

Heritage Design and Access Statement

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Provision of 2No 2 Bed Holiday Lets on Footprint of Domestic Storage Shed

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BY

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AT

Hougher Fall Farm
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1. INTRODUCTION

- 1.1 This Statement is submitted in support of a proposal to provide 2 No 2 Bed Holiday Lets using the profile of an existing large domestic storage shed to dictate the style, scale and location.
- 1.2 The proposal is in support of the existing farm diversification. Being in the Forrest of Bowland Area of Outstanding Natural Beauty it is a natural progression in ensuring the future of the farm.



2. THE PROPOSAL

- 2.1 The proposal is to recreate the exact same profile of building to accommodate the two-bedroom holiday lets.
- 2.2 Cladding will be in timber to reflect the existing cladding with a profiled tin roof in dark green to blend into the background of the hills rising to the North.

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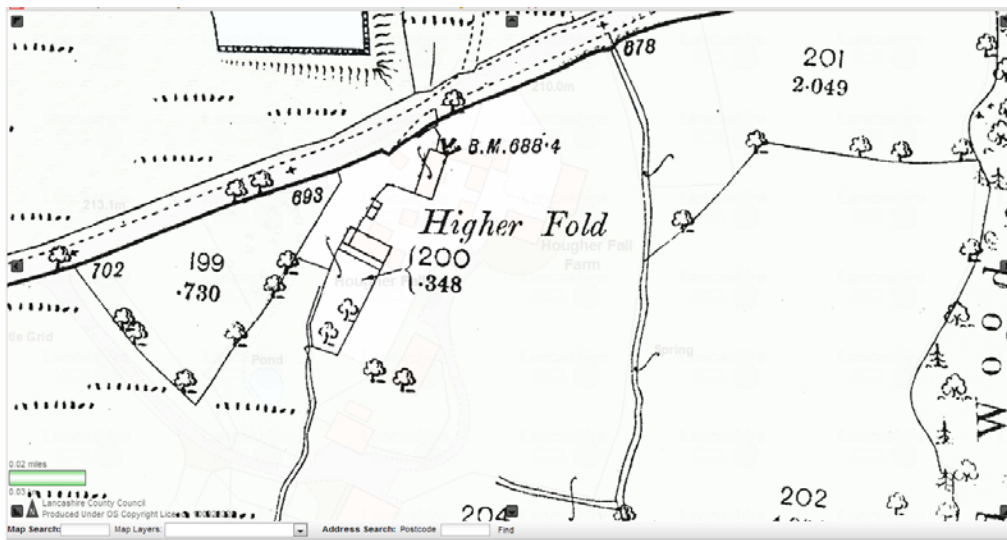
- 2.3 The scheme has been designed in such a way that it has minimal structural implication on the internal layout and it facilitates the removal of the unsightly external metal fire escape stair and later rear porch to the rear.
- 2.4 In addition, the applicant, who has friends who remember using the old tap room door, wants to re-open this significant architectural feature (archive photos suggest it was closed in the late 70s).

3. HERITAGE STATEMENT

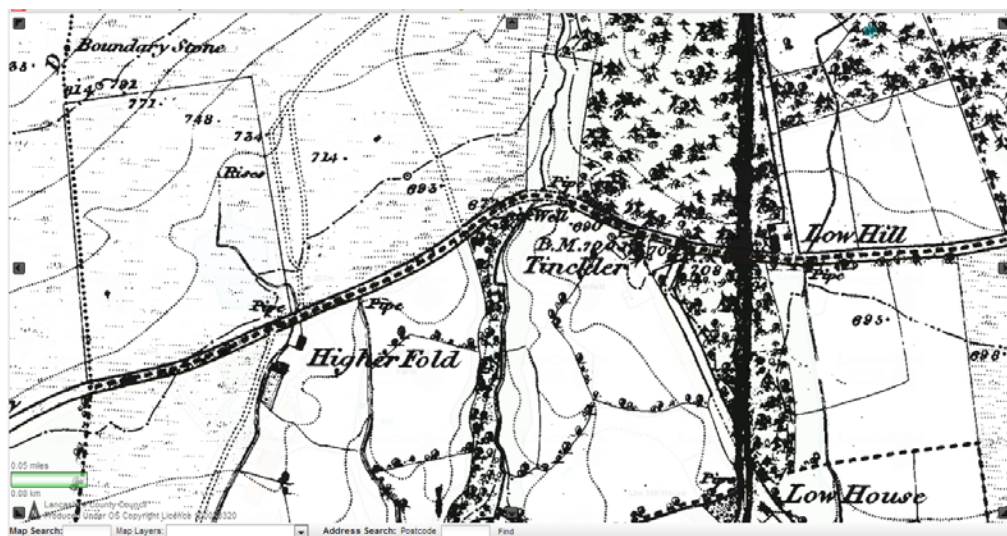
- 3.1 Hougher Fall Farm is in the Forrest of Bowland Area of Outstanding Natural Beauty. The current farmhouse is a replacement dwelling located with outstanding views over the Ribble Valley.
- 3.2 Dutton is a small hamlet village in undulating lowland farmland beside Longridge, Ribchester and Clitheroe. Dutton is the nearest settlement to Hougher Fall Farm. The village is a mix of old and new developments, many listed, especially in the nearby village of Ribchester. Hougher Fall Farm is accessed from Old Clitheroe Road. From the B6243 Longridge to Hurst Green road.
- 3.3 The Historical Ordnance Survey Map below shows the application site as Higher Fold as it was previously known. Historically therefore this land has always been agricultural land. The historical mapping also shows how development at Hougher Fall Farm has increased over the past 150 years or so.
- 3.4 The proposal will not have any impact on the AONB as it is replacing an existing structure within the application site. The development is sympathetic to the existing land use in terms of its size, intensity and nature, including design to ensure that the proposal retains its agricultural appearance.
- 3.5 The proposal has no impact on the listed barn recently approved for conversion into 2No dwellings being on the Eastern side of the farm house some considerable distance away and effectively within the same envelope as the building it replaces.

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Extract taken from Lancashire County Council, Mario. OS First Edition 1:2500.
First Edition surveyed 1884 – 92 (published 1881-1894)



Extract taken from Lancashire County Council, Mario. OS Map, First Edition 1:10000
First surveyed 1844- 1850. (published 1847-1853)

4. RELEVANT PLANNING HISTORY

- 4.1 3/2013/0673 Proposed demolition of existing garage to be replaced with an annex ancillary to the main dwelling. Work commenced with the demolition of the garage but no construction works have commenced.
- 4.2 3/2014/0200 and 0201 Proposed conversion of existing barn and outbuildings into 2no. dwellings including new detached double garage and a new vehicular/pedestrian access. Approved with works commenced on unlisted element of the project.

5. ASSESSMENT

5.1 Impact on AONB

This proposal replaces an existing building without any material change in size and with cladding which matches existing. New window openings are formed to take advantage of the views and these are mainly set under a roof overhang to minimise reflective glare. Additionally, as Holiday lets, the outdoor space is limited to small sitting areas with no space provided for the normal paraphernalia of a domestic household (e.g. shed, toys, washing lines etc).

5.2 Holiday Lets

The Forrest of Bowland Area of Outstanding Natural Beauty is an ideal setting/base for many holiday activities with lots of walking, and cycling routes. There is also Ribchester with its Roman Museum and many interesting towns such as Clitheroe, Longridge and Chipping. There are also many very popular nearby and varied eating establishments. Several holiday lets in the area have recently been lost when planning policy allowed them to be converted to permanent residences so supply is now not meeting demand.

5.3 Highway Impacts

The holiday lets are only 2 bedrooms and therefore one parking space has been provided for each. These are located directly off the existing access drive with sufficient space to allow manoeuvring on and off the highway in forward gear. The

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occupants will be expected to walk from the car space to their letting with the existing track only required for servicing the holiday lets.

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6. CONCLUSION

6.1 Hougher Fall Farm is ideally located for a great holiday setting and base for visiting the Forrester of Bowland Area of Outstanding Natural Beauty and surrounding area. The design of the properties including their outdoor spaces, replacing an existing building, has no impact on the AONB. The building is far enough away to have no impact on the Listed Barn Conversion recently approved. This proposal supports a farm diversification strategy at Hougher Fall Farm.