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PROPOSED  
CONVERSION OF FAR LATHE  
INTO  
A  
CAMPING – BUNK BARN  
AT  
HILL HOUSE FARM  
SAWLEY ROAD  
GRINDLETON  
  
DESIGN AND ACCESS STATEMENT

LB 24/10/14

## ASSESSMENT

S.J. Bialecki Limited involvement is to submit a Planning Application for the conversion of a field barn into a "Camping Barn"

The application is supported by

- a) Structural appraisal report
- b) Heritage statement
- c) Ecological survey
- d) Desk Study (contamination) report
- e) Public footpath network maps

This application seeks planning consent to convert an agricultural building into a "Camping -- bunk Barn" in support of outdoor activities use.

The development site forms part of Hill House Farm comprising 153 areas ( 60 hec) Ownership and 35 acres (14 hec) rent surrounding the application site.

The farm has been in ownership of the Dobson family for the past 19 years

## LOCATION

The farm is located approximately 500m south east of Sawley Road.

The development site is located 400m north west of Hill House Farm and associated farm buildings.

## DESCRIPTION

The building that forms the subject of this application is a field barn of traditional design being constructed out of stone under a dual pitch roof in plan characteristically 'L' shaped and benefits a cart entrance with 4 No additional random openings/

The barn will most probably have an earth floor , originally stone flags with a stone flag roof and 3 No king post trusses at fourth points .

The barn is located at the south east corner of a field of permanent pasture and next to a small water course with undulating surrounded landscape

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A Paddock enclosed by three stone walls and a post and wire fence lies on the north east side of the building.

The land surrounding the barn is undulating with a general north west to south east slope . Public footpath 43 runs along the south west side of the barn.

The barn can be deemed in exceptionally good condition with minor remedial recommendations outlined in the structural appraisal report and the report as compiled by Stephen Haigh (Building Archaeologist)

### HISTORICAL USE

The barn dates from the period 1770 – 1820 though this is not precise.

The building has been very little altered since it was built and served as a shippon to house cattle in winter along with the storage of hay which was used to feed them. This particular use ceased many years ago and effectively has been redundant except used as a shelter for live stock in inclement weather.

This particular barn like many others were built in large numbers during the eighteenth and nineteenth century and were commonly dispersed through out land holdings so that they could serve the fields in which they stood rather than being situated within nucleated farmsteads.

The farm represents an example of such buildings are relatively common but still probably represents only a small part of the large number which existed in historical times and there widespread redundancy in terms of modern agricultural systems means that attrition of the stock of such barns continue.

88 24/10/14

## PROPOSALS

Far Lathe constitutes a non-designated heritage asset. . The applicants wish to preserve the farms assets for the sake of the building and the benefit of future generations of their family.

The applicants are committed to pursue the "Change of Use" of the building to preserve and enhance its future structural integrity.

We have carried out extensive research relating to local leisure activities and a "Camping Bunk Barn" will have on offer to support those respective activities.

The applicants have on offer a vacant agricultural building and seeks permission to convert to a "Camping Bunk Barn" to provide basic accommodation and facilities out door enthusiasts

Accommodation would be in the form of :-

### GROUND FLOOR

The principle entrance will be from the south east gable door with cloaks and equipment to the left and wet room (showers) to the right.

Two steps up to an open plan kitchen to the left with staircase , wagon door and glazed screens to the right with external door to equipment store. A separating wall provides a large dining and recreation hall. A new window to the south west elevation provides natural light to the hall.

First floor area is dominated by open plan "Bed Down" areas with velux lights providing natural light to the south east bed down area. Toilets and bedding store within the lower north east ceiling areas.

The camping barn will be marketed at Groups such as the Rambling Societies, Girl Guides, Boy Scouts, Cycling Clubs, Duke of Edinburgh Award Scheme, Armed Forces, and Cadets, Horse Societies, Orienteering Clubs, Schools and Large Family groups en route to elsewhere via hoof, foot, or cycle and in particular the local Bowland High School.

8/3

24/10/14

## LOCAL INITIATIVES

Local activities and places to visit in and around the parish of Grindleton when camping at Far Lathe (application site) are numerous in addition to the wider scope of the Forest of Bowland.

The application site is surrounded by a comprehensive network of public footpaths that lead to many landmarks and places to visit.

Refer to the supporting "Local Public Footpaths Network of Plans".

There is also the "The Bridle Way" the first phase of the North Lancashire Bridleway, which boasts spectacularly diverse and beautiful scenery in the stunning Forest of Bowland . Area of Outstanding Natural Beauty

The development of the bridleway is by Lancashire Rural Futures (formerly the Bowland Initiative) teamed up with Lancashire Countryside Service and North Lancashire Bridleway Society.

The Ribble Way is another designated route and renowned walkers paradise which is 113K long from Preston to Ribbleshead.


Along the route there are established "Bunk Houses" and Camping Barns that provide temporary hikers accommodation.

Part of the Ribble Way is routed through the applications farm land in support of the initiative in particular with upgrading and maintenance of stiles.

Relating to the above initiative it is important the provision is demand that leads and promotes the area as a living, working environment without compromising the character of the area

It is also a high priority to maximise the potential diversification opportunities for those living near these routes

Farmers along these routes are providing bed and breakfast , camping barns etc., and using much of the Ribble Way and Bridleway is through isolated fell and farmland, with no shops or services providing ideal opportunities for walkers to spend a few days exploring the area.

 24/10/14

There is also the "Grindleton Heritage Trail"

Grindleton and Waddington Lancashire walks

Clitheroe Riverside walks

Bowland walks (Grindleton)

#### BENEFIT TO LOCAL BUSINESS

The local economy will benefit from the extra income this enterprise will bring. The surrounding villages can already supply food and drink in the form of shops, public houses, cafes etc., and farm produce.

The applicants are confident the above outlets will welcome and benefit the opportunity to cater for these visitors.

#### DESIGN OBJECTIVES

- 1 To obtain planning consent to create small scale camping barn accommodation
- 2 To obtain planning consent to carry out essential improvements to the fabric to avoid further deterioration
- 3 To introduce sustainable energy – saving systems for example "Ground Source Heat" and rainwater harvesting to minimise the carbon print of the development
- 4 To preserve and enhance the character and appearance of the building within the setting in an area of Natural Outstanding Beauty

SB 24/10/14

## CURTILAGE AND ACCESS

### CURTILAGE

As previously mentioned in this statement part of the barn has a paddock formed by two stone walls forming an enclosure .

The application site and curtilage will be the barn and part of the paddock to the north east of F.P. 43 providing access to the barn from the south east gable and north east wagon door as shown on Drawing No 5009

### ACCESS

There is a public right of way (P.R.O.W.) which is a designated footpath (F.P. 43) which passes the south west side of the barn through pastureland and meanders through Hill House Farm Stead on to Hill House Road (track) and then peels off south east on to Sawley Road highway.

Visitors to the barn either in small numbers or groups shall commence either by foot or vehicle from the junction of Hill House Road and Sawley Road highway on the north west side of Aysgarth and Bowland County High School travelling north west where F.P. 43 forms part of hill House Road (un adopted track). The path continues through Hill House Farmstead.

Access continues on to a made track (missing part of F.P. 43) and then peels back on to the footpath, before the stile south east of the application site, a distance of approximately 200m.

Note: - Regular hikers use this section of track in lieu of the footpath as preference and convenience with permission from the applicants.

Visitor groups arriving by vehicle will be dropped off at Hill House Farm , or the use of a designated parking space as shown on the location plan . There is ample space for a turning head which is not an issue

8/13 24/10/14

## RELEVANT POLICIES

### RIBBLE VALLEY DISTRICTWIDE LOCAL PLAN

Policy G1	-	Development Control
Policy G5	-	Outside the main settlement
Policy ENV3	-	Open Countryside
Policy H16	-	Barn Conversions (location)
Policy H17	-	Barn Conversions (Design)
Policy RT1	-	Recreation & Tourism
Policy RT4	-	Camping Barns
Policy RT3	-	Conversion of Building for Tourism
Policy RT18	-	Footpaths & Bridleways
Policy RT19	-	Footpaths & Bridleway

### RIBBLE VALLEY CORE STRATEGY (AS PROPOSED TO BE MODIFIED)

Policy DMG1	-	General Considerations
Policy DMG2	-	Strategic Considerations
Policy DME2	-	Landscape & Townscape protection
Policy DMB1	-	Supporting Business Growth
Policy DMB3	-	Recreation & Tourism
Policy DMB5	-	Footpaths & Bridleway
Key Statement EC3	-	Visitor Economy

In particular Policy G5 states

Outside the main settlement boundaries planning consent will only be granted for small scale developments which are in particular, a small scale tourism development and small scale recreation development appropriate to a rural area subject to policy RT1

The main issue we have addressed with this application to the principle of development is what effect the proposed change of use and the external internal alterations may have regards to its visible impact on the barn , within the open countryside, an potential impact on habitants and any potential impact on highway safety.

With regards to the principle of development , the economical study supporting the application in our view accords with Policy RT1 and RT3 . We are satisfied that the principles' of the scheme is acceptable

The applicants research into the development as a whole and the potential economies of the scheme, they are satisfied that the entire development is economically sound

8/8 24/10/14



With regard to the proposed conversion of the barn and the visible impact the scheme may have on its character. The external visible impact remains the same as that of the original, other than the addition of one window on the south west elevation, bolstered by the fitting of shutter doors to all glazed masonry opening to be used at discretion and in particular when the building is not in use to remove the glassed urban element from the scheme.

We are satisfied a sympathetic approach has been adopted to the design improvements and alterations and the scheme should be considered to comply with policies H16 and H17 and RT3 as the proposal will not affect the character of the existing barn, nor will it have a detrimental impact on the location.

### SUSTAINABLE ON SITE ENERGY

With this type of project heat – energy conservation does not come under Building Control never the less heat is essential to provide back ground heating to the fabric and general hot water. Therefore sustainable on site energy will be from a ground source heating system by the laying of ground pipes in the adjacent land

Surface water shall be by a collective harvest system. Foul water will be collected in a treatment plant. Details provided as a condition

In the respect of the potential impacts on existing habitat at the site, in particular the bat survey, we are satisfied that conditions can be placed upon this proposal to enable the safe control of the future development of this site as per the proposed scheme subject to a favourable outcome.

### SUMMARY

The principle benefit of this application is the site is located within close proximity to a network of public footpaths with FP43 running directly adjacent the site with a number of these footpaths directly link to the Ribble Way. In this respect it is considered that the proposed use would respect the character of the country side.

We are also of the opinion that the camping – bunk barn will play an inherent role in increasing the attractiveness of a number of footpaths to a number of users who may seek overnight - short stay accommodation.

In overall summary the proposal represents an appropriate form of development and given design size and location would not result in visual detriment to the surrounding countryside nor would it have an adverse impact on highway safety.

8/3 24/10/14