

# Design & Access Statement

Planning Application  
for proposed conversion of existing  
redundant agricultural building to form  
detached dwelling house



Countess Hey, Loud Bridge Road  
Chipping



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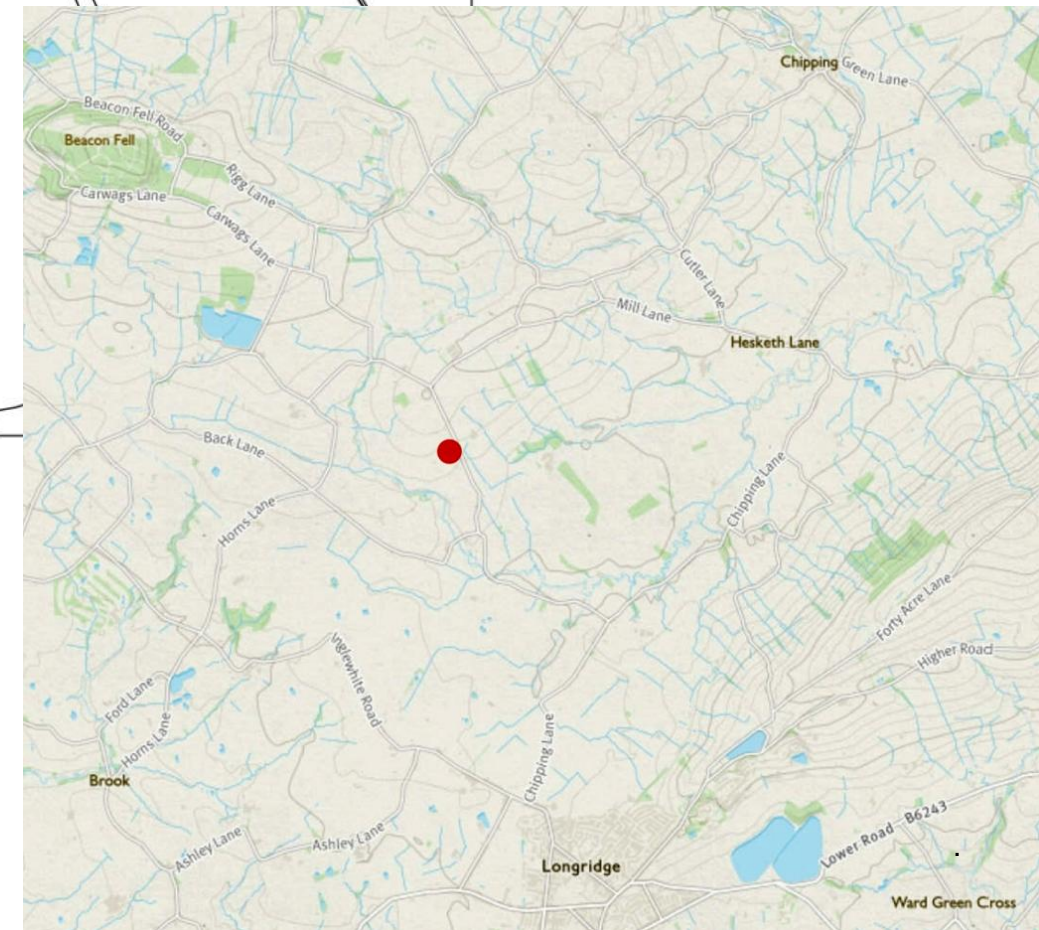
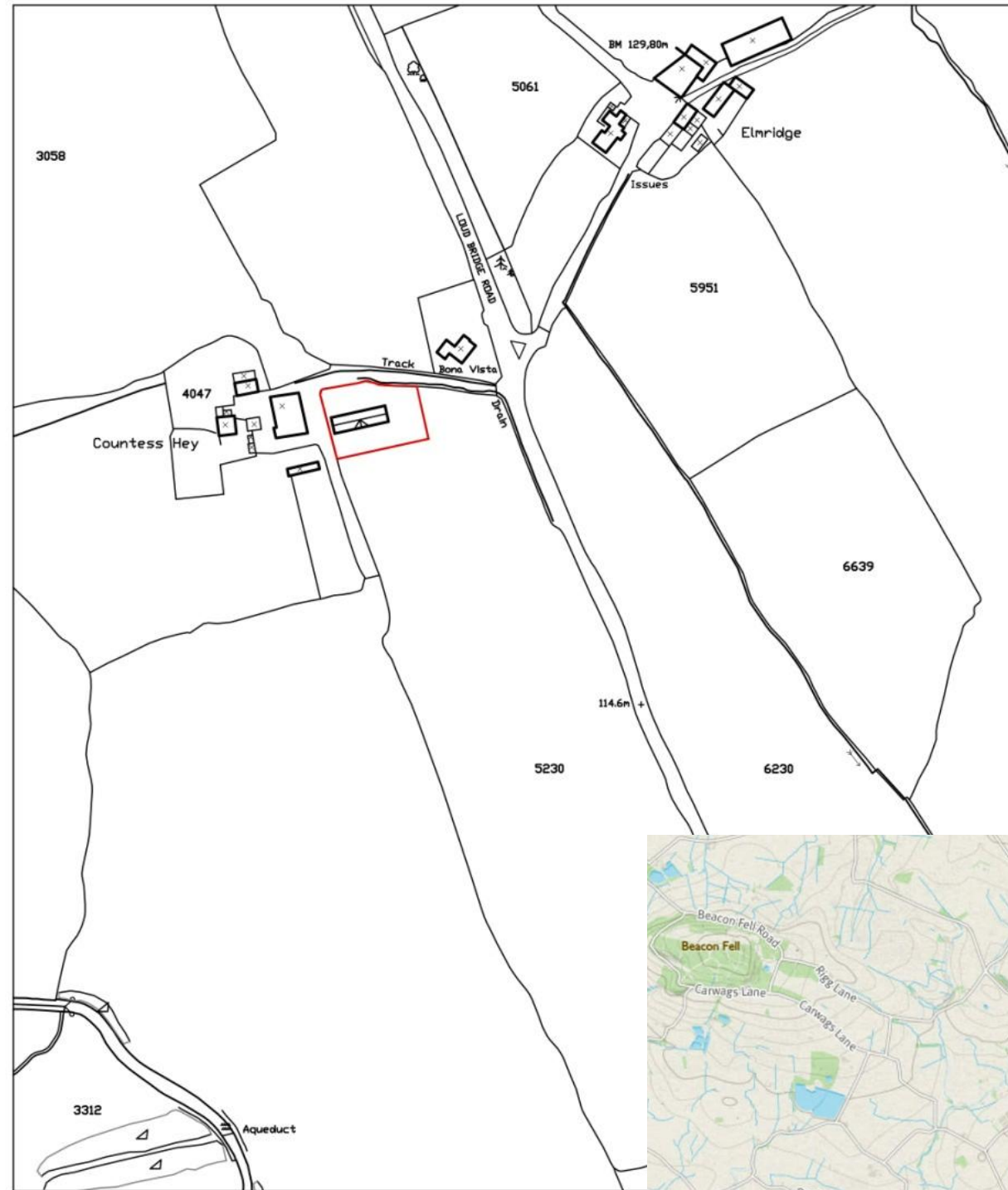
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*fig.1 (cover sheet) - aerial map of application site*

*fig.2 (cover sheet) - CGI of the proposals*

# introduction

- 1.1 This Design & Access Statement has been prepared on behalf of Mr. Hugh Gornall in support of a full Planning Application. The application seeks approval for conversion of a redundant agricultural building to form a single dwelling house.
- 1.2 The application site extends to some 1,265 sq.m. (0.31 acres)
- 1.3 The application site has been the subject of previous planning applications, submitted when different Planning Policies were in force. Recent changes in policy, (and in particular the introduction of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015) relate to the application site.  
As such this proposed conversion could ordinarily be categorised as permitted development under that policy, but because the site is located within the Forest of Bowland Area of Outstanding Natural Beauty the proposals are required to be the subject of a full Planning Application.
- 1.4 Due to the relatively simple nature of the proposals it has not been necessary to enter into any public consultation process.



figs.3 - application site boundary  
fig.4 - area location plan

## site context

2.1 The Application Site is situated on the western side of Loud Bridge Road between the junction with Back Lane to the south, and Height Lane to the north. The site is known locally as Countess Hey, and previously comprised a working farm, barns and various outbuildings, all of which are now used as residential properties. A further property, 'Bona Vista' sits immediately at the entrance to the site, which is a more recent single storey dwelling (1950's/1960's).

In total, the Application Site occupies an area of

**1,265 sq.m. (0.31 acres).**

2.2 The site is currently owned by the applicant, and has been used for many years in support of agricultural activity in and around the site. This use, due to the falling away of the adjacent agricultural uses, has now become redundant, and the application property has laid empty for a couple of years.

2.3 With this in mind, the intention is to refurbish the property, and convert it into use as a single residential dwelling house. A full Structural report accompanies this application, which confirms that the existing structure is suitable for conversion with minimal intervention or remedial work required.

2.4 The site is generally level, sloping slightly to the south and situated adjacent to the private entrance road, which in turn connects to the main highway network, with associated public transport links and local amenities nearby. Because of the rural nature of the setting however, amenities within walking distance are limited, therefore vehicular connection will be necessary. With this in mind, parking for three vehicles is provided, together with the facility to turn vehicles within the site to minimise disruption to other road users.

2.5 The style of existing properties in the vicinity are varied, but are generally of a typical agricultural nature. As such the proposed conversion building sits well within its immediate context, and with careful detailing will retain a sense of its agricultural heritage. A selection of site views are included here, though are not exhaustive.



*fig.5 - View of site close to junction with Back Lane  
fig.6 approach along Loud Bridge Road; fig.7 - approach to site access road; fig.8 - view up access road (Bona Vista on the right)*

## site context (cont'd)

2.6 There are no trees on site which will be affected by the proposals. Existing hedgerows will be retained, and a separate Ecological Study accompanies the application. This study has identified some protected species, as well as some potential habitats for others, and separate surveys will be required during summer 2016 to complete a detailed impact study, together with a full mitigation strategy for any species affected as part of the development proposals. The applicant is fully aware of his commitments and responsibilities to minimise any disruption to protected species, and all recommendations contained within the mitigation measures will be adhered to.



*figs. 9,10 - front of barn*

*fig. 11 - view east from the site towards Loud Bridge Road*

*fig. 12 - rear of barn showing existing openings*

# development philosophy

3.1 From older versions of Ordnance Survey maps it is clear that a series of buildings have been present on this portion of the Countess Hey complex for some time, though the present structure was built approximately 30 years ago to replace the previous (dilapidated) building.



3.2 A structural survey has been prepared to accompany this application, which confirms that the building would be suitable for conversion without major structural intervention, and as such this complies with Planning Policy for such works.

3.3 The existing structure is single storey, therefore the layout of the accommodation has been provided on one level to avoid the need to raise the roof line. In this way, the external envelope will remain unaltered, therefore minimal impact will be apparent when viewing the property from outside the site.

*fig. 13 - OS extract prior to re-building of the barn;*

*fig. 14 - rear view showing access and parking arrangements*

3.4 The existing building has large openings front and rear, typical of its use as an agricultural building. These openings will be retained, the front opening glazed, and the rear opening used as a covered car port in order to avoid having to erect additional buildings for garaging etc., which could impact the visual amenity from surrounding properties.



3.5 The existing vehicular access onto the private driveway access will be retained and upgraded with gates to improve security and reduce overlooking. Existing hedges to boundaries will all be retained. Post and wire fencing to the eastern and southern boundaries will be repaired as required, but retained to allow open outlook onto fields beyond.

3.6 The new access driveway will be finished with single size gravel material to ensure surface run off complies with SUDS requirements. Any collected surface water from roofs etc. will be drained by discharge into an appropriate soakaway. Foul drainage will be dealt with by independent sewage treatment plant (Klargester Biodisc or similar) installed strictly in accordance with manufacturer's instructions and located as indicated on the site layout drawings.

3.7 Existing properties adjacent to the application site have been respected in terms of overlooking by ensuring no new windows are positioned inappropriately.

## proposed development

- 4.1 This application seeks to secure permission for the conversion of a redundant single storey agricultural building to from a single dwelling house .
- 4.2 The design presented has been developed to ensure the converted building sits well in its immediate context, as well as considering views from further afield.
- 4.3 The proposed dwelling comprises 4 bedroomed family accommodation contained entirely within the existing building envelope. Perimeter areas of the site which are not given over to vehicular traffic will be laid to lawn. A small patio area immediately in front of the large south facing opening will provide amenity space for external seating.



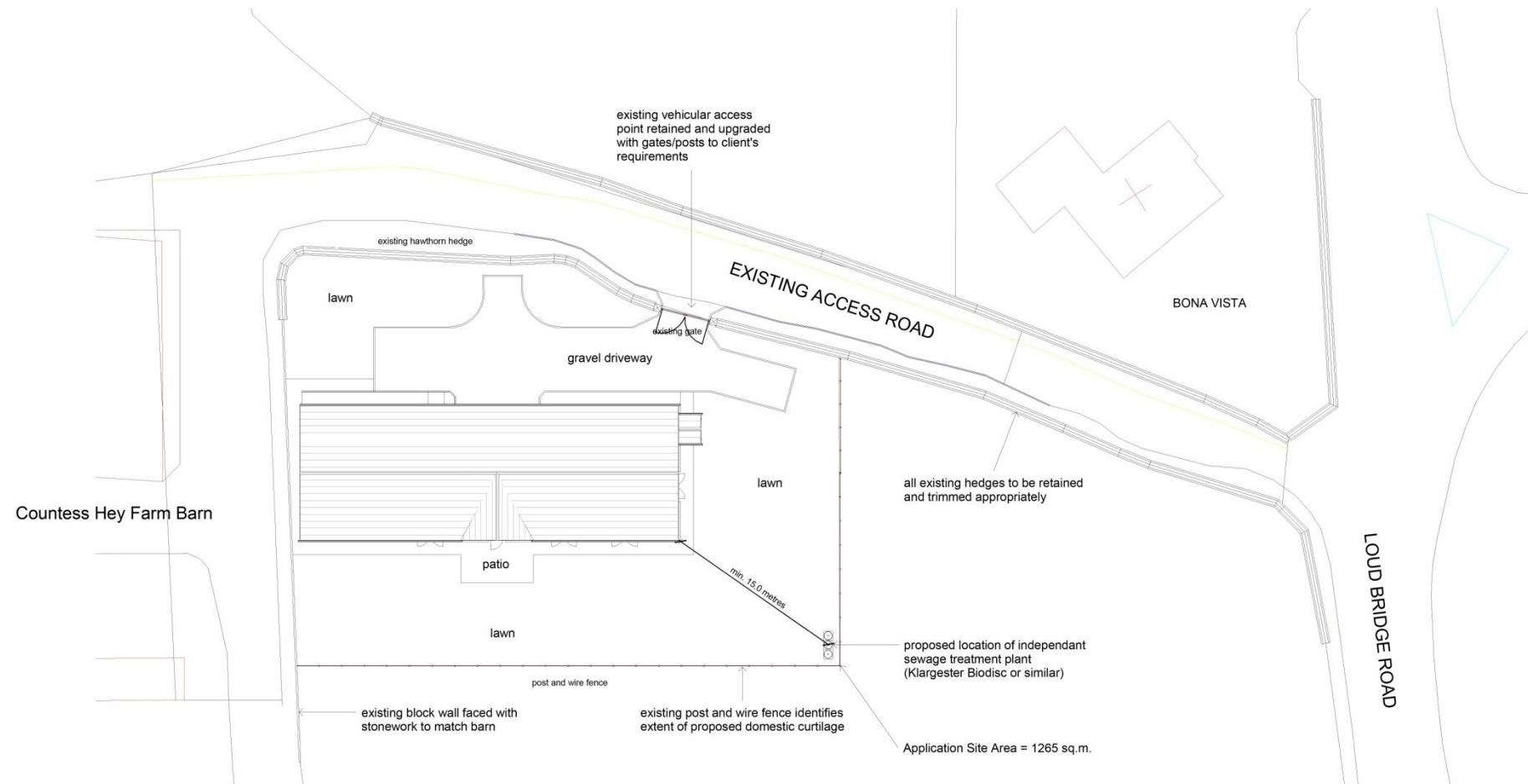
*fig. 15 - view from access road*  
*figs. 16, 17 - views from adjacent field*

- 4.4 In general, in order to accord with general Planning Policy, the number of new openings in the existing building have been kept to a minimum, and designed to maintain a sense of agricultural vernacular. Larger openings are to be fitted with external doors/shutters to allow closure when required, and maintain the impression of practical utilitarian use.



# appearance

- 5.1 The existing barn is constructed from robust materials, but currently the aesthetic value of the building is generally of low quality, which is not surprising given its practical/functional nature.
- 5.2 In order to enhance the existing building, and make it suitable for residential use, a small number of additional openings will be required, to complement the existing openings which will be retained. External facing materials have been chosen to blend in well with surrounding properties, but the use of vernacular stone around the south facing opening will serve to add variety whilst enhancing this area as an important visual feature, being visible from the surrounding area. External walls will be re-rendered generally to brighten up the building, and the use of natural stone heads and cills will further complement the theme with familiar and vernacular detailing.



### Materials Specification

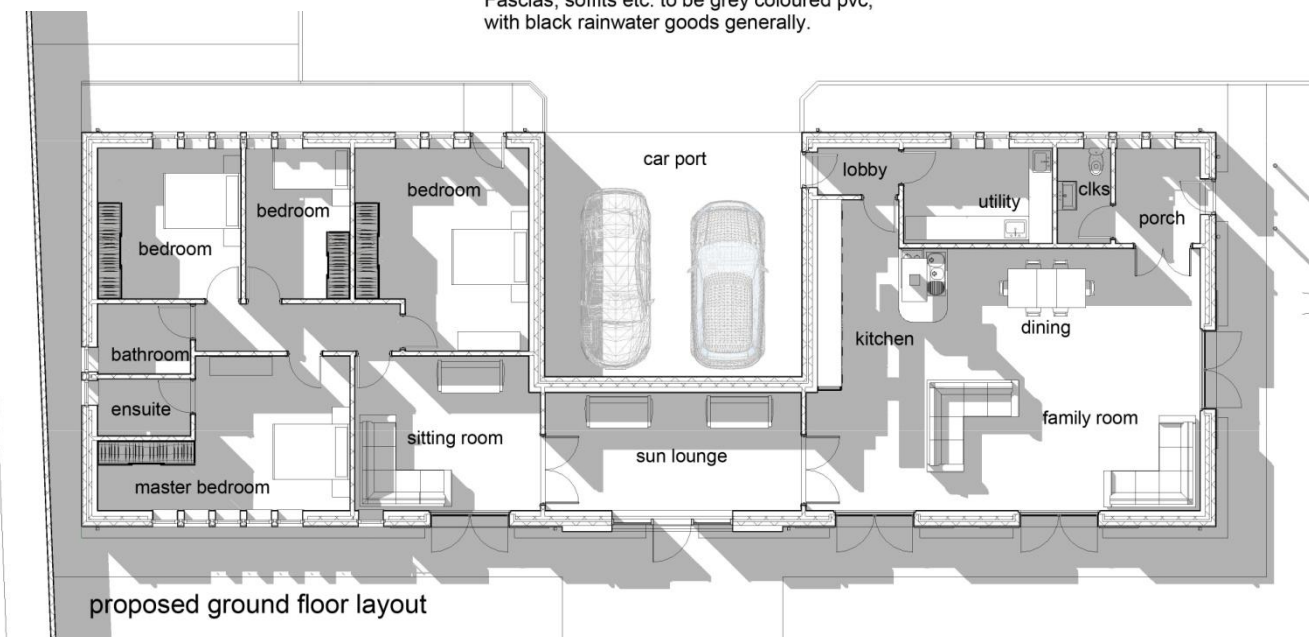
Roof - recently re-covered in grey 'slate-look' roof tiles with matching ridges. Inspect roof for damage and repair as necessary.

Walls - Central south facing gable to be re-clad with vernacular sandstone facings with matching quoins.

Heads and cills to be have natural stone features, and remaining walls to be finished with rough-cast self-coloured render.

Door and window frames to be grey coloured, either painted softwood or powder coated aluminium.

Fascias, soffits etc. to be grey coloured pvc, with black rainwater goods generally.



figs. 18-20 - proposal drawings



# planning statement

- 6.0 The submitted application for conversion of this redundant agricultural building into residential use could be considered as permitted development, as it satisfies all guidance contained within Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 6.1 Since the site is located within an Area of Outstanding Natural Beauty, being the Forest of Bowland, then more careful consideration is necessary to protect the site's unique and picturesque setting, and for this reason the proposals do require Planning Approval.
- 6.2 Whilst the existing building has a practical agricultural history, it is well built and provides good headroom generally. It is therefore suitable for conversion and use as a residential dwelling house.
- 6.3 In light of the above, the proposals as submitted have been carefully considered to ensure a sympathetic and harmonious solution is presented, which sits well within its immediate context, as well as minimising visual impact from further afield.
- 6.4 This Design and Access Statement should also be read in conjunction with the following Consultants' reports, submitted separately :-

<u>Report</u>	<u>Consultant</u>
Ecology Report	ERAP Ltd.
Structural Survey	Jackson & Jones Ltd.

# landscape

- 7.1 As can be seen from the accompanying aerial view, the site sits deep within an extensive area of open countryside, an area characterised by well established trees and hedgerows.
- 7.2 The site itself is bordered by hedgerows to the north, a boundary wall to the west, and post and wire stockproof fencing to the southern and eastern boundaries. Whilst the proposals are for residential use, there is no intention to alter any of this in an attempt to avoid over-development of the site into a more urban looking environment.
- 7.3 Areas of the site not given over to vehicular movements will be laid to lawn to keep things visually simple, and avoid detracting from the very open and natural rural setting.
- 7.4 Trees sitting outside the site boundary are controlled by others, but no adverse impact is anticipated as a result of this development - all existing walls, foundations, drainage etc. are to be retained and therefore minimal external dig will be required.



*fig.21 - aerial view of proposal site*

## access

- 8.1 Vehicular and pedestrian access to the site will be directly from Loud Bridge Road. Access and egress from this junction provides good visibility in each direction onto this unclassified road, which because of its remote location is very quiet in nature.
- 8.2 The existing access road is un-adopted, and currently serves 2 individual properties in the Countess Hey complex. The adjacent property, Bona Vista is independently served directly from Loud Bridge Road. The addition of one additional dwelling is not considered to represent a significant increase in vehicular movements, particularly as all properties will be residential in nature, and there will no longer be any agricultural traffic using this access.
- 8.3 A minimum of three off road parking spaces are provided to the property, together with sufficient space to allow manoeuvring and turning within the site to ensure egress can be achieved in forward gear.
- 8.4 In terms of the natural topography within and around the site it is considered that there are minimal restrictions to physical access. Level access to the dwelling entrance will be provided. The approach to the dwelling, and the design & layout within the site have been fully considered in relation to Part M of the Building Regulations.



*fig. 25 - detail of access road onto Loud Bridge Road*

# sustainability

- 9.1 During the construction and site development process standard measures will be taken in order to avoid leakage or wastage of water.
- 9.2 The predicted average household water consumption standards for the new dwelling will comply with the latest edition of Approved Document G, Hygiene, in that fixtures and fittings within the property will be designed to reduce water consumption.
- 9.3 It is intended that any new materials used for the construction of the roofs, external walls, internal partitions, floors and windows of the dwelling will be responsibly sourced.
- 9.4 In compliance with current regulations a "Site Waste Management Plan" will be prepared for the development incorporating the monitoring of waste generated on site and the setting of targets to promote resource efficiency. Where possible, waste will be minimised, segregated, reused and recycled.
- 9.5 The control of pollution and management of site waste will comply fully with the relevant Health & Safety Executive standards.
- 9.6 The regulations and guidance in relation to hazardous materials set out in the COSHH (Control of Substances Hazardous to Health) regulations will be strictly adhered to.
- 9.7 It is intended that the dwelling will comply with current regulations and standards to provide adequate daylight relative to the use of the rooms in those dwellings.
- 9.8 In terms of energy saving and efficient electrical lighting, such provisions will be made as per the Building Regulations. This is in both terms of indoor and outdoor lighting fixtures.
- 9.9 In complying with the current Building Regulations the dwelling will be intrinsically energy efficient reducing energy consumption throughout the life of the property.
- 9.10 The proposed development is not within an area at risk of flooding, and is not anticipated to increase the flood risk elsewhere.
- 9.11 The end user of the new property will be provided with a Home User Pack that gives them information in a non-technical fashion regarding the environmental performance of their home and the site and its surroundings. The Home User Pack will give guidance to enable the homeowner to understand and use the systems and fittings within their new home in an energy efficient manner over the lifetime of the dwelling.



## conclusions

- 10.1 This Design and Access Statement demonstrates that the proposed scheme has been fully considered, and that the proposals are appropriate in their context
- 10.2 Development of the site for residential development would contribute to achieving the following aims:
- Achieves an efficient layout resulting in an economical use of land to provide family housing.
  - Will result in a well planned residential development which echoes the vernacular of the surrounding buildings, and will therefore be easily absorbed into its immediate context.
  - Has been designed to function well and has considered the opportunities available for maintaining the character and quality of the area.
  - Helps addresses the needs for local housing and is accessible, usable and easy to understand.

