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12-004/01 0286 P

REF: 12-004

Date: 29.01.13:
Resubmission revised application

Ribble Valley Borough Council: Council Offices, Church Walk, Clitheroe,
Lancs. BB7 2RA

Dear Sirs

**RE: RESUBMISSION OF APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT FOR
GARDEN WALL, FENCE AND OUTBUILDING AT SHARLEY FOLD FARM, DIXON RD.,
LONGRIDGE PR3 3JE, for MR.&MRS. S. CAREFOOT.**
IT IS UNDERSTOOD THAT NO FEES ARE PAYEABLE ON THIS RESUBMISSION.

2. Forms: 3 copies of the house holder application and listed consent application are enclosed.

3. Drawings: 6 copies of the following drawings are enclosed and referred to:

- ref. 12-004/01: Garden walls and store: existing plan,
- 12-004/05/1: existing/proposed N.E. Elevations
- 12-004/05/2: existing/proposed S.E. Elevations
- 12-004/05/3: proposed plan
- 12-004/05/4: proposed outbuilding
- 12-004/03: Location plan.

4. Heritage, Design and access statement:

4.1: Heritage: Existing site and building: (ref. drwg. No.s 12-004/01 and 02)
Sharley Fold Farm is listed grade II with a date stone '1619'. The listing description of the building describes it as: sandstone rubble with stone slate roof, 2 storeys, with a modern window and porch and mullioned chamfered windows, a planked door and two chimney stacks, one of stone: with a wing at the rear and outshut against the southwest wall. Historically it has clearly been a farmhouse and/or residence throughout. The garden has an early brick wall to the west boundary, stone wall to the south, again early brick wall to the south east, which then has modern additional brick walling and dwarf wall to the easterly corner boundary (attributed to the adjoining housing development). Wall heights vary as indicated with spot measurements on the drawing. No boundary wall is remaining to the north east: (this is currently closed off with temporary security fencing). There is a significant stone boundary wall to the north, continuing to meet the north west corner, understood to be part of a previous adjoining mill site. Conifer planting has resulted in major banks of trees up to 6M high along the upper southeast and northeast boundaries. There is also a recent stone wall on the adjoining easterly housing site which meets the east corner of the site: it is intended that the height of the proposed new boundary wall matches this existing wall.

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In the eastern corner of the garden there is a fenced compound with hardstanding and a storage shed. There is an existing vehicle access drive to the compound area.

Impact: with reference to the detail below I consider that the likely impact of this proposal on the heritage value of this property will be positive.

4.2: Proposal: (ref.drwgs.nos. 12-004/0/05/1,2,3,4) the proposal is to remove the existing conifers adjoining the northeast boundary, the greenhouse, fenced compound and shed, erect fencing to the NE. boundary, raised brick wall to part of the N.W. boundary, and proprietary outbuilding in the grounds.

4.3: aims and factors: the aims of this proposal are to:

Improve the boundary nature, appearance and scale by removal of the very dominant evergreen conifer bank:

Make a positive contribution to the setting of this listed property with appropriate form, scale and detail:

Complete the enclosed, secure nature of the garden while reducing the impact of the existing boundary treatment:

Provide a better and much more open external environment for adjoining properties.

Factors considered were:

The historic relevance of the walled garden and the presence of existing high walls to more than ¾ of the boundary:

The inappropriate nature of non-indigenous conifers in a garden and surrounds with mature yew, beech, chestnut:

The scale of existing boundary and adjoining walls which can be maintained without dominance:

The fact that the proposed wall and fence are not local to the house- a minimum of 22 M away:

The walls, gates and outbuilding will be formed with sympathetic materials and detailing in keeping with those existing:

The outbuilding will be in a non-intrusive traditional form and scale and visually separate from the house.

All the above aims and factors have been incorporated in this scheme which I consider will make a positive contribution to both the property and the local environment.

4.5: Consultation:

A meeting was held on 15th October 2012 at Ribble Valley planning office with John Macholc, Adrian Dowd, David Hewitt and myself, when the previous proposal and options were discussed at length. Subsequently John Macholc has visited the site and discussed the revised proposals with the client. This resubmission and the details included are in accord with those discussed.

4.6: Access:

Pedestrian access on site remains as existing. Vehicle access will be available and properly controlled at the proposed gates via the existing drive

Andy Ashworth RIBA

For and on behalf of

Andy Ashworth Architect

CC: Mr. & Mrs. S.Carefoot