

DESIGN AND ACCESS STATEMENT

For
The Formalisation of an Existing Access Track
For the Barn Conversion
At Lyme House Farm
Thornley

Date: September 2017
Job ref: 4971

from concept to creation...



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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of our Clients Mr and Mrs Roper, as part of a full planning application for the formalisation of an existing access track to provide access to a recently approved barn conversion.

It is to be read in conjunction with planning drawing Nos:

- 4971-05 Site Location Plan
- 4971-06 Existing Site Entrance Plan
- 4971-07 Proposed Site Entrance Plan

2.0 SITE



Fig 01: Site



Fig 02: Access from Elm Brow



Fig 03: Access from Hope Lane

The site is located in Thornley in the Borough of Ribble Valley, Lancashire and is surrounded by agricultural land. Access is provided into the site from Elm Brow (see Fig 02) serving both the working farm and the barn conversion dwellings. Additional access tracks are present from Four Acre Lane

and Hope Lane (see Fig 03). Presently the site is occupied with a working farm and a barn building which has recently gained planning approval to be converted into 2No. residential dwellings.

3.0 TRANSPORT AND TRAVEL ASSESSMENT

The site given its proposed usage of residential dwellings and existing agricultural farm land will have staggered and varied traffic generated within and in close proximity to the site. Due to the farming traffic received and in use within the site a high traffic flow is anticipated in the area of the site occupied by the farm. The site will be used principally by the future occupants of the dwellings and the work processes of the agricultural farm. At present there is only one entry and egress point from which to enter and leave the site, resulting in the future residents of the proposed barn conversion dwellings passing through/adjacent to the agricultural farm and associated vehicles/work processes in use. Due to this and after analysing the site to maximise safety and reduce potential for accidents to occur the proposal seeks to formalise the existing access track from Hope Lane to solely serve as the access point for the dwellings.

4.0 DESIGN STRATEGY

The proposal has been formulated to reinstate the access track from Hope Lane to provide a direct safe access for the barn conversion dwellings, currently the surface is hard standing with areas of vegetation grown over, the grown over vegetation is to be cleared from the surface. The Access point from Hope Lane is to be minimally widened at the intersection with the minor road to improve manoeuvrability into and out of the site (refer to dwg No. 4971-07). Clear visibility splays are present when leaving the site from the proposed access with visibility splays in excess of 70m ensuring safe entry onto the minor road. 3No. 10 x 3m passing points have been provided for to allow the safe passing of vehicles along the access track. The Low level hedgerow along Hope Lane to be cut back below 1 metre and set back from the site line to ensure visibility is not impaired.

5.0 CONCLUSION

In summary, the proposal seeks approval to reinstate an existing access to provide a separate entry point into the site to maximise safety and ensure possible future accidental incidents are eradicated. Minor construction works are required to reinstate the access with minor works proposed at the intersection with the road to ensure safe entry and exit onto and from the road and site. The proposal does not compromise the amenity of adjacent buildings, or their agricultural land and would not result in any other significant or detrimental factors to the local environment or vicinity.