

Design and Access & Heritage Statement

Barn Conversion

at

Cherry Tree Farm

Chipping Road
Chaigley
Clitheroe
Lancs
BB7 3LX

For

Mr & Mrs Kenyon

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1. Introduction

- 1.1. Cherry Tree Farm has recently been bought by the Kenyons of Hesketh End Farm Judd Holmes Lane Chipping as an expansion of their farm.
- 1.2. The farmhouse is now rented out but the barn is redundant and too close to the farm to be of any farming use.
- 1.3. The property stands in the Forest of Bowland Area of Outstanding Natural Beauty

2. Proposal

- 2.1. This proposal is for the conversion of the attached barn into residential use.

3. Planning History

- 3.1. The farm has been subject of 4No planning applications:
 - 3.1.1. 3/1994/003A Erection of 2No Lean-to Buildings
 - 3.1.2. 3/1997/040N Erection of Machinery and Storage Shed
 - 3.1.3. 3/2004/1296 Change of house type of agricultural workers dwelling
 - 3.1.4. 3/2015/0453 Conversion of Brook Wood Barn into a single dwelling (refused)

4. Heritage

- 4.1. Cherry Tree Farm is a roadside farmhouse and attached barn with larger modern farm buildings to the North East. Some later single storey outbuildings also exist to the rear. The barn is of random rubble construction with a later profiled sheet roof to the main barn and slate to the single storey rear shippon.
- 4.2. The single storey shippon extension is unique to this type of roadside barn running perpendicular to the rear of the barn rather than the normal catslide roof which would have obstructed the original cart door. It appears to have been added between 1844 and 1884
- 4.3. The road fronting the farm once continued towards Brook Wood Barn (once a residence – more lately a barn) before turning left back onto the current highway.
- 4.4. It has been farmed by the previous owners the Thornbers for 3 generations. Typically, the attached barn was once used for cattle and more lately general agricultural storage.

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- 4.5. The property is evident on the 1st Edition Ordnance Survey 1:10560 (Lancashire Sheet 46), surveyed in 1844 (Reproductions below by kind permission of Mario Lancashire show the original road with the current road in the transparent background)



Figure 1 The 1:10,000 (6-inch) first edition surveyed 1844-1850 (published 1847-1853)

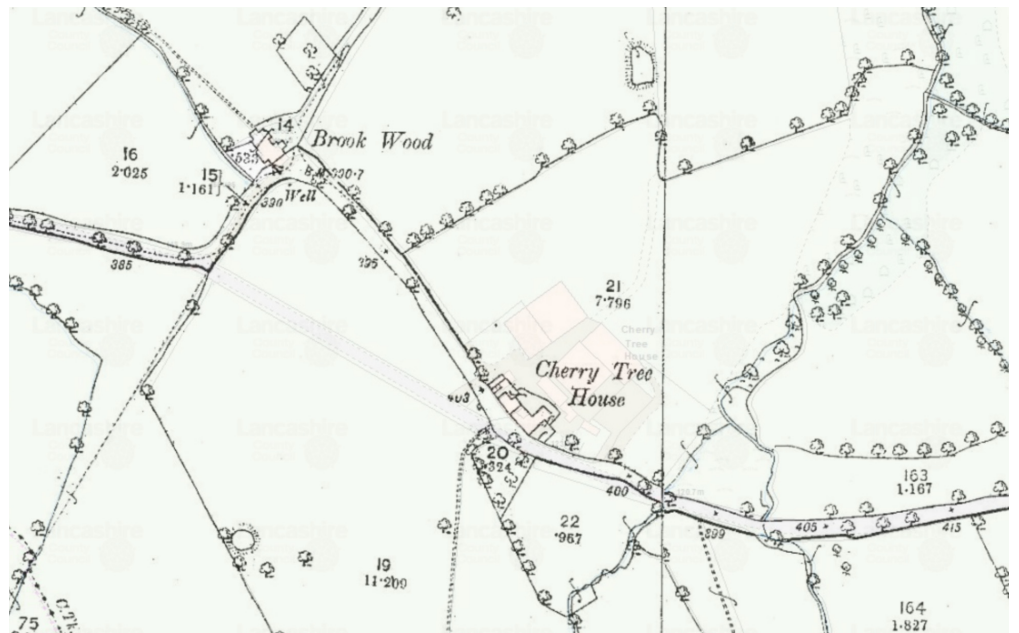


Figure 2 The 1:2500 (25-inch) first edition surveyed 1884-92 (published 1891-1894)

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5. Use

5.1. The barn has become redundant with modern farming practices and the proximity of the property to the farmhouse.

5.2. The property is however readily converted into a dwelling with sufficient land around for general access and facilities

6. Amount

6.1. The property will make 4No bedrooms with separate lounge, a living kitchen and a separate Utility and WC.

7. Layout

7.1. Set against the farmhouse with later brick built outbuildings to the rear it is well screened from the day to day farming activities which continue in the modern farm buildings beyond.

8. Scale

8.1. The existing barn measures 170.2sqm including hay loft. The Conversion after new insulated linings and glazed recess adds up to 116.5sqm at ground floor and 81.7sqm at first floor totalling 198.2sqm.

9. Landscaping

9.1. The existing areas around the barn are either concrete hardstandings or stoned up areas. This proposal ensures hardstandings remain adjacent to the barn with a modest area of garden.

9.2. The proposed curtilage is already bounded by stone walls and the brick built outbuilding. The new boundary between the farmhouse and the converted barn will be demarked with stone setts let into the ground – ie the yard area will remain open between the farmhouse and the barn

10. Appearance

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10.1. No new openings are formed to convert this barn so its overall character is retained. Windows and doors will be painted timber whilst the roof will be slate to match the house and the rear shippon. Gutters will be cast aluminium on rise and fall brackets.

10.2. In order to convert this barn without creating new openings the original cart door opening has a recessed feature to allow borrowed light into adjoining rooms. It also facilitates escape windows. The light is improved by adding Velux windows over the void.

11. Access

11.1. The existing vehicular access to the barn is retained.

12. Conclusion

12.1. The barn is within a farm grouping and as such is a sustainable conversion retaining the historic building and thus maintain the AONB. It is structurally capable of conversion without the creation of new openings and is therefore presumed to be a straightforward planning decision.