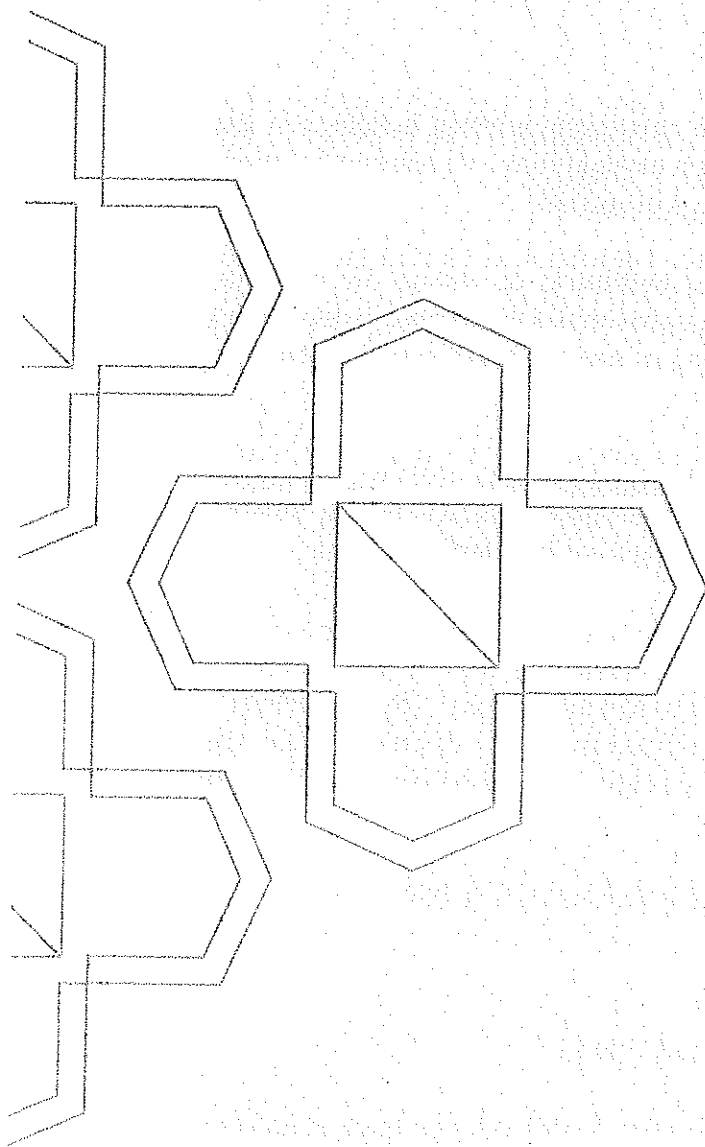


32013 0215P

ANDERTON GABLES



CHARTERED BUILDING SURVEYORS
& PROJECT CONSULTANTS



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 B

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DESIGN AND ACCESS STATEMENT

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 purposes 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 been 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.

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

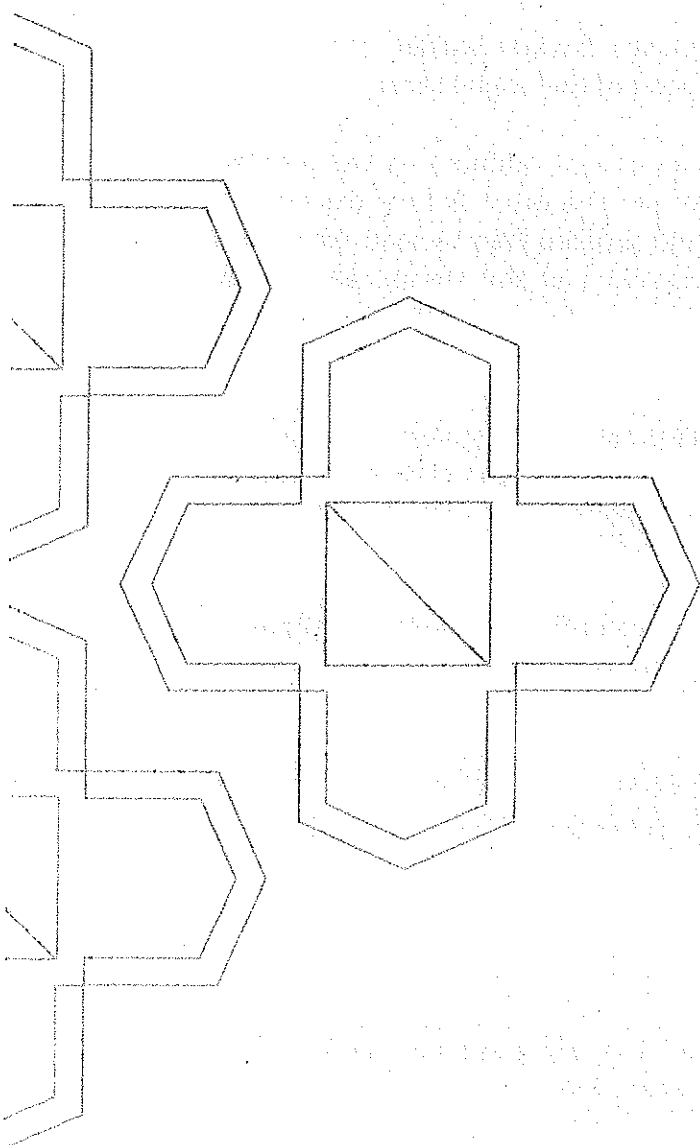
No consultation has been conducted with Highways in respect of the proposal.

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ANDERTON GABLES



CHARTERED BUILDING SURVEYORS
& PROJECT CONSULTANTS



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

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.

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

To maintain the barn appearance, the glazing to the front elevation has been set back within the existing openings. This will help to reduce the impact of the glazing and enhance the original functional appearance of the openings.

At the rear of the building the glazing to the large cart door has been substantially reduced from the previous proposal and it to be in filled with glazed hardwood timber panels.

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

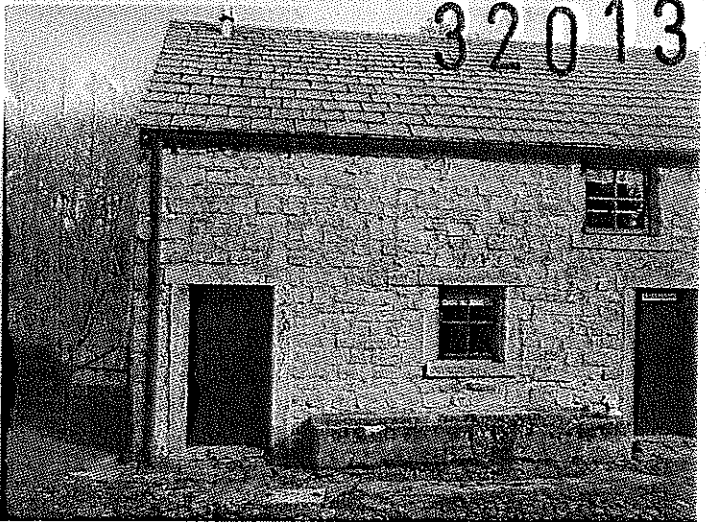
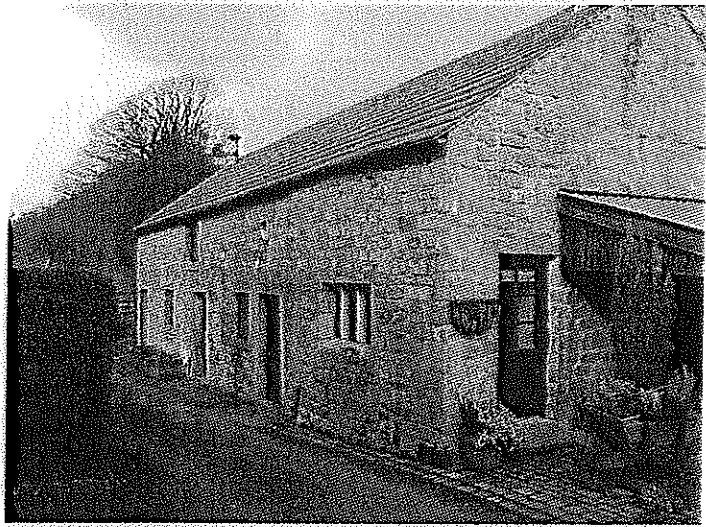
Access to the site is off a dirt tract off Shire Lane and once vehicles have entered the site, they will have adequate room to turn and maneuver.

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.



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