

Mulberry Grange, Cross Lane, Rimington. BB7 4EE

Amendments to approved scheme to convert outbuildings for ancillary residential purposes as part of scheme to improve former farmhouse (3/2011/0798, 3/2011/0799 and 3/2017/0707), including works of rectification. Replacement of former slurry compound with walled residential garden (extended curtilage), use of part of former farmyard as paddock, erection of timber stable block within paddock, formation of oak framed, glazed link linking the dwelling with outbuildings and installation of small clock tower on garage (converted former barn).



Design and Access Statement
September 2018

1. INTRODUCTION

1.1 This Design and Access Statement is in support of a full planning application submitted by Mr A Ford for the amendments to the approved scheme at Mulberry Grange. Mulberry Grange was formerly known as Higher Gazegill Farm. Planning permission was granted in 2011 for the conversion and extension of the farmhouse into the attached barn and the conversion of the outbuildings.

1.2 This application should be read in conjunction with:

- Accompanying plans
- Site location plan 1:1250
- Planning Statement
- Heritage Statement

2. APPLICATION SITE AND SURROUNDINGS

2.1 Mulberry Grange is a listed building identified as Higher Gazegill Farmhouse and barn adjoining to the west and was listed in 1984. The list description reads *“House and attached barn, late C18th. Sandstone rubble with stone slate roof. Double-pile plan with central entry and end chimneys. 2 storeys. 2 bays. Windows tripartite with plain stone surrounds and square mullions. Door has plain stone surround and hood of 2 pitched stone slates. Front wall of barn has wide entrance with segmental arched head, a window to the right with plain stone surround, and 2 pitching holes under the eaves with plain stone surrounds” (Full Listing attached).*

2.2 The site is in the open countryside and comprises the historic farmhouse and farm buildings together with more modern farm buildings and structures. The permission granted in 2011 included the conversion of some of the farm buildings to domestic use and the creation of a new access on the northern side of the site.

2.3 More generally, the site is set in an area of farmland, which is within the open countryside and the in the adopted Ribble Valley Districtwide Local Plan.

3. PLANNING HISTORY

- 3.1 3/2011/0798P and 3/2011/0799P Application for renewal of planning consent 3/2008/0645P and listed building consent 3/2008/0646P for the proposed conversion and extension of farm into barn including conversion of outbuildings approved 30/09/2011. Modern barns converted under 3/2017/0707.

4. THE DEVELOPMENT PLAN

- 4.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy and the proposals map of the Ribble Valley Local Plan.

Key Statement EN5: Heritage Assets

Policy DMG1- General Considerations

Policy DME2 - Landscape and Townscape protection

Policy DME3 -Site and species protection and conservation

Policy DMH5-Residential and curtilage extensions.

Policy DME4- Protecting Heritage Assets.

5. EVALUATION

- 5.1 The main issues to be considered in this application are the amendments to the proposed alterations, the impact of this on the setting of the listed buildings.

- 5.2 This full application has been submitted at the request of the Council's Planning Department.

- 5.3 The historic building record¹ includes the maps below figure 2, which shows that the modern farm buildings to the west of the stone farmhouse and barn were built after 1907. The aerial photograph on the Lancashire County Council mapping serve Mario maps indicates that the modern farm buildings were probably erected after that date.

¹ Appendix Historic Building Record

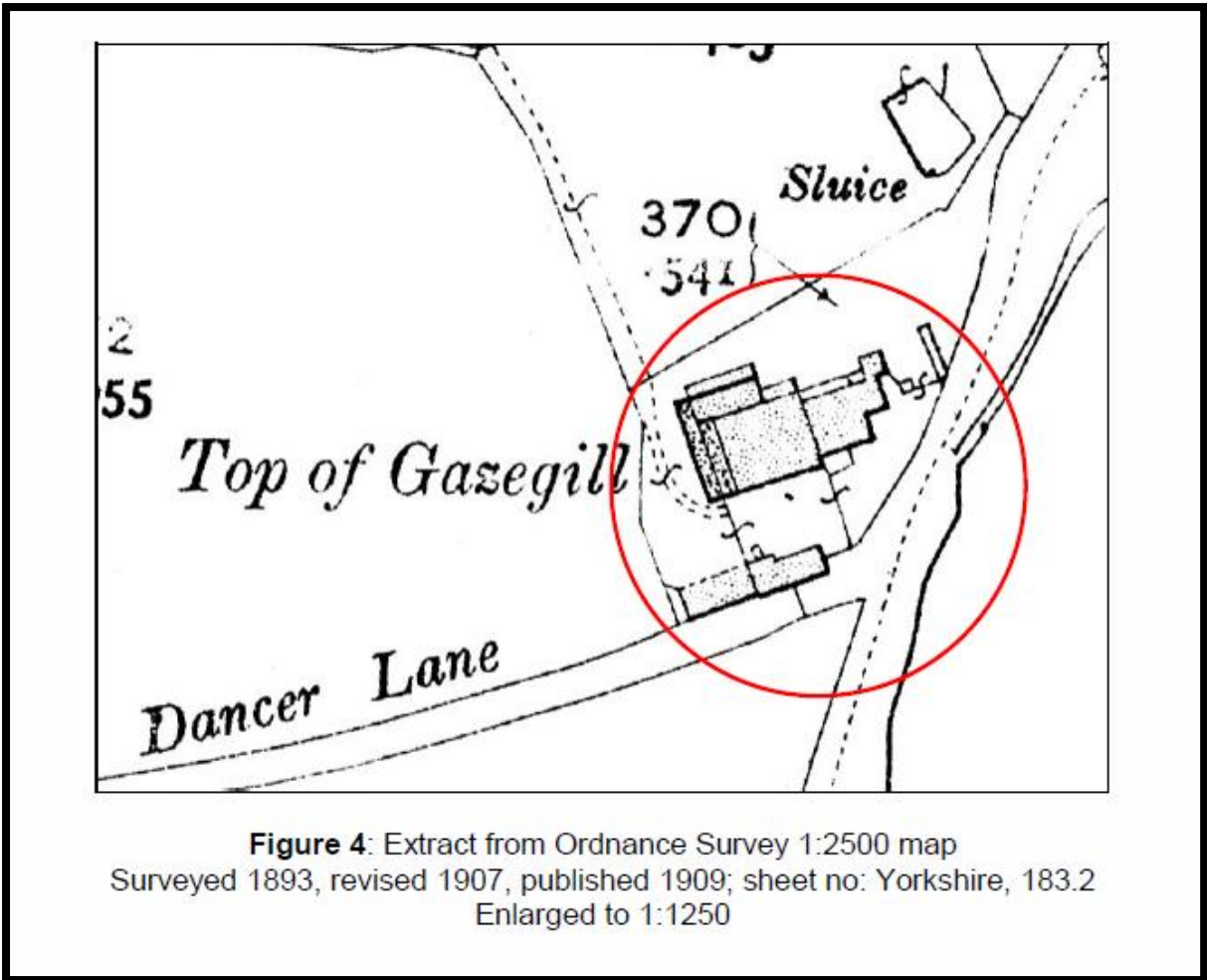


Fig 2 Extract from historic building record page 21

5.4 As the modern buildings to alter were constructed after 1st July 1948 they are not protected by the listing of the farmhouse and attached barn. The alteration to the buildings do not require listed building consent. The proximity to the listed building means that the proposed alterations to the building have the potential to affect the setting of the listed building.

5.5 The general areas of work requiring amendment are:-

- a) Glazed screen and porch – ancillary building
- b) Carport
- c) Pedestrian gate to front of farmhouse
- d) Link between buildings
- e) Window amendments to modern lawn
- f) Walled garden

All these variations are detailed in the attached drawings with materials, sizes and plans of all proposals. These works are also covered in the Planning Statement.

It should be noted that all stonework is carried out with natural local sandstone. Timber and joinery to windows/walls/framework in English Oak. Roof finishes to match i.e. York Stone to carport and cedar shingles to modern buildings.

- 5.6 As regards design of the variations they are all in keeping with the approved plans on all parts of the development. The porch to the ancillary building has a carpenter oak framed porch with glass behind. This is constructed on the western elevation of the part of the outbuilding not noted as listed. The carport adjacent is carpenter oak framed, open front and back with stone flagging to the roof. Again, this design is typical of farm buildings designed to house farm vehicles.

The replacement walls to the slurry pit (built in concrete) are constructed in random natural stone to the same height as the slurry pit walls. The decorative gate is to be removed and walled up to match the existing.

All other minor changes match the previous materials.

- 5.7 All the proposed alterations to the buildings will not affect the appearance and setting of the listed building.
- 5.8 The proposed alterations are designed to meet the specific requirements of the applicant and enhance the setting of the buildings.
- 5.9 The 2008 and 2011 permissions did not include garaging for the dwelling. Buildings that were sited to the north side of the barn have been removed and this has better revealed views of the listed building and enhanced its significance. It would not be unreasonable to expect garaging to be provided for a dwelling of this scale. Including garaging in the existing outbuildings is

preferable to erecting new garage buildings within the setting of the listed building. In addition, the agricultural form and scale of the outbuildings are more appropriate in this setting than domestic scale garage buildings.

Protected species

- 5.10 A protected species survey has been carried out and finds that none of the buildings provide a suitable habitat for bat use. A scoping survey and emergence survey were carried out. The alterations to the building are unlikely to cause harm to protected species.

6 ACCESS

- 6.1 At present the site is accessed via a new driveway onto Crosshill Lane (approved in the original application) and the original farm access onto Dancer Lane which has always existed to access the concrete barn and outbuildings.

Both entrances are to be retained and the current access from Dancer Lane will be tidied up with a gravel surface. Access to the carport and paddock will be from Dancer Lane with a field gate inserted into both the paddock and field beyond.

The former tractor access onto the courtyard on the dangerous junction of the 2 lanes has been blocked with only a pedestrian gate inserted into a random sandstone wall (see detail).