

Design and Access Statement

In support of a full planning
application on behalf of:

United Utilities Property Services Ltd

**Conversion of Cocklick End Farmhouse and the
contiguous barn to provide a single residential
unit together with minor alterations to the
building and associated works including
improvement of the access track**

**Cocklick End Farmhouse
Slaidburn
Lancashire**

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1.0 INTRODUCTION

- 1.1 This Design and Access Statement (DAS) has been prepared on behalf of United Utilities Property Services Ltd (UUPS Ltd) to support a proposal for the conversion of Cocklick End Farmhouse and the contiguous barn to provide a single residential unit together with minor alterations to the building and associated works including improvement of the access track.
- 1.2 The farmhouse is located at approximately SD 737 583.
- 1.3 Cocklick End farmhouse dates from the early eighteenth century. The barn is a nineteenth century addition. The farmhouse has not been occupied for a considerable time but the barn has been used for agricultural purposes. From external inspection, there is evidence of progressive deterioration of the building fabric although the essential structure of the building is deemed to be sound.
- 1.4 The DAS explains the design process and design decisions which underpin the submitted scheme. It shows the way in which information on key aspects of the building are reflected in the design of the building, in particular the heritage value of the building and the way in which nature conservation interests are addressed.
- 1.5 This DAS should be read in conjunction with the drawings and reports submitted with the accompanying planning application:
- o Planning Statement
 - o Heritage Statement
 - o Structural Survey
 - o Utilities Statement
 - o Bat and Barn Owl Survey
 - o Plans and detailed drawings
 - o Landscape General Arrangement.



Image 1: Rear Elevation showing boarded up windows and well defined existing curtilage



Image 2: Rear Elevation – South facing



Image 3: Front Elevation view boarded up windows and dilapidated roof



Image 4: Internal view with exposed roof and plaster work in disrepair



Image 5: Internal view showing roof condition

2.0 SITE CONTEXT

- 2.1 The building is positioned in the countryside but public views of the building are limited by virtue of the fact that it is partially surrounded by the plantation woodland of the Gisburn Forest (south, west and east). The building is only visible from the public footpath which runs to the north (towards Old Ing and Halsteads Farm) but these are distant views and the building sits at a lower level than the footpath.



- 2.2 The application site is 0.451 acres /0.18 ha in extent.
- 2.3 The site fronts and has access from Keasden Road.
- 2.4 The site is surrounded by extensive plantation woodland and open fields.
- 2.5 Cocklick End farmhouse lies 10 miles to the north of the village of Slaidburn and East of Giggleswick, on the Central Lancashire plain. The building lies immediately North of Gisburn Forest.

2.6 Amenity provision is summarised below.

Schools:

- Brennand's Endowed Primary School. Slaidburn – 7.2 miles
- Bowland High School – 10.1 miles

Local Amenities

Post Office - 3.8 Miles - Clapham

Supermarkets - Booths 9.3 Miles - Settle

Hair Dresser - 6.5 Miles - High Bentham

Hardware Shop - 6.5 Miles - High Bentham

Public Houses - 3.9 Miles - Clapham

Church - 5.3 Miles - Austwick

Restaurants - 5.3 Miles - Austwick

Town Centres - High Bentham 6.4 Miles

Settle - 5.7 Miles

Gisburn Forest - Mountain bike trails are situated in the Forest of Bowland and offer two bike trails to explore.



Cycle Route - Gisburn Forest



Image 6: View of Gisburn Forest

3.0 PLANNING HISTORY

3.1 The relevant planning history for this site is as follows:

- Pre application discussions with Ribble Valley Borough Council planning department - Mr Gareth Fort ref - RV/2012/ENQ00117 - 31st May 2012.
- Planning application for the reinstatement of residential use of Cocklick End Farmhouse and the conversion of the adjoining barn for residential purposes (reference 3/2012/0984. Refused 20.12.12.

4.0 CONSERVATION AND DESIGN PRINCIPLES

4.1 Conservation and design principles were established prior to commencement of design. These principles were established following a review of the Heritage Statement, the Planning Statement, the bat and barn owl survey and the structural survey. The body of 'baseline' information has influenced decisions on the design of the scheme of conversion.

4.2 External Alterations

4.2.1 Interventions in the external walls to create new openings should be minimized as far as possible.

4.2.2 The introduction of roof lights should be restricted to locations where they are required to achieve satisfactory day-lighting within the building. They should be of conservation style, and possibly an industrial rather than domestic character.

4.2.3 New doors and windows should be simple and robust in character, not necessarily reproducing the original styles but sympathetic to the spirit of the building.

4.3 Internal Alterations

4.3.1 New openings in existing internal masonry walls will be acceptable where required for efficient circulation, but wholesale removal of walls should be avoided.

4.3.2 Introduction of partitions to create independent spaces will be acceptable, but the barn should retain its open character and sense of space as far as practically possible, thus allowing the space to remain readable. Within this context, the introduction of a first floor or mezzanine levels within the barn should be possible and acceptable.

4.3.3 Stone floors could either be taken up and re-laid with the incorporation of thermal insulation and a damp proof membrane, or retained in situ and covered over.

4.4 Conservation and Refurbishment

- 4.4.1 Roofs should be re-laid using the existing and matching stone slates.
- 4.4.2 Stone walls should be repaired in matching stone and re-pointed as necessary in a hydraulic lime mortar.
- 4.4.3 Thermal upgrading will be of particular importance to achieve high energy efficiency ratings. This may be achieved by dry lining the external walls, comprehensive draught proofing, double or triple glazing, provided that the special interest of the building is not compromised.
- 4.4.4 Rainwater goods should be replaced in cast iron, and external plumbing located internally wherever possible.
- 4.4.5 The surviving timber roofs to the house and barn should be repaired and strengthened as necessary.
- 4.4.6 Internal features such as the fireplaces and the staircase should be retained and repaired if practicable.

4.5 Setting

- 4.5.1 The landscape setting of the building should be simple and restrained. The immediate curtilage of the property should not be increased, and existing boundary walls should be retained and repaired. Any new walling should be of matching style and materials.
- 4.5.2 The driveway, parking and vehicular turning areas should be kept to a minimum, should be sensitively routed and surfaced in a sympathetic material. Simple design of soft landscaping may be used to screen areas of hard standing. (See later section of the DAS).
- 4.5.3 Planting should follow the natural character of the existing landscape, based on use of natural species, hedgerow planting and meadow grassland.

Ecology

- 4.5.4 The barn is used by bats for roosting but there is a low level of use. There is no maternity roost. Nevertheless, mitigation is needed and consideration needs to be given to creating opportunities for roosting spaces within the development.
- 4.5.5 Barn owls are breeding in the barn. It is necessary to provide permanent accommodation for barn owls in this development. This should be located on the north eastern elevation of the building, co-incident with an existing opening.

Building Structure

- 4.5.6 Stone loadbearing walls and internal walls are in generally sound condition as are the roof timbers in the barn. The roof can be reconstructed and the York stone slates should be re-laid with new battens and roofing felt. Localised repair of stone walls will be required with universal re-pointing externally and internally.

5.0 PROPOSED DEVELOPMENT

- 5.1 The proposed development involves the conversion of the farmhouse and barn to form a single, four bedroom residential unit.
- 5.2 Taking into consideration the conservation and design principles the detail will incorporate only minor alterations to the existing elevations and the existing roof. There is no need for extension which will affect the scale, mass and general design of the building.
- 5.3 Optimum use is made of the existing openings in the farmhouse and barn in the conversion works.
- 5.4 As recommended in the Heritage Statement, the scheme involves no alterations to external walls aside from reinstating blocked openings and the introduction of two small windows on the gable elevation of the barn. As such the well preserved appearance of the external walls is not materially changed.
- 5.5 New timber windows and doors are of a simple style and will achieve modern standards of insulation. These will enhance the building, particularly as many openings have been blocked and secured.
- 5.6 Stonework will be repaired and repointed and the roof will be re-slatted. Only two small rooflights are proposed. The changes to the roofscape of the building are not significant. Indeed, the changes that will occur to the exterior of the building as a whole will result in a positive enhancement (Heritage Statement 10.2.5).

- 5.7 Within the farmhouse three new openings will be created and first floor timbers will be reconstructed. These minimal interventions will have no harmful impact on the internal character or appearance of the farmhouse. The interior of the barn will be changed to provide lighting to internal spaces but this will not significantly impact on the heritage value of the building.
- 5.8 Rainwater goods will be replaced in cast iron, new windows and doors will be of timber to approved design and historic internal features such as the staircase, fire places and cast iron range will be retained.
- 5.9 The private area around the building is defined by the existing stone perimeter wall. This gives a tightly defined curtilage and it limits the extent to which there is an impact on the character and appearance of the countryside.



Stone curtilage to the Farmhouse

- 5.10 The open area on the approach to the farmhouse (defined by a stone wall) is conveniently located to form a discrete parking area.



Well contained area for the parking of private vehicles

- 5.11 The car parking will be sympathetic and surrounded by soft landscaping in keeping with the open appearance of the immediate curtilage. The car parking arrangement, courtyard and areas immediately surrounding the buildings will be finished in stone flags, gravel and sets (see later section on landscape).
- 5.12 Only two small roof lights are proposed to meet the needs of reasonable living standards to create more desirable spaces allowing much needed light to enter deeper into the internal plan. The appearance of these roof lights will be reduced by using conservation standard rooflights

6.0 RELATIONSHIP

- 6.1 The building can be converted without any negative impacts on its character and appearance. It is a former farmhouse which is an important non-designated heritage asset at risk. The conversion works have been designed so they align with the sound conservation principles outlined in the Heritage Statement. The works will preserve and enhance the building which is a traditional feature of this part of the countryside.

7.0 USE

- 7.1 The proposal is exclusively for residential use, comprising a single residential dwelling together with associated infrastructure including garden parking and access. Two parking spaces are proposed. This is a reasonable provision for a single dwelling in the countryside.

8.0 SCALE

- 8.1 The scheme is totally confined to the existing envelope of the building with no additions or reductions. There will be no significant alteration to the external appearance of the building in terms of its scale and massing.
- 8.2 The proposed property is two storey high and is of a size and scale that will complement the surrounding location.

9.0 LANDSCAPE

- 9.1 The farmhouse will be accessed by a single width track running directly adjacent to an existing stone wall. The track will comprise of two separate tyre-width compacted gravel surfaces in the same configuration as other farm tracks in the area (see photo). The gravel will be locally sourced material and characteristic of the area.



Compacted gravel farm track, Gisburn Forest

- 9.2 The existing grassland will be retained along the length of the track and allowed to self-colonise areas between the hard surfacing to minimise the visual impact. There will be one passing place part way down the track that will be surfaced with the same locally sourced compacted gravel.
- 9.3 The entrance to the track is marked by a cattle grid, vehicle gate and pedestrian gate that adjoins onto Keasden Road where there is an existing cattle grid and vehicle gate of a similar design.
- 9.4 A stock-proof post and wire fence runs along the length of the access track allowing visibility through to the boundary stone wall behind.

- 9.5 An underground drainage culvert will be installed where an open drainage channel crosses the access track..
- 9.6 An area of compacted gravel will be provided at the end of the track adjacent to the farmhouse. This will provide sufficient parking for two resident's vehicles and a turning area for larger service vehicles. This area will be screened with the addition of a hedgerow, native trees and shrub planting.
- 9.7 An open swale will be located parallel to the existing stone wall in the parking area to facilitate drainage. This will be allowed to self-colonise with local grasses and water tolerant species.
- 9.8 There is a stone wall around the perimeter of the farmhouse and barn. This defines the immediate curtilage and provides separation from the adjacent fields. It provides a private garden for the new dwelling.
- 9.9 The existing mature sycamore tree located immediately outside the south west boundary is a distinct landscape feature that will be retained subject to an arboricultural survey.
- 9.10 Locally sourced stone flags will be used to create pedestrian routes around the perimeter of the building and reflect the local farmyard vernacular. An existing walled area at the south west corner of the building will be reinstated to create a patio area with the same stone flags.
- 9.11 The remaining soft landscape within the immediate curtilage will be levelled and made good with native meadow grass. Bulb planting will be introduced to provide seasonal interest.
- 9.12 Existing tree saplings growing in close proximity to the north east boundary wall and south east side of the building will be removed and replaced with native tree planting in a more suitable location to strengthen the boundary of the property. (Consistent with the recommendations of the ecological appraisal).

10.0 APPEARANCE

- 10.1 The proposal is for a single residential dwelling.
- 10.2 The outcome of the design process is a scheme of building conversion which has absorbed the particular conclusions and recommendations in the Heritage Statement.
- 10.3 The detail of the proposed development is in accordance with the design policies of the Local Planning Authority:
- The careful application of conservation standards will preserve a heritage asset which is a distinct feature of the landscape.
 - There are no alterations or additions that will change the essential envelope of the building.
 - The building is to be refurbished using traditional materials that will complement the building and reinforce its special status as a heritage asset.
- 10.4 The ground floor will consist of a lounge with library, snug/cinema room, office, formal dining area, and utility with a kitchen and hall ways.
- 10.5 The first floor will consist of three double bedrooms with an ensuite, a single bedroom and a family bathroom.
- 10.6 Roof: There will be little change to the large, unbroken roof slopes. Replacement slate tiles to be like for like to the roof, the windows are to be painted timber and gutters will be iron. Provision is to be made for existing barn owl and bats (see section 12.0 for more details).
- 10.7 Openings: Existing openings in walls are used to maximum advantage. There is little need for new openings. Glazing on the south side of the property assists in maximising internal natural lighting and also in achieving solar gain in order to reduce the need for space heating.

- 10.8 Materials: When repair is needed, traditional materials are to be used.
- 10.9 Extensions: No additions or extensions are needed. The building is a sufficient size to provide good quality accommodation. The simple form of the range of buildings will not be compromised.
- 10.10 Interiors: The space planning has been arranged so as to avoid disturbance of roof timbers. There is no need to raise the height of external walls. There is an openness to the internal layout which is resonant of the existing character of the barn.
- 10.11 Curtilage: The curtilage around the farmhouse is well defined by drystone walls. These in themselves are an important feature of the landscape. The walls will give containment to the domestic curtilage. The walls tightly enclose the building. This eliminates the possibility of evidence of domestic life spilling beyond the immediate confines of the new dwelling. The open and uncluttered character of the countryside around the building will remain.
- 10.12 These design principles will result in an attractive, sustainable well defined development which relates well to the surrounding landscape.

11.0 ACCESS

- 11.1 Access: The highway authority has confirmed that highway safety will not be compromised. The track leading to the building from Keasden Road will need improvement but the detail of improvement will be consistent with the rural setting. At the termination of the track, adjacent to the farmhouse, there is a small area enclosed by drystone walls which will be used for car parking. This is a sheltered and hidden area largely surrounded by the plantation woodland of Gisburn Forest. Cars parked at this location will not be obvious in the landscape as a result of a sympathetic hard and soft landscaping scheme. They will not be seen from the public highway and they will be barely visible from the public right of way which runs to the north of the building.
- 11.1 The site is on a relatively level ground and all access routes will be usable by people with mobility impairment as well as by fully ambulant people. Access into and around the house will be compliant with Part M of the Building Regulations.
- 11.2 There is a bus service on the B6478 linking Slaidburn to Wigglesworth and Long Preston train station. The existing road system allows for cycle access to nearby village centres and places of work.
- 11.3 The proposal will include storage space for cycles to create a more sustainable position for use of local amenities.

12.0 APPROACH

- 12.1 The layout utilises the existing building with careful consideration to orientation, existing openings and the external landscaping.
- 12.2 Both the approach to the dwelling and the design and layout within the dwelling is fully considered in relation to part M of the Building Regulations.

13.0 ECOLOGY

- 13.1 In order to ensure that there are no detrimental impacts on the favourable status of the bat and barn owl species at the site, both strict mitigation and enhancement measures will be included in the design and works schedule.

Bats - Mitigation

- 13.2 Careful timing of works will avoid the most sensitive periods to bats using the structure. Demolition and roof works will therefore be carried out during the hibernation period (November to March) in order to avoid accidental killing, injury or disturbance to bats during works. In addition removal of certain materials (roof tiles) will be carried out by hand, under the supervision of a licensed bat worker.
- 13.3 Provision of temporary alternative roosting habitat (bat boxes) will be provided before any works are started. Bat boxes will include Schwegler 2F bat boxes (suitable for crevice dwelling bats) placed on mature trees in close proximity to the building.
- 13.4 Two bat boxes will be placed on one of the mature sycamore trees to the south west and adjacent to Gisburn Forest, placed facing south and south west. The most suitable would be the 2F Schwegler woodcrete boxes, which are designed for the smaller British bat species, and are long lasting (http://www.alanaecology.com/wildlife/2F_Bat_Box.html). These will be placed (where possible) at a height of 5 m.
- 13.5 Provision of permanent bat roosting habitat within the conversion will include suitable crevices and access points.
- Access gaps between soffits and wall (15-20 mm).
 - Access to space between tiles and felt or under-boardings via two bat tiles on the south east elevation.
 - Three bat tubes built into gaps in masonry or into wall surfaces, two on the rear elevation (either side of the main doors) and one on the north eastern elevation.

- Gaps allowing access to area behind soffits.
 - Access points over top of cavity walls by specifically constructed gaps.
- 13.6 Additional planting of nectar rich and species that attract insects within the new development will enhance foraging habitat for bats. Species such as the following will be included; bramble (native), common alder, dog rose, elder, English oak, gorse, guelder rose, hawthorn, hazel, honeysuckle, hornbeam, ivy, grey willow, rowan and silver birch.

Barn Owls

- 13.7 Barn owls are protected against disturbance whilst at or near a nest containing eggs or young. The birds are legally protected against disturbance from the time a scrape is made in the nest debris (shortly before egg laying) until the time the last dependent young stops returning to the nest (about three weeks after first flight).
- 13.8 Roost sites are only protected when occupied and therefore, if the works are undertaken when barn owls are not present, no offence will be committed under the Wildlife and Countryside Act (1981, as amended).
- 13.9 Every effort will be made to ensure that works will be carried out outside the bird breeding season in order to minimize disturbance to barn owls.
- 13.10 Prior to works (before birds begin to look for nesting sites in late winter – early spring) a temporary, timber external barn owl box will be placed on a suitable mature tree (40-50 m from the building) and within clear view of barn owls. Where necessary, tree limbs which may obscure the entrance hole from the view of the barn owls will be removed. This will provide a temporary nesting place for the duration of works, in an area of least disturbance.
- 13.11 During the period of works an exclusion zone around the new (temporary) nesting site will be established using orange netlon fencing and clear signage in order to ensure birds are not accidentally disturbed by the works when particularly vulnerable.

- 13.12 After a period of 30 days a check will be carried out on the nest box within the barn by a licensed surveyor to ensure that barn owls are not nesting. If this is the case the barn owl box within the barn will be removed. If barn owls are nesting, the box will remain in place until young have fledged.
- 13.13 Permanent provision for barn owls is incorporated into the design of the conversion (see Proposed Elevations).
- 13.14 The barn owl provision will have the following specifications as recommended in '*Barn Owls on Site – A Guide for Developers*', Barn Owl Trust (2009);
- The entrance/exit hole will be at least 40 cm above the level of the nest area to prevent the nestlings falling out.
 - The area will be at least 40 cm in height with a minimum floor area of 40 x 40 cm.
 - The entrance will be placed on the same elevation as the original entrance used by the barn owls.
 - The entrance hole will be at least 12 cm wide by 25 cm high, and if possible the hole should slope slightly upwards to prevent ingress of water.
 - Potential obstructions such as trees and overhead wires will not be placed in the likely flight line of birds entering the building.
- 13.15 The design and implementation of the mitigation features described address both the legal responsibilities of the developer and the requirement to ensure the favourable status of both bats and barn owls within the site.



Schwegler 2F Bat box.



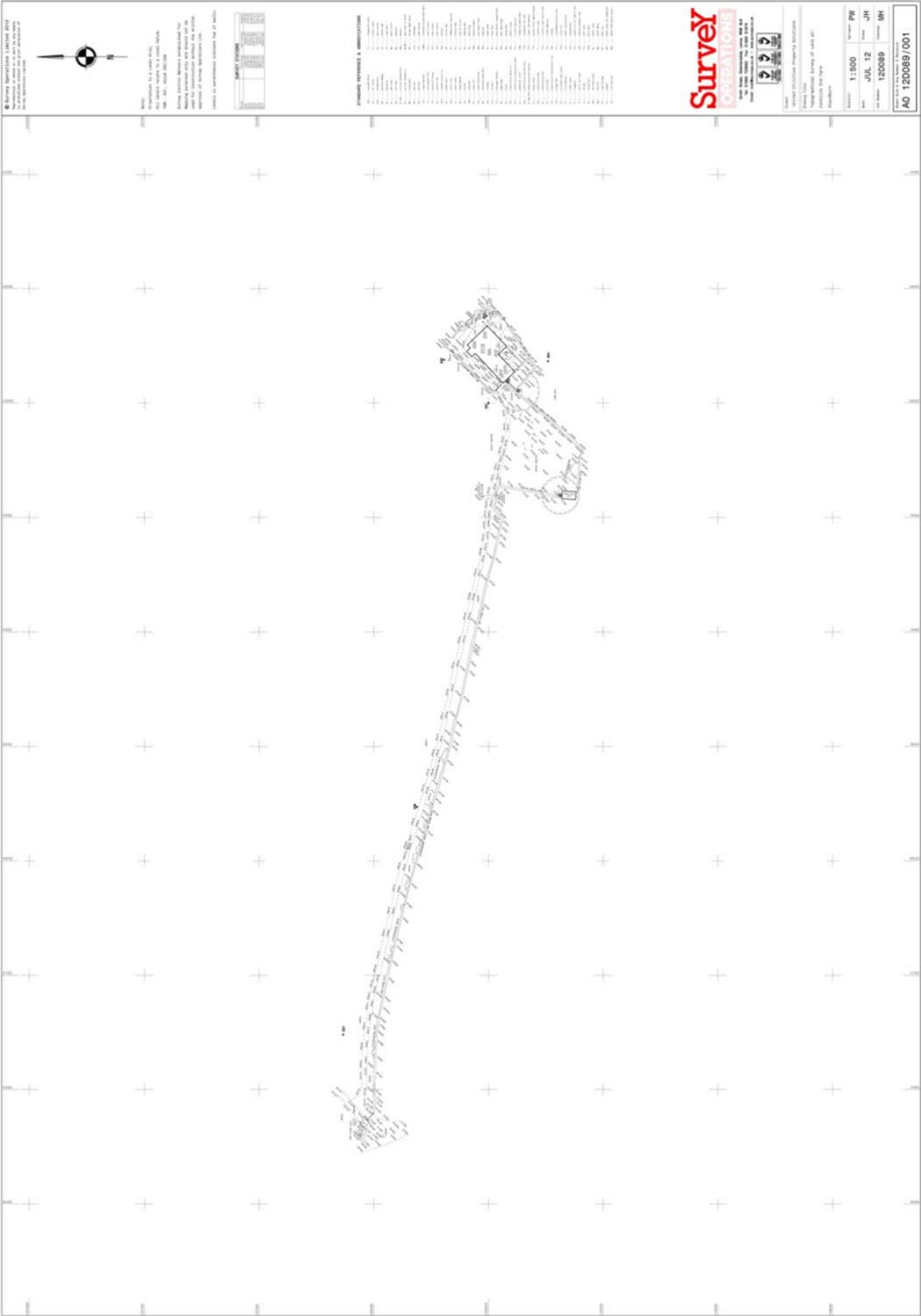
1F bat tube – various designs are available.
(http://www.nhbs.com/bat_tube_1fr_tefno_161276.html)

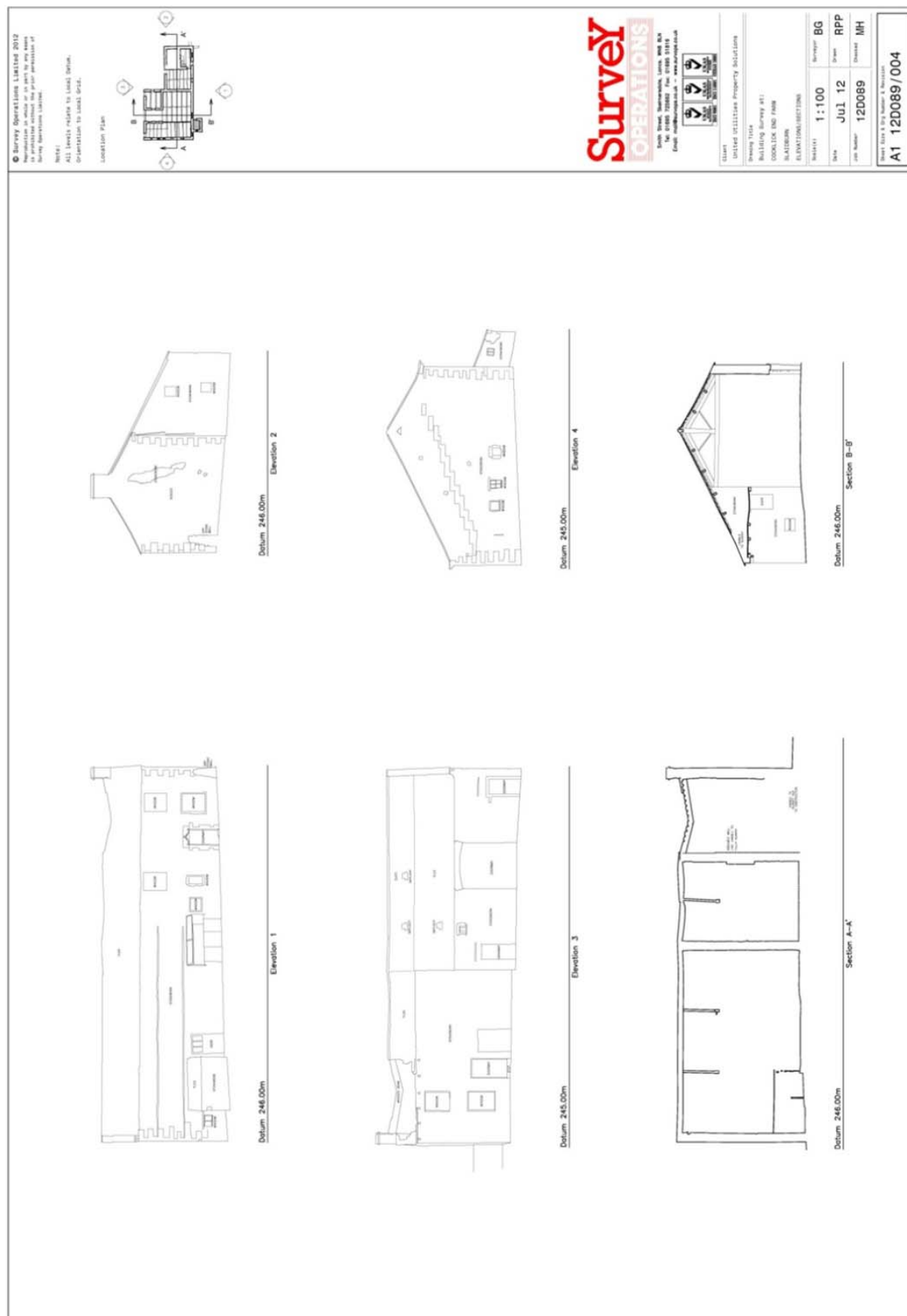
14.0 CONCLUSIONS

- 14.1 This Design and Access Statement demonstrates that the proposed scheme is appropriate in its context. The conversion of the building to a single dwelling achieves the following:
- 14.2 It reflects the conclusions and recommendations of the Heritage Statement to result in a development which preserves and enhances the heritage asset.
- 14.3 The proposed development will be visually attractive as a result of the mix of good architecture, urban design and landscaping. The submitted information demonstrates no material impact on overall landscape character and a positive impact in terms of the retention of a traditional farm building.
- 14.4 The proposed development will safeguard a valued local heritage asset for future generations. This is a key part of sustainable development.
- 14.5 The site has a long history of residential use which will be sensitively reinstated by virtue of this development.
- 14.6 For the above reasons, it is considered that the proposed development complies with national planning guidance, will assist in promoting and enhancing the local environment and, as a consequence, planning permission should be granted for the proposed scheme.

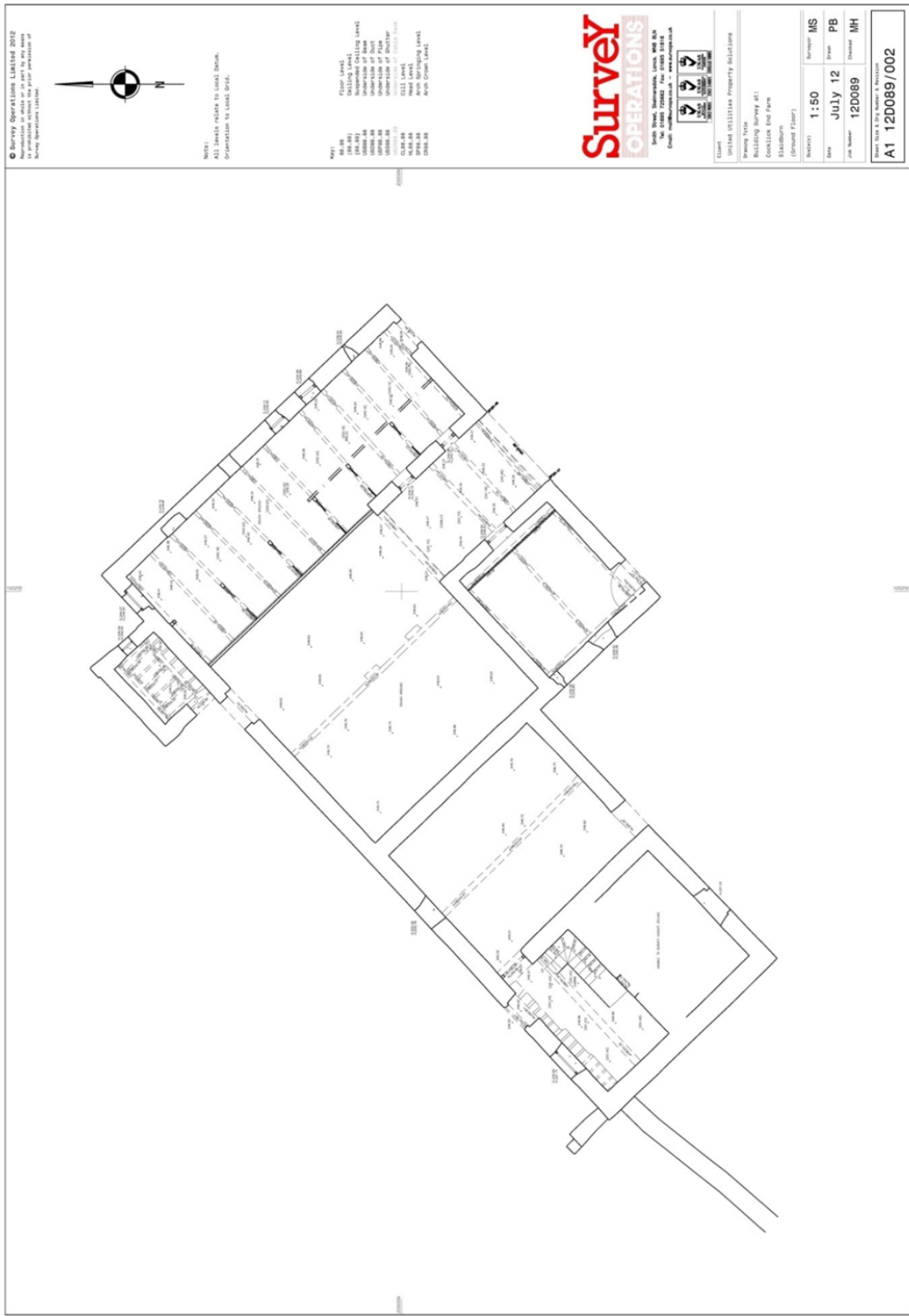
15.0 APPENDICES

Section 1.01 Topographical Survey

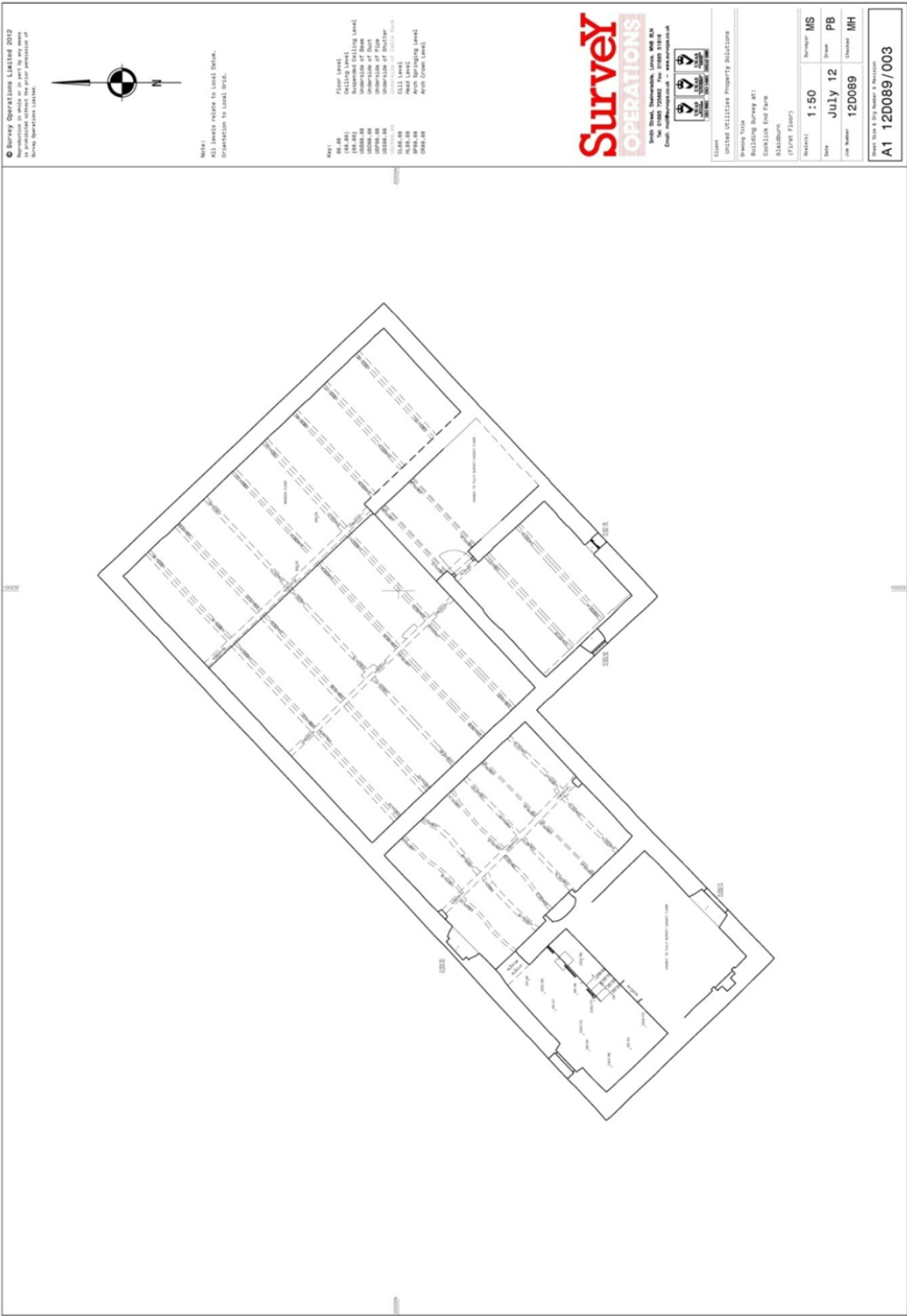




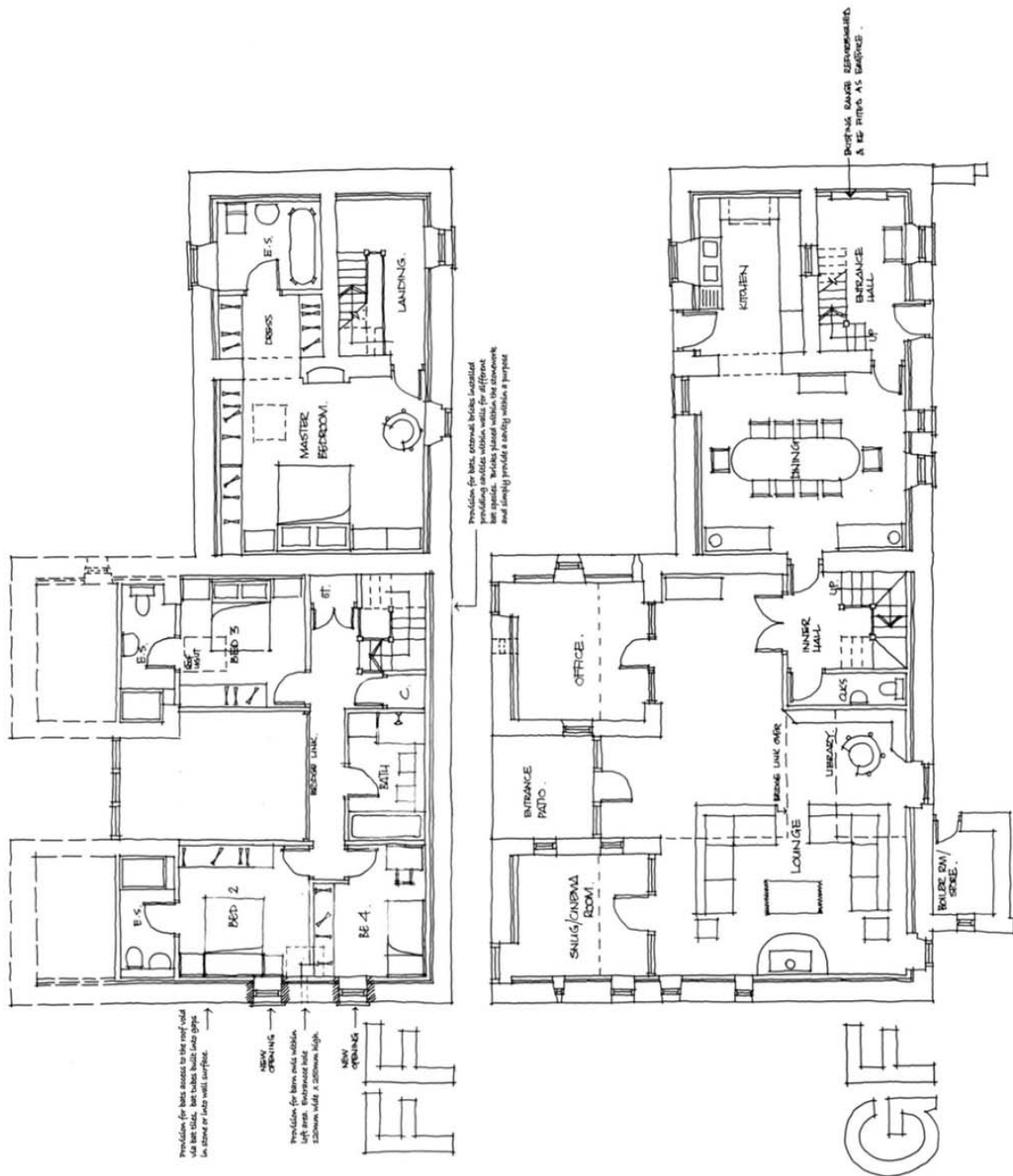
Section 1.03 Existing Ground Floor Plan



Section 1.04 Existing First Floor Plan



Section 1.05 Proposed Plans



Note: Access to the roof void for lifts and stairs, and to be located on separate ends of the building from one another. Intervals in the roof void the well-lit will be separated via partition wall. See recirculation room for more details.

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UNITED UTILITIES

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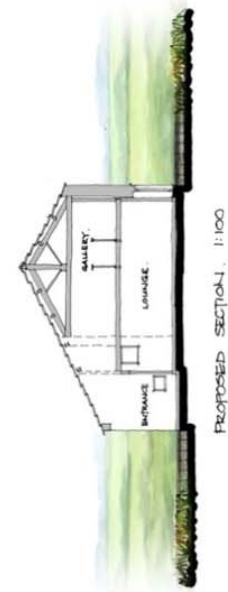
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FLOOR PLANS

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Section 1.07 Proposed Landscape General Arrangement Plan

