

Design and Access Statement

Conversion of Existing Integral Garage into Art Studio
and Proposed Timber Garage, Car Port and Garden
Store

Moss Hall Old Higher Road Longridge

On behalf of

Mr V Humphreys

Introduction

Moss Hall is a barn conversion approved under applications [3/2009/0603P](#) and [3/2007/0352](#) 0603 being the latest. It was one of two barns up for conversion and involved significant changes to create the property that stands today.

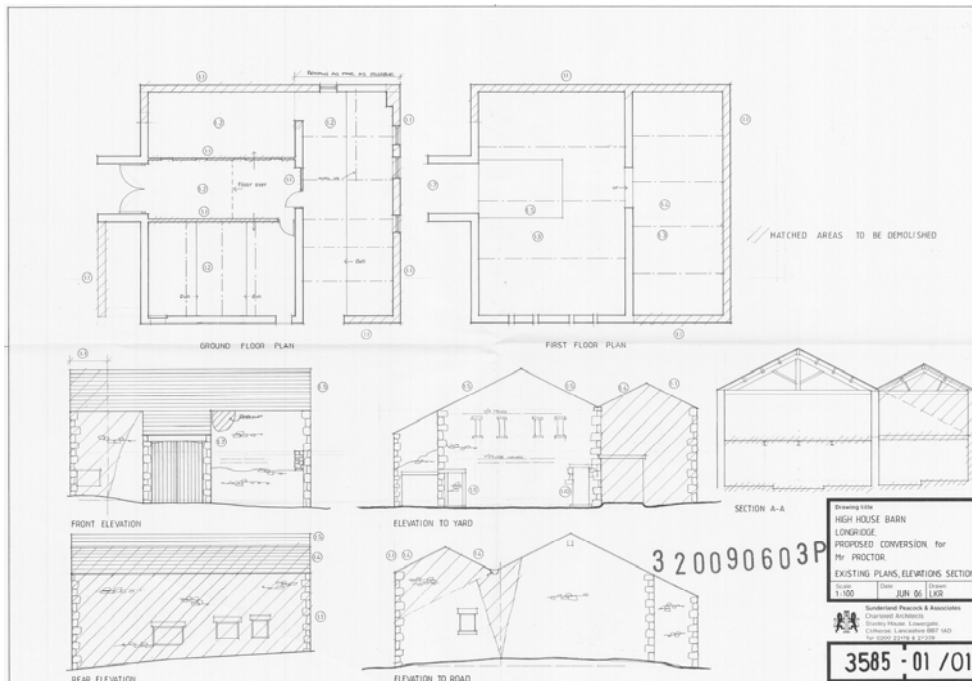


Figure 1 Moss Hall before conversion (drawing courtesy of Sunderland and Peacock)



Figure 2 Moss Hall aerial shot before conversion - top centre, slightly right; showing considerable outbuildings now demolished



Figure 3 Aerial Photo courtesy of Mario Lancashire showing Moss Hall today - top centre

Use

Moss hall is a residential barn conversion recently purchased by Mr Humphreys and his partner in the Forrest of Bowland Area of Outstanding Natural Beauty. The approved barn includes an integral garage but the applicant's partner would like to use this as an artist's studio and remove the existing garage door and replace with a full height double glazed stained timber window. The studio would be for pleasure only and is not run as a business although some of her artwork is exhibited throughout Lancashire. The proposed building is therefore to create a secure garage, a car port and a secure garden store. Mr Humphreys's hobby is classic motorbikes and he needs the secure garage for these including the space to work on the bikes. They also own an acre of land which needs maintaining as well as their garden hence the need for a garden store.

Amount

As stated above this proposal is for the conversion of an existing garage into an art studio and the creation of a building to house a single secure garage, double car port and secure garden store.

Layout

The proposed garage is positioned on the Southern Boundary against the location of an approved (but not built) garage for the neighbouring barn conversion. This position also works to ensure little additional drive area is created/adjusted making the proposal an economical and sustainable solution. The proposed position whilst obscuring views for Moss Hall helps to create privacy for both sets of barn conversions.

Scale

The proposed building is 12.19m x 4.88m; 3.09m to the ridge and; 2.34m to the eaves. The building is insignificant in terms of the buildings which have previously been demolished.

Landscaping

As stated above there is very little landscaping works to facilitate this proposal with the existing drive requiring a 5sqm extension.

Appearance

To respect the Area of Outstanding Natural Beauty the proposed building is agricultural in style i.e. treated timber framed and clad with a grey corrugated roof. The timber is expected to silver in time and blend into its surroundings

Access

The proposal requires no adjustment to the existing vehicular access and with only a minor adjustment to the existing drive. There is no loss of parking area or ability to manoeuvre to arrive and exit in forward gear.