

# modulus

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## **Design and Access Statement. Barn Conversion at Eatough's Farm, Fleet Street Lane, Ribchester. PR3 3XE**

### **The Site**

The site is situated at the end of Fleet Street Lane, Ribchester and comprises a farmhouse, barn and a number of small out-buildings. The total area of land associated with the property is around 1.2 Hectares.

Fleet street Lane is approximately 0.5 miles long and serves 6 properties.

### **The Buildings**

The farmhouse is stone-built and probably dates from the 19<sup>th</sup> century. It has been extended on three sides with single storey add-ons that appear to date from the 1970s.

The barn has been renovated (around 5 years ago, by the previous owners) and appears to have had additional window openings added during the renovation works. Re-roofing was also carried out at this time.

The 3 detached outbuildings are in various states of repair ranging from derelict to useable.

### **The Proposals**

#### **Barn**

It is proposed to convert the existing barn into a dwelling house, comprising 4 / 5 bedrooms. It is proposed to make use of all of the window and door openings that currently exist. It is not known how many openings existed prior to the renovation.

In light of the Pre-application advice received, there is no intention to extend the existing footprint of the barn.

New fences will be erected to divide the barn from the farmhouse and to form an enclosed curtilage separate from that of the farmhouse of around 940 sq.m. (0.094ha)

It is also proposed to construct a detached garage for the use of the barn. The existing outbuildings will be demolished to make way for the garage. The new garage will form part of a private South-facing courtyard accessed from the Kitchen.

## Access

It is proposed to utilise the existing farm entrance to provide vehicular and pedestrian access to the converted barn. A new and separate access will be created to the farmhouse from the farm track extension to Fleet Street Lane. The farm track runs to a dead-end a short distance past Eatough's Farm. This new access will form part of the separate Planning Application for works to the farmhouse.

Barry McMahon 10/08/2012

## Photographs of the Barn



## Photographs of the Outbuildings



## Photograph of the Farm Track

