

DESIGN AND ACCESS STATEMENT FOR CHANGE OF USE FROM SHIPPON TO 4 BEDROOM DWELLING AT MILL HOUSE FARM CHIPPING ROAD CHAIGLEY NR CLITHEROE LANCASHIRE BB7 3LS

SITE

The application site is a detached shippon with asbestos an cement sheet roof, under masonry walls rendered externally.

It is an open space 25m x 11m externally with a concrete floor and ventilated roof incorporating patent glazing. The floor is concrete with a central slurry channel.

The surrounding land is open hillside used for grazing sheep, the building is used as a sheep pen before they are sent to the be processed.

The buildings is structurally sound with solid masonry walls and metal truss,s at approx 2.9 m centres. The original profile asbestos sheets is in good condition the roof ventilator requires repair or removal.

LOCATION

The site has a stoned access road off Chipping Road, visibility splays will be improved to 120 x 2.4 metres at the junction as agreed with Mr T Lewis of LCC.

The road gives access to the paved yard surround the site which is enclosed by 1m high stone and block walls.

PROPOSED USE

The building was constructed for its current use but adapted over time as farming practice have evolved, it was not designed for its present use and is not ideal.

The business sources, sorts/conditions and sends sheep to be processed and has flocks in other locations.

Several uses were considered for the building, holiday lets, farm shop, diversification i.e. Letting to other business,s. Camping or caravan site

Balshaw Barn an established local farm shop serves the making this unviable.

Diversification if successful would require new building and generate large volumes of traffic so not desirable, i.e. Huntley,s on Whalley Road.

Camping or caravan site not considered visually acceptable and would generate additional traffic, and require the construction of service buildings I.e. toilets and shower blocks.

Conversion to a dwelling was considered the most appropriate as it created the least traffic, improved the environment and retained the farm setting.

The existing building will be converted into a single family dwelling within the existing structure, no extensions are required, the existing fabric will be insulated to current building regulation standards.

The asbestos sheet roof will be replaced with natural blue slates with an area of solar slates.

PLANNING POLICIES

The relevant policies relating to the conversion are H15, H16 and H17.

The cost will be borne by the applicant the existing infrastructure has capacity for the house. There will be no effect on the landscape, the replacement of the cement fibre sheet with slate will improve the landscape amenity.

There will be no effect on conservation interest.

The new roof will improve the building in the landscape.

The building is structurally sound and requires minor works to effect the conversion, the conversion will improve the appearance of the buildings.

The building is of sufficient size and is worthy of retention.

The design respects the form of the local buildings, i.e. pitched with no dormers.

Parking is within the building and existing yard walls.

The existing access is sufficiently wide and well constructed. The visibility splays will be improved following consultation with LCC highways department.

The works meet the requirements of the General development Order permitting the conversion of farm buildings into a dwelling with prior notification.

The building is less than 450 sq m in area and only 1 dwelling is proposed.

The site has good access to the highway network.

The proposal has no noise implications.

There are no contamination issues with the site.

There are no flooding issues.

The building is not used by birds or bats. Survey to be provided.

The conversion requires no extensions and no structural modifications.

The works will enhance and improve the appearance of the dwelling in the landscape.

The site is within an area of outstanding beauty therefore prior notification is not applicable, but the guidance notes state the council should look favourably on such applications.

CONSULTATION

Pre-application meeting has been requested with the planning department and contact LCC for highway issues.

The access was discussed with Mr T Lewis of LCC who advised 120 x 2.4 visibility splays would be acceptable.

ACCESS

The building has an existing vehicular access to the highway network. The doors permit full access to the building, the ground floor is fully accessible.

CONTEXT AND EVALUATION

The site is a detached brick built shippon on a working farm in the Ribble Valley. The buildings form an attractive group in the landscape and are worthy of retention.

The building is structurally sound and can be converted without extension or major works.

DESIGN

The existing building plan and elevations have generated the design solution. The design solution is generated by the building form and the setting.

The access is closest to the access drive with the car parking space within the building enclosure so it is not visible in the landscape.

The internal design responds to the building envelope and structure. The living dining area is an open plan space open to the roof. The end wall will be fully glazed recessed to provide views to the open hillside and provide an enclosed external space to below the existing roof. The metal gates on the end of the structure will be retained to maintain the agricultural appearance of the building.

The bedrooms are sited at the entrance using the existing openings to provide light and ventilation. The circulation is central which will use patent glazing to provide light and views to the sky.

The masonry walls will be retained and brought up to current standards with insulation applied internally, with stained timber cladding applied externally to retain the agricultural aesthetic.

The cement coloured roof sheets will be replaced with natural blue slates.

EXTERNAL SPACE

No access will be permitted to the fields, domestic activities are restricted to the building footprint.

Out door space is provided and contained within the rear roofed space which is approximately 10m x 4.5 m enclosed by the boundary walls and metal gates separating it from the general yard and field access.

Access and car parking is contained within the roofed area at the front of the building, screened from view by the external walls and roof.

The existing feed silos will be removed and the concrete and brick plinth broken up and the field reinstated.

The building will retain the appearance of an agricultural building though visually improved by the conversion.

It will provide accommodation required in the area while improving and enhancing this group of buildings.

The conversion is a sustainable re-use of an existing building which will enhance the existing building and improve its appearance when viewed from the surrounding landscape.

The integrity of the building will be retained and enhanced by the conversion providing a good family home enhancing the setting of the building when viewed from the surrounding countryside.

The applicant does not want to build a replacement building such as the new agricultural sheds built on the adjacent farm as he considers they harm the landscape and is agreeable to a condition to preventing a replacement building.

ECOLOGY

A bird and bat survey has been undertaken and a report is included with the application. It concludes there are no bats roosting in the building and the fabric offers no opportunities for habitation.

Bat boxes and house sparrow boxes are to be provided to encourage diversity.

There are house sparrows nesting in the roof eaves, replacement nesting boxes are to be incorporated in the scheme.

Barn owl boxes are to be provided as part of an earlier consent. The concrete block yard wall will be replaced by a dry stone wall which will incorporate voids to provide roosting sites.

CONCLUSION

The building is a sustainable use of an existing building which will improve and enhance the setting of the small group of buildings which form Mill House Farm. It will provide a dwelling of high spacial and visual standards within an area of natural beauty.

The conversion will retain the appearance of a working farm with the new dry stone walls visually linking the building. The adjoining barn has consent to be converted to a dwelling the conversion of the shippon will reinforce the amenity of that consent.

The removal of the silos, porta cabin and chemical toilet will improve the visual amenity of the area.

The removal of the corrugated cement sheets and extensive aluminium patent glazing and replacement with natural blue skates will improve the appearance of the building in the landscape.