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**Proposed Re - Development at  
Startifant Farm, Longridge Rd,  
Chipping,  
Lancashire.**



**Design and Access Statement**

*On Behalf Of*

**Mr & Mrs R. Robinson.**

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# **J HADFIELD ENGINEERING SURVEYING**

## **Contents :-**

### **1 :- History.**

- 1.1 – Early History.**
- 1.2 - Recent Development.**
- 1.3 – Listed Status.**

### **2:- Design Component.**

- 2.1 – Use**
- 2.2 - Layout**
- 2.3 - Scale**
- 2.4 – Landscape**
- 2.5 – Appearance**

### **3:- Access Component.**

### **4:- Appendices.**

**A- First Edition Map**

**B- Current Ariel Map**

## **J HADFIELD ENGINEERING SURVEYING**

### **1:- History.**

#### **1.1 – Early History.**

The farm steading originates in the early 17c, starting with the main farm house on the west side of the Chipping brook and the barn and outbuilding on the East. Originally the road / track into Chipping village was routed directly in front of the house. The farm can be seen on the first edition map of 1840. ( See Appendix – A)

The house and barn have not retained their originality other than the main shell of both has been retained beneath various additional extensions and changes in exterior cladding.

The house originally would have been seen to face south, as the stone façade, the only one relatively unchanged is of cut & coursed natural stone with a plain style of features around the openings and at eaves level with a stone trough gutter system with a date stone of T.H. – 1820 inscribed on it.

#### **1.2 – Recent Development.**

The present occupiers family took over the farm in 1938, Recent development since the three brothers took control of the family farm in 1967 , the more modern farm buildings constructed include a steel portal storage shed, milking parlour, dairy, livestock building constructed from concrete block and most recently a “L” shaped mono pitch timber framed building for cattle housing at the rear of the farm house. ( See Appendix – B)

#### **1.3 - Listed Status.**

None of the property comes under a Listing.

### **2:- Design Component.**

#### **2.1 – Use.**

The past use of the farm until XXXX has been a working farm by the present owner's family, being farmed by the third generation being three brothers in partnership together, this farm along with another neighbouring farm and the village butchers shop, until the farm business was divided up following the death of one of the main partners in the business. Startifants farm then continued to be run independently along with the butchers shop by the current owner being the one remaining partner of the family business.

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### **2.2 - Layout.**

The layout of the existing site as a whole has the main dwelling, the existing farm house sited on the West side of Chipping brook and the combination of two bridges to access the farm buildings both the original stone built barn and the modern concrete block / steel framed buildings on the East side of the brook.

As the farm business has evolved, the butchery and ice cream manufacturing have moved into the Eastern end of the stone barn being accessed from the farm yard opposite buildings housing livestock. This situation has not been ideal, with possible environmental issues.

The proposed layout will enable the farm yard situated in a newly formed court yard layout to the south of the proposed site allowing them to become independent to the rest of the site.

The existing timber framed mono pitch building will be relocated to the opposite end of the site and the dilapidated concrete block and tin sheet buildings being demolished.

These changes to the layout will enable the existing barn and mono pitch machinery shed to become separate from the farm buildings and working environment, thus to allow the barn to be converted into two 3 bedroom properties with parking and a detached garage each.

The proposed newly built house will be independent to the rest of the buildings, whilst now being allowed to benefit from the views around with the former concrete / tin sheet buildings being demolished, allowing much needed light and space around the house.

The foot print of the new dwelling has been moved further away and raised by 300 mm from the brook to reduce the risk of flooding.

### **2.3 - Scale**

The overall scale of the proposed development is slightly reduced on the whole, the diversity of use will change slightly with the percentage of residential land use increasing and the percentage of agricultural and diversification land use will reduce due to a more efficient use of land.

The scale of the replacement main dwelling is to increase from a footprint of 135 sq m. to 175 sq m. this is an increase of 29 %. Which is well within the guidance of 50% recommended for an extension to a residential dwelling. This in context of a curtilage area of 1930 m<sup>2</sup> is approx. 9% of the residential curtilage for the house and this is no proposed change to this from the existing.

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The scale of the barn being converted into two dwellings will not alter in scale with the sun lounge of the Easterly unit being on the footprint of the existing butchery facility that was formally the dairy.

The farm buildings currently occupies 820 m<sup>2</sup> not including the stone barn, the proposed buildings will occupy 582 m<sup>2</sup>.

### **2.4 – Landscape**

The landscaping for the whole site has been used to clearly define the new boundary between the farm and the residential areas,

Planting around the site along with the existing hedge and trees outside the site will

### **2.5 - Appearance**

The appearance of the proposed site will be more in keeping with its location in the countryside as the farm building will have a less visible impact being in a more compact and efficient layout as well as being screened by tree & hedge planting around.

The stone built house and original style of the barn will be more visible without the various extensions and rendered surfaces being seen.

The replacement house is to be built in the same style as the original house was intended to look, no render or white wash. With natural stone features around doors & windows and stone verge capping to the roof.

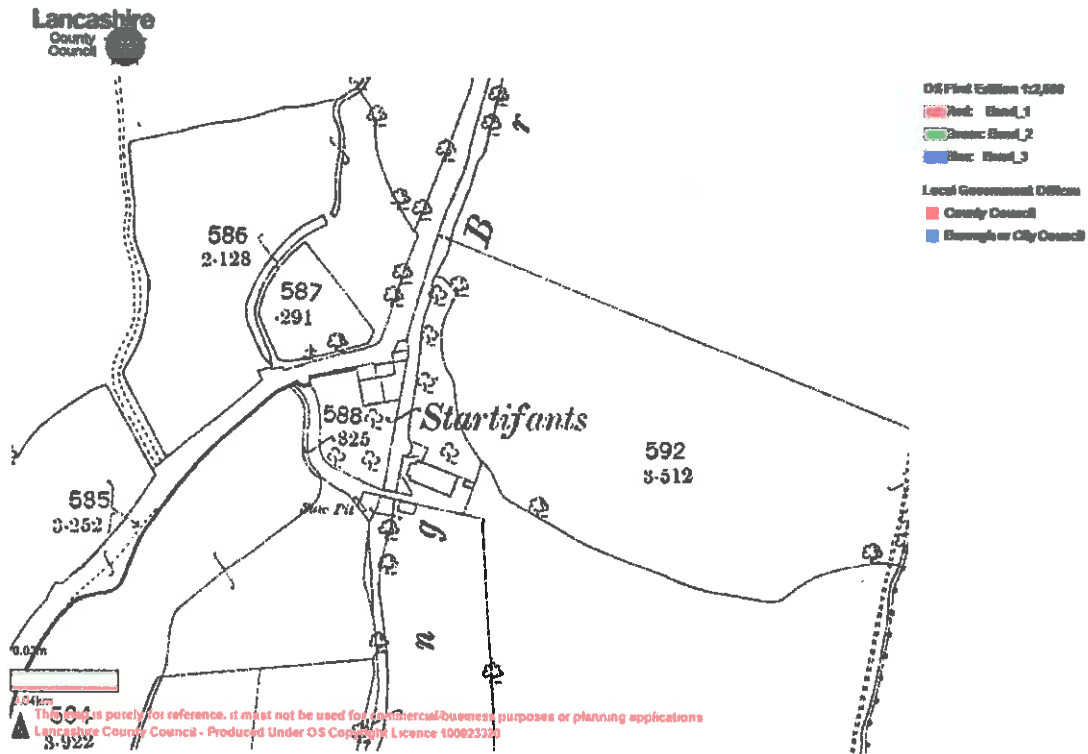
### **3.0 - Access**

The present access to the farm yard and barn is over the North Bridge with field access and shared access with United Utilities over the South Bridge.

The proposal is to keep residential access to the North Bridge and farm & United Utilities access to the South Bridge.

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## Appendices. A- First Edition Map



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## Appendices. B- Ariel Map



- Watermark:**
- Aerial Photos**
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
- Local Government Offices**
- Red: County Council
  - Blue: Borough or City Council