

Design and Access Statement for the proposed residential conversion of Twitter Bridge Farm Barn, Twitter Lane, Waddington, Clitheroe. BB7 3LG

The Proposal

Our client, Waddington Hospital Trust, own Twitter Bridge Farm, located directly off Twitter Lane, Waddington including its associated farm land which is currently let on a grazing licence (see land outlined in blue on our drawing enclosed with the accompanying application 415/2/2 Extent of ownership of land).

The farm buildings have become redundant except for the existing farm house which is habitable and has been let on the existing housing market. To the north west of the farm house is a large stone barn, and to the north, a small stone outbuilding. Collectively these three stone structures form a grouping of buildings that form a focal point around the existing farm yard. Consequently our client believes that the barn conforms to policy DMH3 and DMH4 of the core strategy and with other essential requirements will satisfy the principle of development for a dwelling in the open countryside.

The Hospital Trust now wish to convert the existing barn into a residence with the benefit of planning permission. Prior to this formal application, we made two submissions for pre application advice. We believe that this action has enabled us to thoroughly consider the design and development issues of our clients' proposal, in line with the council's planning officers which should be particularly helpful in contributing to a successful scheme for the residential conversion of the barn.

Design considerations, informed by the Local Planning Authority response for pre application advice and incorporating the general constraints of the site.

In pre application discussion, it was the Local Authorities expressed wish to retain the existing grouping of stone buildings within the farm yard and in view of this, we have clarified our clients thinking on this matter, particularly the small stone outbuilding to the north of the farm house. Consequently the trust will retain the building within the residential curtilage of the farm house. This will, therefore, exclude the building from this submission, but our design uses the building to screen the converted barns' bin store from views into the site, particularly from Twitter Lane. Dry stone walling is proposed to create a small compound, adjacent to the entrance of the barns curtilage, to fully enclose this domestic requirement, (see Drawing 415/2/3 Proposed Site Layout and Curtilage Plan).

In addition we were aware that concerns have been expressed about the initial treatment to the barn, given its visual prominence, in particular its north east and south western elevations. Our initial scheme introduced a considerable number of new openings to facilitate additional natural light into the barn, due to its large footprint, even though there are only a minimal number of openings in the existing structure.

Consequently, following the Local Authorities response, we have minimised these new

openings, introduced strategically positioned roof lights and glazed internal walls to capture secondary light, to form an interesting habitable space, without compromising the integrity of the existing structure. Below we have addressed the issues that have been raised on each of the barns proposed elevations and identified any changes that have been introduced since the Borough Councils Pre Application response on 20th March 2018.

We believe that this new scheme, addresses the authorities concerns, particularly for users of the highway travelling in both directions along Twitter Lane.

North East Elevation.

Travelling away from Waddington in the direction of Bashall Eaves, the North East elevation of the barn becomes visible some 135 metres before the entrance to the farm yard. The elevation is particularly visible from the highway and cannot be camouflaged by tree planting, as the boundary of our clients land falls directly along the line of this elevation. It is therefore our intention to limit the number of window openings to one at ground floor level, positioned towards the back of the elevation, at its furthest point from Twitter Lane. The windows have been designed with a three pane opener above a six panel window, adopting the design of the windows in the existing barn. In addition, at our pre-application meeting we discussed the introduction of slotted windows to provide natural lighting to bedrooms 2 & 3. This has now been shown on our final layout (see Dwg 415/2/5B Proposed Plans and Elevations). It was our understanding that this treatment would address the Local Planning Authorities concern for this particular elevation.

South West Elevation.

Concerns were expressed at the prominence of this elevation, particularly from the vantage point where Twitter Lane crosses over the stream at Wetters Bridge. Our client is aware that this elevation could be screened by indigenous tree planting either close to the bridge or within the curtilage of the proposed dwelling. At the present time the Hospital Trust own the barn for conversion and the associated land adjacent to the bridge, but it is quite possible this status quo will not continue. Consequently we have used an additional plot of land adjacent to the residential curtilage to allow for landscaping, enabling the partial screening of the south west elevation which can be conditionally controlled by the Local Planning Authority. This dedicated landscaped area is bordered by dry stone walling which will screen the rear of the building that is likely to include domestic paraphernalia associated with its proposed usage from this southern vantage point. Again we understand that the Local Planning Authority were happy with this solution.

North West Elevation

We note the Pre Application advice that the officer has no objection to the openings proposed on this elevation. As discussed, it is our clients' intention to introduce low profile

conservation style roof lights to this 'rear roofscape'. Whilst the roof lights have been repositioned to complement the barns proposed internal layout, there will be four low profile conservation style lights, identical to the number on the barns existing north western roof scape.

South East Elevation

Following our pre application enquiries, it was evident that the planning officer considered the south eastern elevation the 'principle elevation of the barn' the treatment of which should 'sustain its historic former character'. In view of this, we have utilised the existing cart opening in its existing form and proportion, removed the first floor window to the lounge and the ground floor window to the games room, and fully glazed the two existing entrance doors, providing additional natural light where additional windows were considered inappropriate, contributing to the planning authorities' requirements. The removal of the side lounge window and the provision of natural light into the main bathroom has introduced two additional roof lights to the south eastern roof scape. We consider that these two additional low profile, conservation roof lights are visually minimal and more than compensate for the removal of the two windows on this prominent south east elevation.

Potential overlooking problems.

As previously identified in the Local Planning Authorities response to our pre submission enquiry, our client is aware of the proximity of the proposed barn conversion to the existing farm house and consequently potential overlooking problems that may occur following the conversion of the barn. The front elevation of the barn that faces Twitter Lane is set at 70° to the existing farm house frontage and in plan the nearest corner of the barn to the farm house is only 9.5metres. The main issue with regard to overlooking is the proposed first floor lounge of the converted barn, overlooking the habitable rooms and amenity area of the farm house. The Trust own both the farm house and the proposed converted barn and are concerned that problems do not arise in the future, as this may affect the potential letting interest of the farm house. To alleviate this problem we have

1. Removed the side lounge window on the south eastern elevation
2. Set the two lounge windows back within the thickness of the wall on the south western elevation.
3. Introduced a further dedicated landscaping area between the two properties, within the residential curtilage of the farm house. (See Dwg. 415/2/3A).

We note the Planning Officers pre submission advice that the proposed lounge windows of the converted barn at first floor level on the south west elevation (See Dwg. No. 415/2/5B) should be obscure glazing. Our client considers the requirement inappropriate for the buildings rural location given the measures that have been already taken to minimise potential overlooking problems.

To further clarify any additional problems relating to the orientation of the two buildings, we have identified on our plan, (No 415/2/3A) the habitable rooms within the farm house and their proximity to the converted barn. Clearly the removal of the first floor lounge window on the south east elevation is a considerable improvement for potential overlooking issues. The single storey extension on the front elevation of the farm house obscures oblique views to habitable windows on the farm house eastern frontage and the converted barns lounge windows have been dealt with earlier in this statement. Consequently our client believes that any overlooking issues will be minimal between the two dwellings.

The use of materials and further design considerations.

Twitter Bridge Barn displays a number of interesting carved stonework heads and jambs set around existing doorways and windows which may well be stone details from the original pre 1850 building that was demolished and rebuilt between 1884 and 1907, when the whole site was reconstructed as the present farm buildings. It is our client's intention to retain these stone features in their current position, incorporating them into the renovated building. As identified on our drawing 415/2/5B, all new roof lights will be Low Profile Heritage style velux roof lights preserving the integrity of the existing blue slate roof pitch. Our proposed scheme is to increase the number of existing roof lights by two. That is 3 No roof lights on the front south eastern roof scape and 4 No roof light on the rear, north western roof scape.

Incorporated in the new scheme is the removal of a general store, which has been added to the external southern corner of the barn. The removal of this structure will make a considerable improvement to the visual amenity of the existing barn and assist the flow of vehicles into the new residential curtilage. Our scheme also removes the brick passage way that forms an internal link between two of the existing milking parlours, this then allows the sheep shed to regain its original form, consequently making the internal layout less inhibiting for its use as an internal garage. (see Dwg. 415/2/4A to illustrate the above proposals). Clearly we believe that this revised formal submission makes a better contribution to the adjacent countryside and with additional advice from the Planning Department our client has a scheme that will be acceptable to the Local Planning Authorities requirements.

Access

The access to Twitter Bridge Farm is directly off Twitter Lane, a class 'C' road, at a point on a bend, half a kilometre from Waddington which allows excellent sight lines in both directions. Presently this access services the farm house and the redundant barn, whilst access to the agricultural fields rising away from the north west elevation of the barn ceased when the barn became redundant. As was discussed at our pre application advice meeting on 20th March 2018, the farmer is currently using an alternative access to these fields, from a field gate again directly off Twitter Lane to the south of the farm yard entrance, in the direction of Wetters Bridge. We note the Planning Officers view that should our client wish to formalise this access or introduce a track through the field a formal application will be required. However as there is already an access to the field that is currently being used by the farmer she sees no

issue in this continuing. Our new farm yard layout shows segregation between the farm house and barn, with a dedicated manoeuvring area for both properties, allowing vehicles from both properties to enter and leave their respective dwellings in a forward direction. The use of the alternative access to the associated fields will continue to be fully employed, terminating the need for agricultural machinery and equipment to pass through the existing farm yard.

John C Pye

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