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DESIGN AND ACCESS STATEMENT

**IN RESPECT OF A PLANNING APPLICATION
FOR THE PROPOSED CONVERSION OF
TRADITIONAL FARM BUILDINGS AT SHEEP
FOLD FARM INTO TWO DWELLINGS AND THE
DEMOLITION AND RE-BUILDING OF THE
FARMHOUSE**

AT

**SHEEP FOLD FARM, BALDERSTONE HALL
LANE, BALDERSTONE, BLACKBURN, BB2 7LA**

Prepared by: Andrew Mitchell for & on behalf of Gary Hoerty Associates
Our client: Mr M. Gillett
Our Ref: Gil/469/1435/AJM
Date: September 2012



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



1. Use

- 1.1 Sheep Fold Farm consists of a dilapidated farmhouse in a poor state of repair, redundant traditional farm buildings and a portal frame storage building. The agricultural use of the traditional buildings has ceased rendering the use of the buildings redundant. This planning application therefore seeks to redevelop the site and bring it back into use with a viable use in line with planning policy.
- 1.2 The proposed development is for the conversion of the traditional farm buildings at Sheep Fold Farm into two four bedroom dwellings and the demolition and re-building of the farmhouse. A more modern existing portal frame storage building will be demolished, to allow the creation of private rear gardens to the properties proposed by this application.
- 1.3 The existing farmhouse which was occupied until recently, is derelict and in a poor and dilapidated condition, and this planning application seeks consent to demolish the farmhouse and provide a replacement dwelling, re-located within the site in order to ensure that the general appearance of the site, following development, will be suitable for the intended purposes.
- 1.4 This planning application, if approved presents an opportunity for the Council to increase the number and improve the quality of residential accommodation available within the Borough. In addition, we firmly believe that the proposal will improve the visual appearance of the site and reduce any negative impact caused by the site at present.

2. Amount

- 2.1 The existing internal floor area of the traditional farm buildings to be converted is 516m². The total internal floor area following the conversion of the buildings into two dwellings will be 523m². This will include both ground and first floor accommodation and an attached single storey double garage to each property.
- 2.2 The existing ridge height of the traditional farm buildings at its highest point is 6.7m with an eaves height of 4.7m and a main roof pitch of 29°. The proposed development will see the existing ridge and eaves height of the building retained. A modest reduction in the existing ground levels is proposed to ensure that the finished ground and first floor levels within the finished properties is sufficient, without raising the level of the existing roofs.
- 2.3 The existing internal floor area of the farmhouse is 141m². The existing ridge height is 6.5m and the eaves height is 4.3m. The roof pitch is 39°. The existing ground floor accommodation of the farmhouse comprises an entrance hall, kitchen, three further living rooms/areas and a rear porch area. The first floor accommodation comprises three bedrooms and a bathroom.
- 2.4 The existing portal frame building has a footprint of 249m², and has an eaves height of 5.5m and a ridge height of 7.4m.

- 2.5 With reference to the proposed plans; see drawing references Gil/469/1435/01-04, units 1 & 2 of this proposal are to be created within the converted buildings, whilst unit 3 will comprise the replacement farmhouse.
- 2.6 The ground floor accommodation within Unit 1 will comprise an entrance/utility with WC off, open plan kitchen/dining/living area with stairs to the first floor off the dining area, and a quiet lounge and separate study off the main living area. The property will also be served by an attached double garage. On the first floor there will be three double bedrooms, two of which will have en-suite facilities and a family bathroom.
- 2.7 The ground floor accommodation within Unit 2 will comprise an entrance hall with downstairs WC, an open plan kitchen/dining/living area, a quiet lounge/snug, a ground floor double bedroom with en-suite bathroom. The property will also be served by an attached double garage, with a glazed link between the garage and converted building. At first floor there will be a master bedroom with en-suite, two further double bedrooms one of which will have an en-suite bathroom and a house/family bathroom.
- 2.8 The proposed internal floor area for the replacement dwelling, unit 3, will be 460m², of which 136m² will be created within the roof space above the main dwelling and garage of the proposed property. Floor area below 1m in height from finished floor level has not been included within this total. The proposed ridge height of the replacement dwelling will be 8.9m and the eaves height will be 6.2m. The main roof pitch will be 26°.
- 2.9 The proposed ground floor accommodation of the replacement dwelling will comprise a porches to the front and rear elevations, entrance hall with WC off, open plan kitchen, dining and living area, a separate main lounge with garden room off and an attached double garage with utility and stairs to storage within the roof space of the garage. The first floor accommodation will comprise a main family bathroom and four double bedrooms, all of which will have en-suite bathrooms. The second floor formed within the roof space, will comprise a games room, store room and a study/additional bedroom.
- 2.10 We feel that the amount of development that is proposed is appropriate for the replacement dwelling and is in keeping with other similar schemes recently approved by the Council.

3. Layout

- 3.1 The proposed layout for the conversion of the traditional farm buildings has largely been influenced by the existing configuration of the buildings forming the application site. Any alterations or additions to the barns have been kept to a minimum to ensure a sympathetic conversion scheme is achieved, to respect the character of the existing arrangement of buildings.
- 3.2 The existing farmhouse will be demolished and a new replacement dwelling is to be constructed in a re-located position within the curtilage of the existing

dwelling and farm yard. The new dwelling will be positioned further away from the public highway which will reduce the visual impact of the site from the main public vantage point. Each property will be served with their own private gardens to the front and rear.

- 3.3 The exact layout of the proposed scheme can however be seen on the plans submitted with this planning application; see drawing reference Gil/469/1435/01-04.

4. Scale

- 4.1 The scale of the traditional farm buildings following conversion will not vary significantly following development.
- 4.2 The replacement dwelling is larger than the existing farmhouse and we consider that this increase is appropriate given the size and location of the application site. This increase is considered necessary and appropriate in order to create a property suitable to the location of the application site and appropriate to the requirements of modern day family living. The living accommodation within the proposed replacement dwelling will make the most efficient use of the space available and will therefore keep the scale to an acceptable level for its intended use. We feel that the increase in the overall height of the replacement dwelling will not be overbearing on the adjacent barns which are to be converted into two private dwellings.
- 4.3 The replacement dwelling applied for as part of our client's current proposal, has been based on the design of replacement dwellings, approved by Ribble Valley Borough Council in previous applications. For reference these are application ref: 3/2006/0688, Woodfield Farm, Longsight Road, application ref: 3/2006/0981 Somerwood, Stoneygate Lane, application ref: 3/2010/0979. It is our firm opinion therefore that the Council has accepted that the amount, scale, and appearance of the replacement dwelling put forward by our client's current proposal is appropriate.

5. Landscaping

- 5.1 Adequate garden areas, paved driveways and parking areas have been incorporated as part of the proposed scheme and it is considered that these are sufficient in terms of landscaping for the proposed development. These can be seen on the plans submitted with this planning application. See drawing reference: Gil/469/1435/01-03.

6. Appearance

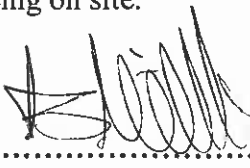
- 6.1 The proposed materials for the conversion of the traditional farm buildings into two dwellings and the demolition of the existing farmhouse and creation of a replacement dwelling have been carefully chosen to protect and enhance the character of the surrounding area.

- 6.2 The existing traditional farm buildings are constructed with part brick/part random stone walls, with the roofs clad with part stone/part blue roof slates. The doors and windows are of timber frame and are generally supported by concrete or stone lintels and sills. The barns also incorporate a number of features which will be retained as part of the proposal, which include large 'cart' openings and smaller fork hole openings. This will ensure that the resultant converted buildings, will respect the existing character and will retain any unique features to the existing buildings. Existing window and door openings have been retained and incorporated within the scheme where possible, thereby minimising the number of new openings.
- 6.3 The traditional farm buildings, once converted, will have part random stone and coursed red facing brick to the external walls, with the roofs throughout clad in natural blue slate. The windows and doors are to be light oak PVCu framed units, supported with new natural stone lintels and sills. All roof windows are to conservation style windows with a central glazing bar. The garage doors will metal 'up and over' doors finished in RAL colour.
- 6.4 The existing farmhouse is constructed from coursed red facing brick walls, parts of which are rendered. The roof is clad with part natural blue slates and part asbestos profiled sheets, with timber windows and doors supported by stone lintels and sills.
- 6.5 The proposed replacement dwelling will be constructed with walls faced in natural stone in random coursing, with natural stone quoins to the main corners. The roof is to be clad in natural blue slate. At eaves level the external walls are to be corbelled with a natural stone corbel piece inserted. The main gable walls are to be built up above the main roof lines to form small parapet wall details, capped with stone coping stones. The windows and doors are to be PVCu light oak framed units set within stone surrounds. All roof windows are to conservation style windows with a central glazing bar. The garage door is to be a metal 'up and over' door finished with a RAL coating.
- 6.6 All proposed materials have been carefully chosen to ensure that the proposed development protects and enhances the character of the immediate area.

7. Access

- 7.1 A new vehicular access is to be formed to serve the application site which will be formed further along the public highway, Balderstone Hall Lane, toward Balderstone Hall Farm. A single access track leading from the new vehicular access off the public highway, will lead to each individual property. The public highway has a low level volume of traffic and the new access will have sufficient entrance kerb radii, waiting area and visibility splays along the public highway. The existing access is to be retained to provide access to the surrounding agricultural land. It was considered therefore that it would be more appropriate to create a new and separate access to avoid conflict between the agricultural and residential uses. This can be seen on the plans submitted with this planning application; see drawing reference Gil/469/1435/01-04.

- 7.2 The proposed external and internal circulation details will be in line with the requirements of the building regulations and the details of which would need to be subject to approval by a building control body, prior to any works commencing on site.

Signed..........Date.....21/11/12.....
A J Mitchell BSc (Hons) For and on behalf of Gary Hoerty Associates

