

Design Statement

Proposed Dwelling

At

Painley Farm Knott Lane Gisburn BB7 4JF

17.03.17

General

The applicants, Tom and Suzanne Preston have historical links to the site as outlined below:

My husband and I have been looking for a new house for a period of time to cater for our expanding family. We have a business in Blackburn and children who attend Thornton in Craven Primary School and local nursery's so we needed to find somewhere within reasonable locality of both. We looked at a few houses in the surrounding areas but failed to find anything which would meet our needs or in a location we wanted. As such, when Painley Farm was put on the market it suited us perfectly for a number of reasons.

Around 55 years ago my Grandparents took on a tenancy at Painley Farm. My mum and her sisters were brought up there and I have many fond memories of spending considerable time there, together with my cousins, as a child. My Grandparents farmed at Painley for almost 30 years and bought an adjoining farm, Whinhill Farm, sometime after. My Aunt took up occupancy at Painley with her young family and remained there until her death ten years ago. Since that time my cousins have continued to live in the farmhouse and work the land together with the adjoining farm bought by my grandparents.

Following my grandparents' death my cousins still farmed Painley but when it was put up for sale by the owners in 2016, they did make offers to buy the land but they simply could not afford the full asking price. The tenancy has now expired.

It was agreed with my cousins that providing we could secure planning permission for a single dwelling that together we could purchase the buildings and the land, thus facilitating the continuity of the family farming business on the land.

Statement from Suzanne Preston

The whole site is presently being purchased by the family, with a parcel of land retained by our client for the application development. The rest of the land will be owned and farmed by Mrs Preston's cousins.

The intention is to clear the site of the derelict agricultural buildings, retain and refurbish two of the traditional buildings and replace the existing house and two permitted barn conversions (3/2106/0575) with one single dwelling, built to traditional designs within a rural setting.

The proposed replacement of the three permitted dwellings with one single family home was put forward at a site meeting with Rachel Horton of RVBC on 09.11.16 with the following advice received on 16.11.16 based on the initial sketch site plan below,



- *The residential use of the property should not have been abandoned*
- *There being no adverse impact on the landscape in relation to the new dwelling*
- *The need to extend an existing curtilage*

In summary, I would advise that I have strong concern with regards to the following:

- ### Email response from Rachel Horton on 16.11.16

Design Considerations

In response to the above, the existing buildings have been re evaluated and it was agreed that the barn B (from the approval 3/2016/0575) would be retained, as suggested, to accommodate the garages, utility and boot rooms with guest bedrooms at first floor level. The previous approval has already established that the barn is suitable for conversion to a 4 bed house. The dilapidated steel framed agricultural sheds will be demolished and cleared from the site. The existing mid 20th C two storey house will also be demolished. A small brick building to the northwest will be retained for use as an implement and garden store.

The proposed dwelling has been re sited on the footprint of an existing barn to be demolished, with an orientation to match, and with a small single storey glass link is proposed between the retained barn and the new dwelling. The dwelling size has been significantly reduced by removing the single storey side return.

A topographical survey was carried out of the site which enabled the natural contours of the land to be utilised to provide a basement below the main body of the house with doors to the south. A terrace at ground floor will serve the main living spaces.

The residential curtilage has been reduced to provide a tight garden around the property. A traditional stone garden wall will form the boundary to the front and entrance side of the house, built using stone salvaged from site, with a small paved area to the front door. The boundary to the south and west of the curtilage will be formed with a simple post and rail fence. The planting will be in keeping with a traditional rural farmstead.

Drawing 16.149.08 shows the demolition and alterations proposed to the site highlighting the intended residential curtilage in relation to that of the previous approval and the existing house showing a substantial reduction on the overall curtilage.

An exercise has been carried out to balance the massing of the proposed development against the existing and its impact on the landscape and the comparisons are shown on drawing 16.149.09

The proposed dwelling will be built to the highest quality with local random stone walls with ashlar detailing, quoins, heads and cills. The visible lower ground floor walls will be built in ashlar as a plinth below the terrace at ground level. The roof will be formed in new traditional stone flags. Polyester Powder coated aluminium will be used for the windows, doors and external screens.