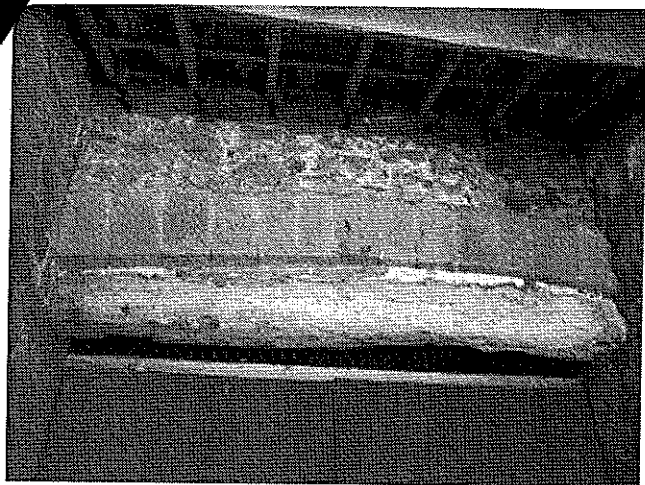
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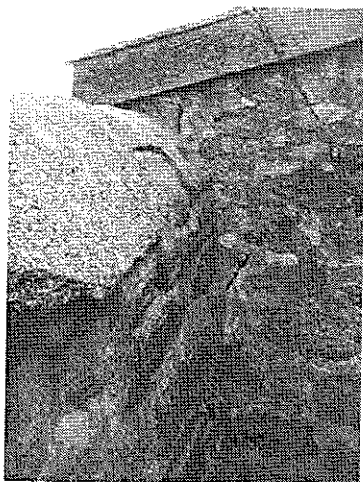
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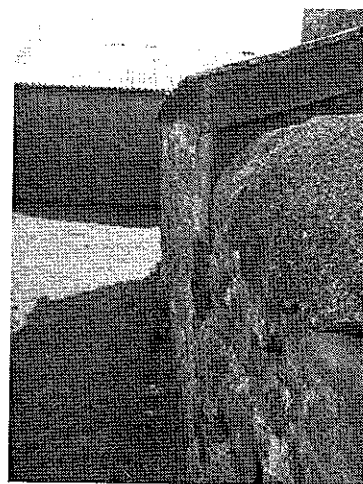
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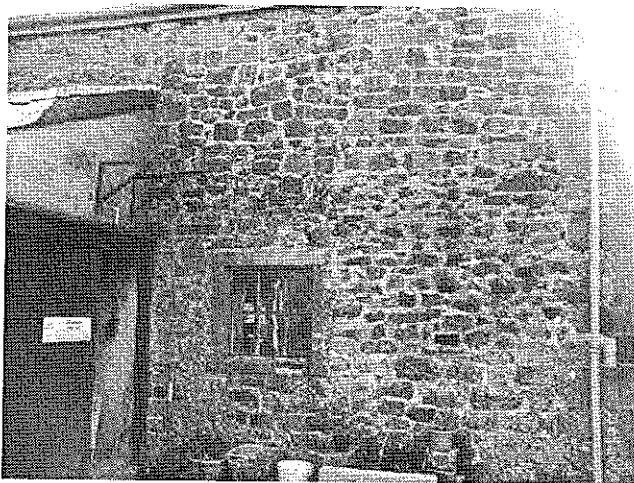
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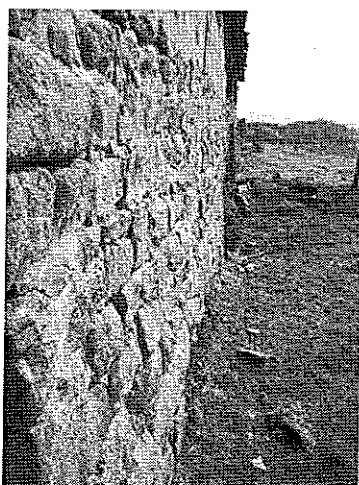
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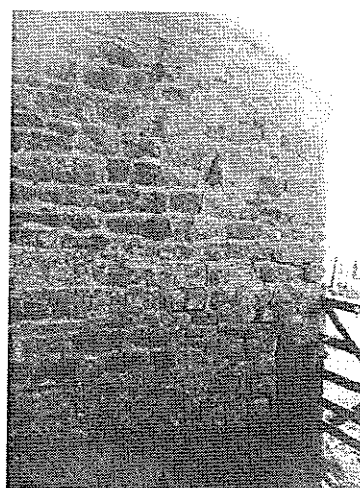
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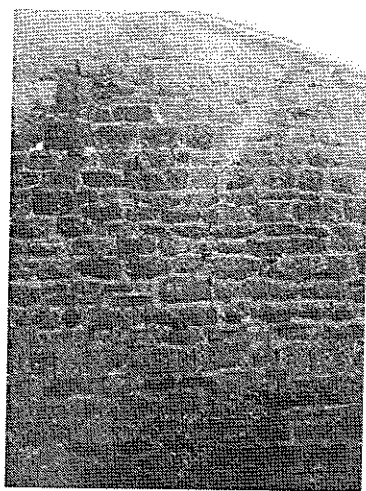
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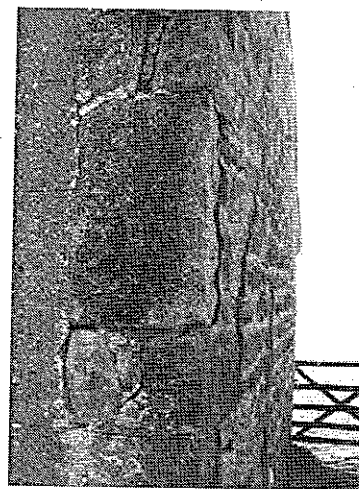
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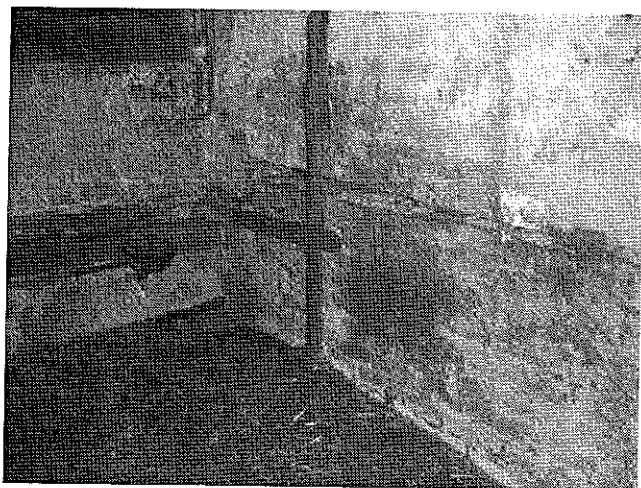
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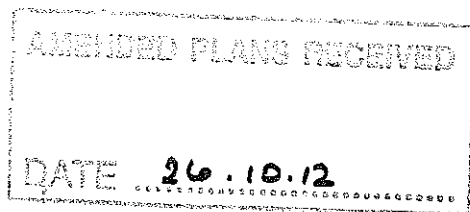
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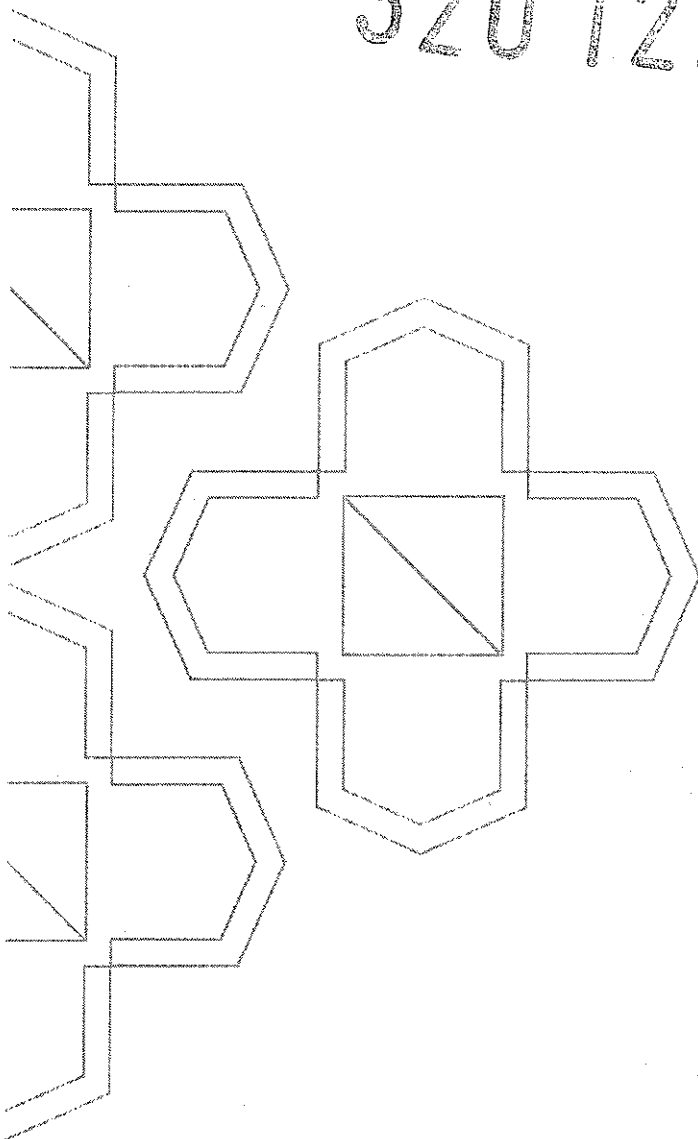
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ANDERTON GABLES 
CHARTERED BUILDING SURVEYORS
& PROJECT CONSULTANTS

320 1205 89

320 1205 90



Barn 2 /Outbuildings -
Dwelling 2 and Garage
Greengore Farm
Hurst Green
Cliteroe
BB7 9QT

PREPARED FOR: Mr and Mrs Kay
PREPARED BY: Daniel March
DATE: 11th May 2012
REFERENCE: AG637 Rev B

5 Winckley Street, Preston, PR1 2AA

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DESIGN AND ACCESS STATEMENT

DESIGN

LOCATION

The site is located at Greengore Farm, Hurst Green, Clitheroe, BB7 9QT.

DESCRIPTION

There are currently a number of redundant outbuildings occupying the site. These include a large block building with corrugated steel double pitched roof and a smaller part stone, part block building with a single pitched corrugated roof.

The existing barn is a random stone building with a double pitched concrete tile roof. There have been a one addition to the building over recent years comprising a single skin blockwork extension with a lean-to profiled cement roof.

The mis-match of building styles and use of modern cheaper building materials are thought to have an adverse impact on the character of the original barn.

The proposals involve the removal of the more recent addition to the barn and restoration of various elements to restore its former character. In brief this includes; the removal of the blockwork and extension with profiled lean-to roof, the removal of the non-original barn and store doors, demolition of the structurally unstable northern lean-to section and the recovering of the modern concrete tile roof with a traditional slate roof.

The larger more modern blockwork building to the rear of the main barn which has a corrugated steel profiled roof is thought to detract from the character of the site and will be demolished. The later addition of the blockwork to the existing stone garage will also be removed so that only the stone portion remains.

The outbuilding/store adjacent to the main barn comprises solid stone walls with a corrugated metal sheet roof. The front of the right hand portion has been infilled at some point in the past with brickwork and render finish.

The proposal involves replacement of the corrugated metal roof with matching slate, re-building of the contrasting rendered brick section in matching stone with the introduction of timber garage doors and demolition of the left hand portion of the building.

JUSTIFICATION OF DESIGN

In accordance with the good practice guide to converting existing buildings in the countryside, all walls have been retained in as near to their original form as possible. The design incorporates large open plan areas to reduce the introduction of new walls and therefore minimize the need to create additional openings.

A large full height glazed gallery area has been positioned centrally to allow the passage natural light into the building through the existing openings, to reduce the need for a large number of additional openings. Similarly, the main living area will also use borrowed light from the study area as the internal dividing wall will be constructed from glazed blockwork.

Redundant door openings such as the second door to the RHS elevation, the two LHS barn doors to the front elevations and the barn door to the rear will be retained and provided with fixed glazed stable type doors. All stone lintels and corner quoins will remain unchanged. The existing small openings which are predominantly located to the gable walls and rear elevation, to allow cross-flow ventilation will remain and be glazed.

Although the orientation of the existing building is not ideal to maximize solar heat gain provided from the sun, the design makes the best use possible of the existing space by locating the more commonly used rooms, i.e. the kitchen/diner and master bedroom so that they benefit natural light. This should help to reduce the need for artificial lighting and heating and allow for a more sustainable way of living.

Landscaping and access to the dwelling will remain simple to ensure the scheme does not compete with the rural landscape for attention but instead blends into the landscape. The external forecourt area will remain gravel/cobbled as existing.

We feel that we have produced a design which facilitates improved modern day living requirements, whilst ensuring the character of the building remains. We also believe that conversion of the barn is vital to ensuring the buildings future survival as it is currently redundant and therefore considered to be a liability. A change of use will allow new funds to be injected into the building and as a dwelling will ensure that finances are in place to ensure maintenance costs are met so the building may survive for future generations.

USE

The existing properties on the site are currently of agricultural use. Other buildings in the area are predominantly a mixture of agricultural and residential use. The surrounding properties are a mixture of rural designs, but are generally substantial properties with a large footprint.

The site is located within the Area of Outstanding Natural Beauty (ENV1).

AMOUNT

The existing barn has a footprint of approximately 215.9m².

The proposed barn has a footprint of approximately 203.8m² (due to the demolition of the blockwork lean-to extension and small stone lean-to).

The proposed barn will have 4 bedrooms.

LAYOUT

The more commonly used rooms, i.e. the kitchen/diner and master bedroom are located so that they benefit natural light. This should help to reduce the need for artificial lighting and heating and allow for a more sustainable way of living.

Rooms which are thought to be more sensitive i.e. the master bedroom are positioned in such a way that the privacy of the occupants will not be adversely affected. This reduces the need to introduce/alter perimeter boundary fences so that the landscape remains similar to that already existing.

SCALE

The scale and size of the proposed barn will not be altered, other than the small lean-to extension which will be removed and also the northerly lean-to which will also be removed.

LANDSCAPE

Landscaping will be generally soft domestic landscaping within the curtilage of the proposed dwelling including areas of permeable hard landscaping to driveways, pathways etc. to match existing. Landscaping will remain simple to ensure the scheme does not compete with the rural landscape for attention but instead blends into the landscape.

APPEARANCE

The concrete tile roof and metal roof sheeting will be recovered with a traditional slate roof. This will restore the former character to the barn/outbuilding whilst ensuring durability and provide a low maintenance long term solution. The slate coverings will be in keeping with surrounding buildings.

Walls will be random stone and will remain unchanged apart from a small number of additional openings. Where new openings are to be provided, they will be provided with stone heads, cills and corner quoins to match existing.

Existing windows and doors will be replaced with stained timber glazed designs. These will be broken down into smaller units with mullions and transoms, to limit where possible large areas of glazing.

The colours, profiles and textures of all materials to be both compatible and sympathetic to the nearby buildings and local vernacular.

RELEVANT PLANNING POLICY GUIDANCE

POLICY G1

Policy G1 states:

"All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area."

The proposal is for a high specification dwelling which has been carefully designed to avoid alterations which will significantly affect its appearance externally; whilst restoring the barns original character by removing more modern additions such as the concrete roof, corrugated steel sheet roof and blockwork extension.

Policy G1 (a) states:

"Developments should be sympathetic to existing and proposed land uses in terms of size, intensity and nature."

It is our opinion that the proposal is appropriate in terms of its size, intensity and nature. The original existing barn footprint will remain unaltered. The more modern blockwork extension, large blockwork outbuilding and blockwork extension to the stone garage will be demolished as these are thought to detract from the site aesthetically.

The proposal is sympathetic to the existing barn and retains all features of importance. Where new openings are introduced, these have been carefully positioned away from public view, are small in size and have stone heads, cills and corner quoins to match existing. They are also few in number.

Policy G5 states:

"Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are

- a. Essential to the local economy or the social well being of the area or
- b. Needed for the purposed of agricultural or forestry or
- c. Sites developed for local needs housing (subject to Policy H20 of this plan); or
- d. Small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or
- e. Other small scale uses appropriate to a rural area which conform to the policies of this plan"

We consider that the proposal is suitable for other small scale uses appropriate to a rural area and detail within this relevant planning policy guidance section how the proposal conforms to the relevant policies of the local plan.

Policy H2 states:

"Outside the settlement boundaries, as defined on the proposals map, residential development will be limited to:

- ii. The appropriate conversion of buildings to dwellings, provided they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction (see policies H15, H16 and H17 for further advice)."

The existing barn has been surveyed by a qualified Chartered building surveyor and has deemed to be structurally sound and suitable for conversion without the need for substantial reconstruction. It is our opinion that the building is well situated as a residential dwelling, being close to Hurst Green village. The proposed development therefore satisfies the criteria of the above policy.

Policy H15 states:

"Planning permission will be granted for the conversion of buildings to dwelling in situations where:

- (i) There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure;
- (ii) There would be no materially damaged effect on the landscape qualities of the area;
- (iii) There would be no unacceptable harm to nature conservation interests,
- (iv) There would be no detrimental effect on the rural economy; and
- (v) Within the AONB the proposal should be consistent with the conservation of the natural beauty of the area"

The proposals do not involve any expenditure by the public authorities and utilities. The landscape qualities of the area will be improved due to the removal of unsightly cheaply constructed modern buildings. The scheme will not affect nature conservation interests and will not have a detrimental effect on the rural economy as the buildings are redundant and unused.

Policy H16 states:

"Conversion of buildings will be granted providing

- (a) The building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building, the Council will require a structural survey is submitted with all planning applications. This should include plans of any rebuilding which is proposed,
- (b) The building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building;
- (c) The character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting,
- (d) The building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise."

The existing barn has been surveyed by a qualified Chartered building surveyor and has deemed to be structurally sound and suitable for conversion without the need for extensive building or major alterations. The barn is of sufficient size for minimal living accommodation and no extensions are proposed. We believe that the building is worthy of retention and have made every effort to keep the scheme sympathetic to its character.

Policy H17 states:

"Planning permission for the conversion of buildings will be granted providing

- (a) The design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;
- (b) The impact of the development or the effects of the creation of a garden area, together with any garage or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated;
- (c) The area to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area"

As discussed elsewhere in this statement, we believe the design is to a very high standard and is in keeping with local tradition in terms of materials. The buildings original geometrical form will be restored due to the demolition of the lean-to extension. All existing window and door openings are retained.

There are very few new openings and those that there are, are small in size and located to elevations not visible to the public.

There is no provision for a separate garden area within the scheme. The scheme will incorporate the use of the proposed stone garage for vehicular parking. The access to the site is believed to be to a safe standard.

Policy H17 (a) Roofs states:

"The single most important external feature of a traditional farm building is the roof, seen at a distance, they tend to dominate elevations. Large unbroken roof slopes are a characteristic within the Borough which should be respected. Dormers are not usually found on agricultural buildings and even small roof lights catch the eye by reflecting open sky or sunlight. An alternative may be a suitable opening in the gable end to supplement light level.

Normal roof lights have the disadvantage of an upstand which visually jars with the roof profile. Flush fitting roof lights with concealed integral gutters are now available. Also, it is now possible to obtain specific no-reflective glass to fit into the roof light. Single storey farm buildings should remain single storey accommodation."

The existing roof profile will remain unchanged. The unsightly modern concrete tiles will be removed and replaced with a traditional slate roof. Where the design incorporates new roof lights, these will be of a conservation style to reduce the visible appearance on the profile of the roof.

Policy H17 (b) New Openings in Walls states:

"Agricultural buildings are characterized by a limited number of window and door openings. Conversion to a single dwelling-house is generally preferable to the creation of more than one dwelling, since this will easily involve fewer new window and door openings. Apart from the wagon door openings, windows and doors are commonly small and insignificant on agricultural buildings. In conversions, the type, proportion and detail of existing openings should be observed, the proportion and size of existing openings should also be taken into account, when determining the accommodation to be provided within the building. Any additional doors and windows should copy existing patterns. Large wagon door openings should be used to provide the majority of internal natural light by constructing an inconspicuous frame set back into the building. The use of leaded light windows should be avoided."

As aforementioned, all existing window and door openings are retained. There are very few new openings and those that there are, are small in size and located to elevations not visible to the public. Where new openings are

introduced, they will have stone lintels, cills and corner quoins and will be in a similar style to match the existing.

Policy H17 (c) Materials states:

"With any conversion, as much of the original fabric should be retained as possible. Where rebuilding is unavoidable, then existing materials should be used. When modern materials are used for repair or rebuilding, they are invariably obvious and immediately noticeable. In order to maintain converted farm buildings in an authentic condition, new work should blend harmoniously with old; reproduction slates and tiles, reconstituted stone, concrete and aluminum and plastic are generally unacceptable materials."

As previously stated, the concrete tile roof will be recovered with a traditional slate roof. This will restore the former character to the barn whilst ensuring durability and provide a low maintenance long term solution. The slate coverings will be in keeping with surrounding buildings.

Walls will be random stone and will remain unchanged apart from a small number of additional openings. Where new openings are to be provided, they will be provided with stone heads, cills and corner quoins to match existing.

Windows and doors are timber and will remain unchanged. Where new windows are introduced, these will also be timber and will be broken down into smaller units with mullions and transoms, to eliminate large areas of glazing to match the existing style of window.

The colours, profiles and textures of all materials to be both compatible and sympathetic to the nearby buildings and local vernacular.

ACCESS

CONSIDERATION

Access to the site is off a dirt tract off Shire Lane and once vehicles have entered the site, they will have adequate room to turn and maneuver.

APPROACH

The design of the property fully takes into account the requirements of part M Building Regulations in terms of both circulation and accessibility.

CONSULTATION

No consultation has been conducted with Highways in respect of the proposal.

AMENDED PLANS RECEIVED

DATE 24.10.12

320 120 590p

320 120 589p

Barn 1 Camping
Barn/Holiday Cottage) -
Dwelling 1
Greengore Farm
Hurst Green
Cliteroe
BB7 9QT

PREPARED FOR: Mr and Mrs Kay
PREPARED BY: Daniel March
DATE: 11th May 2012
REFERENCE: AG637 Rev A

DESIGN

LOCATION

The site is located at Greengore Farm, Hurst Green, Clitheroe, BB7 9QT.

DESCRIPTION

The existing barn is a random stone building with a double pitched slate roof.

Windows and doors are of timber construction with stone heads and cills.

The proposal incorporates an alternative access point located off shire lane which is a private road with limited vehicular traffic.

JUSTIFICATION OF DESIGN

In accordance with the good practice guide to converting existing buildings in the countryside, all walls have been retained in their original form. All existing openings are to be retained and there are no new openings proposed.

The proposed design has been limited to two bedrooms to reduce the need for alterations to the truss's. Each bedroom will be provided with its own independent staircase, which again will reduce any need to cut into the truss cord to introduce doors.

Landscaping and access to the dwelling will remain simple to ensure the scheme does not compete with the rural landscape for attention but instead blends into the landscape. The external forecourt area will remain gravel/cobbled as existing.

USE

The existing properties on the site are currently of agricultural use. Other buildings in the area are predominantly a mixture of agricultural and residential use. The surrounding properties are a mixture of rural designs, but are generally substantial properties with a large footprint.

The site is located within the Area of Outstanding Natural Beauty (ENV1).

AMOUNT

The existing barn has a footprint of approximately 109m².

There will be no change in size to the proposed barn, which will also have a footprint of approximately 109m².

LAYOUT

The proposed design incorporates a large open plan living area to increase the passage of natural light into the building and therefore reduce the need for additional window openings.

Rooms which are thought to be more sensitive i.e. the master bedroom are positioned in such a way that the privacy of the occupants will not be adversely affected. This reduces the need to introduce/alter perimeter boundary fences so that the landscape remains similar to that already existing.

SCALE

The scale and size of the proposed barn will not be altered.

LANDSCAPE

Landscaping will be generally soft domestic landscaping within the curtilage of the proposed dwelling including areas of permeable hard landscaping to driveways, pathways etc. to match existing. Landscaping will remain simple to ensure the scheme does not compete with the rural landscape for attention but instead blends into the landscape.

A 1.5m high matching stone wall will be constructed to define the space between the new dwelling and original dwelling.

APPEARANCE

The appearance of the building will remain unaltered externally, except for the addition of one conservation style rooflight to the rear less visible roof slope in order to keep the principal elevation unchanged.

RELEVANT PLANNING POLICY GUIDANCE

POLICY G1

Policy G1 states:

"All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area."

The proposal is for a high specification dwelling which has been carefully designed to avoid alterations which will significantly affect its appearance externally.

Policy G1 (a) states:

"Developments should be sympathetic to existing and proposed land uses in terms of size, intensity and nature."

The proposal is sympathetic to the existing barn and retains all features of importance.

Policy G5 states:

"Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are

- a. Essential to the local economy or the social well being of the area or
- b. Needed for the purposed of agricultural or forestry or
- c. Sites developed for local needs housing (subject to Policy H20 of this plan); or
- d. Small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or
- e. Other small scale uses appropriate to a rural area which conform to the policies of this plan"

We consider that the proposal is suitable for other small scale uses appropriate to a rural area and detail within this relevant planning policy guidance section how the proposal conforms to the relevant policies of the local plan.

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- ii. The appropriate conversion of buildings to dwellings, provided they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction (see policies H15, H16 and H17 for further advice)."

The existing barn has been surveyed by a qualified Chartered building surveyor and has deemed to be structurally sound and suitable for conversion without the need for substantial reconstruction. It is our opinion that the building is well situated as a residential dwelling, being close to Hurst Green village. The proposed development therefore satisfies the criteria of the above policy.

Policy H15 states:

"Planning permission will be granted for the conversion of buildings to dwelling in situations where:

- (i) There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure;
- (ii) There would be no materially damaged effect on the landscape qualities of the area;
- (iii) There would be no unacceptable harm to nature conservation interests,
- (iv) There would be no detrimental effect on the rural economy; and
- (v) Within the AONB the proposal should be consistent with the conservation of the natural beauty of the area"

The proposals do not involve any expenditure by the public authorities and utilities. The landscape qualities of the area will remain unchanged. The scheme will not affect nature conservation interests.

Policy H16 states:

"Conversion of buildings will be granted providing

- (a) The building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building, the Council will require a structural survey is submitted with all planning applications. This should include plans of any rebuilding which is proposed,
- (b) The building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building;
- (c) The character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting,
- (d) The building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise."

The existing barn has been surveyed by a qualified Chartered building surveyor and has deemed to be structurally sound and suitable for conversion without the need for extensive building or major alterations. The barn is of sufficient size for minimal living accommodation and no extensions are proposed. We believe that the building is worthy of retention and have made every effort to keep the scheme sympathetic to its character.

Policy H17 states:

"Planning permission for the conversion of buildings will be granted providing

- (a) The design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;
- (b) The impact of the development or the effects of the creation of a garden area, together with any garage or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated;
- (c) The area to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area"

The design is to a very high standard and is in keeping with local tradition in terms of materials. All existing window and door openings are retained. There are no new openings proposed.

Policy H17 (a) Roofs states:

"The single most important external feature of a traditional farm building is the roof, seen at a distance, they tend to dominate elevations. Large unbroken roof slopes are a characteristic within the Borough which should be respected. Dormers are not usually found on agricultural buildings and even small roof lights catch the eye by reflecting open sky or sunlight. An alternative may be a suitable opening in the gable end to supplement light level.

Normal roof lights have the disadvantage of an upstand which visually jars with the roof profile. Flush fitting roof lights with concealed integral gutters are now available. Also, it is now possible to obtain specific no-reflective glass to fit into the roof light. Single storey farm buildings should remain single storey accommodation."

The existing roof profile will remain unchanged. Where the design incorporates new roof lights, these will be of a conservation style to reduce the visible appearance on the profile of the roof.

Policy H17 (b) New Openings in Walls states:

"Agricultural buildings are characterized by a limited number of window and door openings. Conversion to a single dwelling-house is generally preferable to the creation of more than one dwelling, since this will easily involve fewer new window and door openings. Apart from the wagon door openings, windows and doors are commonly small and insignificant on agricultural buildings. In conversions, the type, proportion and detail of existing openings

should be observed, the proportion and size of existing openings should also be taken into account, when determining the accommodation to be provided within the building. Any additional doors and windows should copy existing patterns. Large wagon door openings should be used to provide the majority of internal natural light by constructing an inconspicuous frame set back into the building. The use of leaded light windows should be avoided."

All existing window and door openings are retained. There are no new openings proposed.

Policy H17 (c) Materials states:

"With any conversion, as much of the original fabric should be retained as possible. Where rebuilding is unavoidable, then existing materials should be used. When modern materials are used for repair or rebuilding, they are invariably obvious and immediately noticeable. In order to maintain converted farm buildings in an authentic condition, new work should blend harmoniously with old; reproduction slates and tiles, reconstituted stone, concrete and aluminum and plastic are generally unacceptable materials."

All of the original fabric is to be retained.

ACCESS

CONSIDERATION

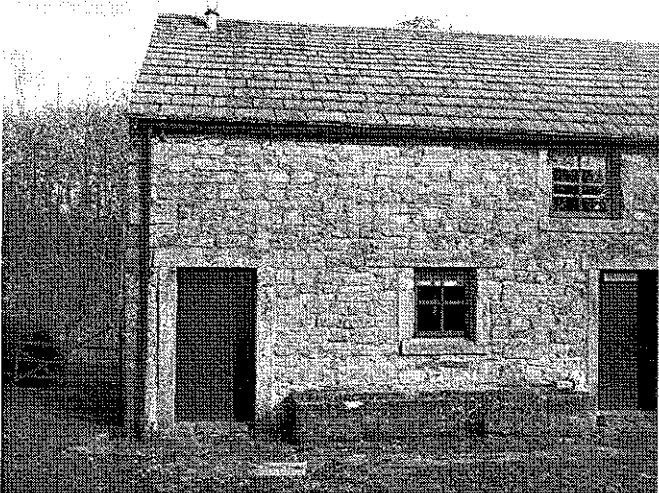
Access to the site is off Shire Lane and once vehicles have entered the site, they will have adequate room to turn and maneuver. The proposal incorporates an alternative access point located off shire lane which is a private road with limited vehicular traffic.

APPROACH

The design of the property fully takes into account the requirements of part M Building Regulations in terms of both circulation and accessibility.

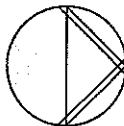
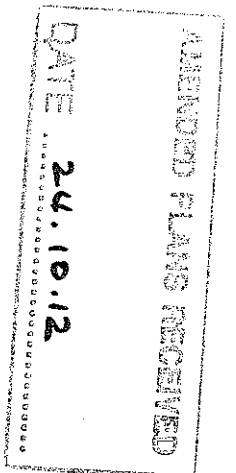
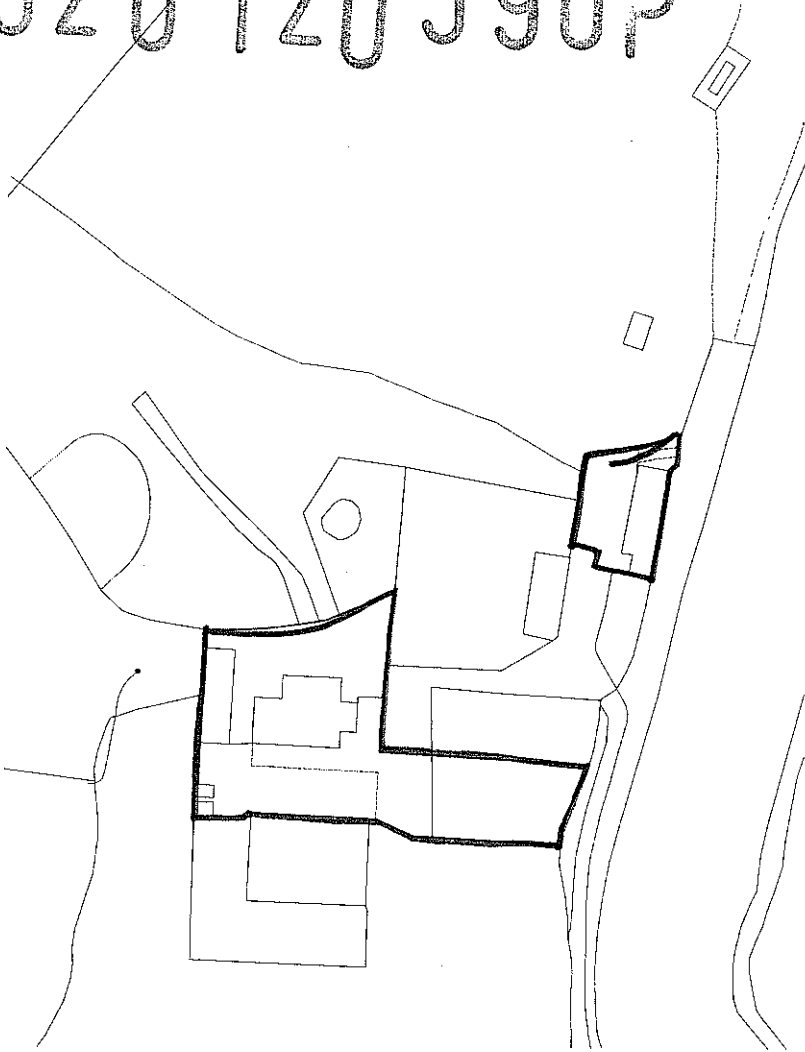
CONSULTATION

No consultation has been conducted with Highways in respect of the proposal.



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Notes:
All dimensions of levels shown on drawing
subject to detailed setting out and checking
the designer or project manager. No liability
shall be accepted for any error or omission
Only figures dimensions to be used, all other
the above. No setting off the drawing shall
be undertaken.
The information contained on the drawing
must only be used at the named location
The location of any work as indicated on a
drawing is approximate and must be checked
checked on site by the main contractor before
commencing work.

REV	DATE	DESCRIPTION

ANDERTON GABLES
ARCHITECTS
27-29, THE GABLES
STATION ROAD, LONDON
E1 1AA
020 7463 1234
www.anderton-gables.co.uk

Client:
Mr and Mrs Kay

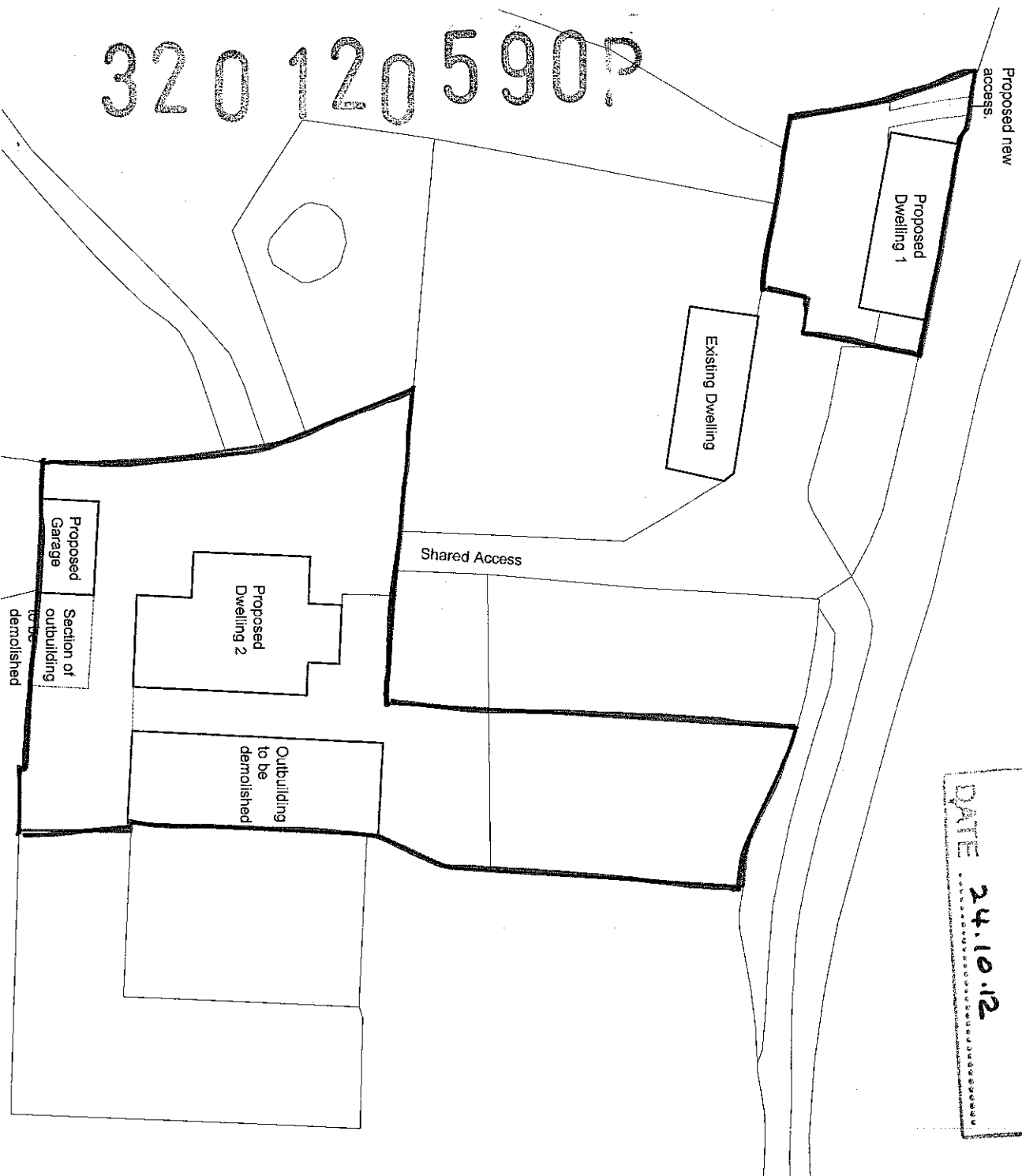
Project location:
**Greenacre Farm
Hurt Green
Ciltmore
BB7 9QT**

Drawing:
Site Location Plan

Drawn By: DL	CAD Ref:
Checked By: CON	CON Ref:
Rev: 1/12/00	Drawing No:
Drawing: A4	AQ2000
Date: Dec 2011	

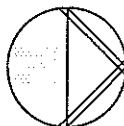
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AMENDED PLANS RECEIVED

DATE 24.10.12



Notes:
 All dimensions of areas shown on drawing subject to detailed setting out and checking at site. Any discrepancies should be notified to the design or project manager.
 Only figured dimensions to be used and subject to verification on the drawing and on the site.
 The information contained on the drawing must only be used at the final location.
 The location of any services indicated on the drawing are approximate only and as must be checked on the site prior to any construction work commencing work.

NO.	DATE	DESCRIPTION
1		
2		

ANDERTON GABLES

1. SITE PLAN
 2. FLOOR PLAN
 3. SECTION
 4. ELEVATION

Client:
 Mr and Mrs Kay

Project Location:
 Greengate Farm
 Hurst Green
 Clitheroe
 BB7 9QT

Drawing:
 Site Plan

Drawn By: OL	Drawn By:	Drawn By:
Scale: 1:500	Scale: 1:500	Scale: 1:500
Drawn By: AS	Drawn By: AS	Drawn By: AS
Date: Dec 2011	Date: Dec 2011	Date: Dec 2011