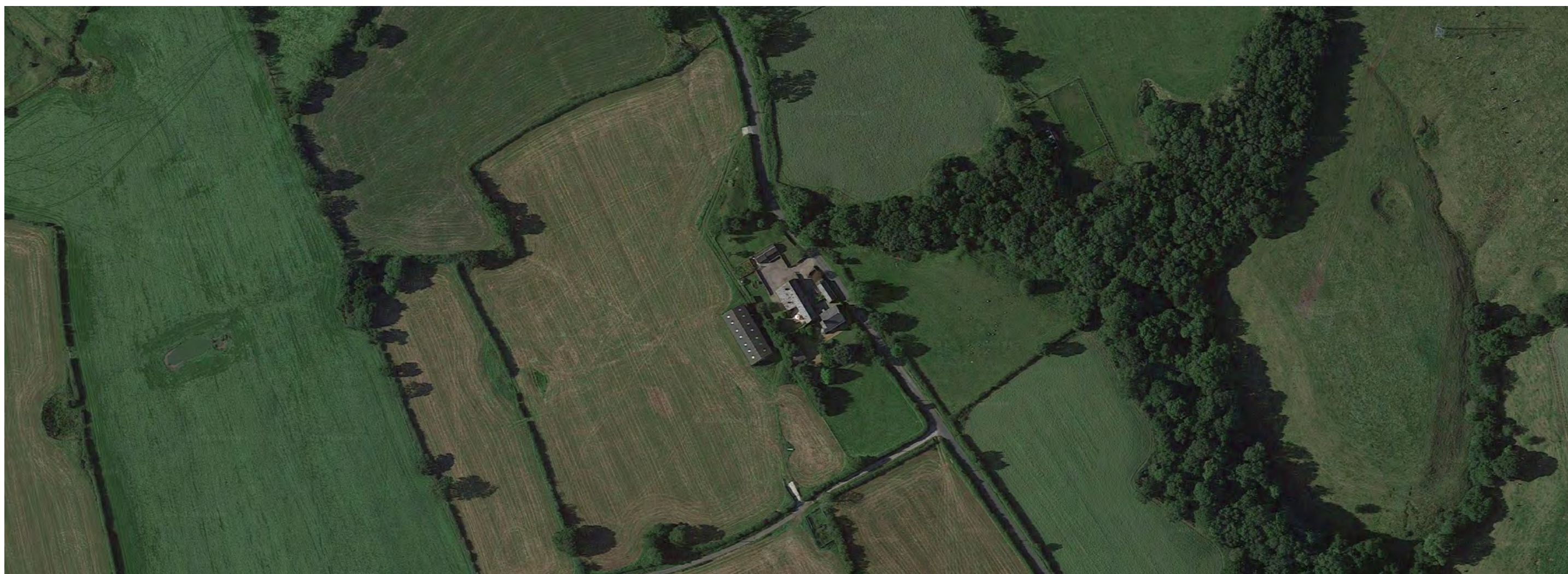


stanton andrews architects

design and access statement

far granham barn



existing

site plan

The existing property is located within a cluster of properties previously a large barn near Hothersall. The semi-detached, 2 storey barn shares the northwestern boundary with the other semi-detached barn, the land has been split into individual courtyards for each property and therefore any proposed works will not affect the neighbouring properties. There is an adjacent garage outbuilding and both the barn and garage are constructed of natural stonework, with a pitched natural slate roof.

The existing buildings comprise of:

- barn (144.5 m2 - Gross Internal)
- outbuilding (33 m2 - Gross Internal)

brief

Mr and Mrs Thompson (the applicants) have lived at Far Granham Barn for many years. They are keen to address the shortcomings within the property such as layout, limited daylight and unused outbuilding to create a home to fit for retirement and occasional welcome visitors.

Key elements of the property were to be addressed;

- arrangement layouts
- improve daylight within the house
- wagon entrance improvement
- use of outbuildings



planning

planning policy

Ribble Valley Borough Council's local plan confirms that Far Granham Barn is located within the 'open' countryside and the Forest of Bowland Area of Outstanding Natural Beauty. RVBC's local plan confirms that planning policies ENV1, ENV9, and G5 should be taken into consideration. The policies generally state that the development has to be of small nature and not harm the 'basic character of the area'. Additionally the site is located within the Forest of Bowland AONB;

"The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced...As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials".

planning history

Planning permission was granted for the conversion of the barn into two dwellings in 1993 (planning application number 3/1993/0564). One of the planning conditions removed permitted development rights.

In 2014 the neighbouring property Granham House Barn was altered by Stanton Andrews Architects.

- 3/2014/0857 - Alterations to existing roof lights to Granham Farm Barn, Alteration of existing windows and roof lights. Approved subject to conditions.

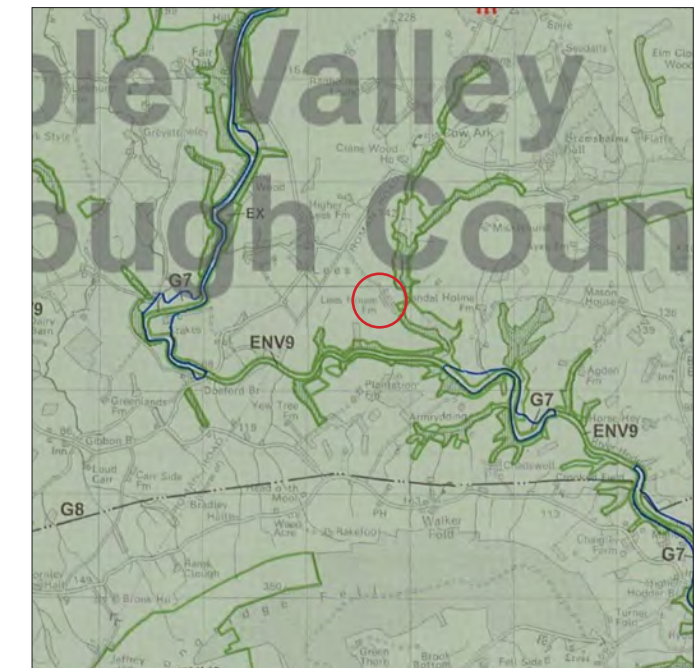
planning approach

The majority of the proposed changes would originally be within PD rights had they not been removed.

Under permitted development rights the extension at the rear would be allowable.

'Single-storey rear extension must not extend beyond the rear of the original house by more than 3m an attached house or by 4m if a detached house.'

The rear extension extends to 3m from the property which is well within PD rights stated above. Additionally, a front porch below 3m² and less than 3m in height is allowed within PD rights - The proposed porch is small in nature and extends 1.2m and is 2.6m at its ridge.



location of Far Granham Barn as defined by RVBC's local plan proposals map



existing photos of the barn and garage

pre-app feedback

principle of development:

The general design and appearance of extensions to properties should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. Para 131 of the NPPF states that 'In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

In this case the extension is proposed to the rear of the property with other alterations to the front. The former barn lies within the open countryside, policies DMG1 and DME2 of the Core Strategy state that development should be of a high standard of design and should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. I am satisfied that a single storey extension is acceptable in principle.

The converted garage will be incidental to the main dwellinghouse and will be used as ancillary accommodation for family members. Should consent be granted for any future application it is important to note that a condition will be attached to the planning permission preventing the garage being used as a separate habitable unit.

visual amenity

I have no objection to the broad principle of the conversion to the garage and construction of the car port, I would stress that the scheme should use corresponding materials to those already present as shown on the plans, particularly the slate roof.

front elevation

The proposed alterations on the front elevation of the converted barn include the addition of a porch and the alteration of a first floor window. Generally alterations to barn conversions are refused if they are considered as overly domestic additions, the proposed porch could be considered thus, however it is my opinion that so long as the porch is kept simple and open in design and appearance, it could be considered favourably. The proposed insertion of a window on the first floor elevation to replace the existing pigeon holes is not considered to significantly impact the character of the original barn due to the existing window and door bellow. However the proposed window should be as small as possible and preferably square in shape to correspond with those on the ground floor and the existing first floor windows to the rear.

The proposed works to the rear of the property include the insertion of two new windows on the first floor and a single storey rear extension. The proposed window nearest the adjoined barn to the south east, will be replacing two existing pigeon holes, this window is considered acceptable in principle; however the opening should correspond with those existing on the first floor of this elevation. The Proposed additional window to service the master bedroom would not be considered acceptable, the Council's Policies require that a building/ barn is capable of conversion without the need for major alterations which would adversely affect the character of the building, and this includes new openings. I also refer to Historic England's Guidance on barn conversions and new openings: 'there should always be a presumption in favour of maximising the use of these existing openings without changing their size, and limiting the formation of new ones. Where new openings are added or new windows inserted within existing door openings, great care needs to be given to their placing and design'. The rear extension proposed, is considered to be acceptable in principle, the flat roof element allows for the extension to be noticeably separate from the original barn, thereby minimising any impact the proposal could have on the character of the barn. The proposed materials should as shown on the plans be corresponding to those found on the existing dwelling.

residential amenity

The proposed development is not considered to result in any significant negative impact on any of its neighbouring properties. The adjoined neighbour to the south east will not be significantly impacted by the proposed extension due to the neighbouring dwelling extending further back than the proposed extension. The original farm house is located to the north of the application property and due to this orientation will not be impacted by the proposed alterations. Conclusion:

The proposed plan subject to my recommendations, in my opinion, reflect a high standard of design and will not result in any significant negative impact on either the visual or residential amenity of the surrounding area.

proposed

use and appearance

proposed barn

The proposal is for a single storey 3 m extension to the rear will allow for more space for the kitchen and lounge and plenty of natural light to penetrate into the house through large doors that connect the house to the garden. The extension steps away 1 m from the existing property, providing a clear separation of new and old with a lead-lined flat roof that will house roof lights and allow the extension roof to have a 20° degree pitch suitable for slates that are natural in keeping materials of the Forest of Bowland AONB and the existing barn.

The wagon door at present the unsightly floor plane of the first floor, the proposal is for a porch to provide cover and also remove this view of the floor plane.

The proposal at first floor is to replace arrow slit windows within two of the bedrooms with windows in keeping with other larger windows in the property to create brighter more habitable rooms.

To respect the character and history of the barn the majority of its features will not be changed such as arrow slit windows and exposed trusses and beams.

proposed outbuilding

The outbuilding is currently being under utilised due to its lack of proper insulation, rendering it an inhabitable space.

The proposal is to convert it into additional living quarters, which will allow the family to use it again. The existing walls are to be lined with insulation and the space to house a bedroom with ensuite and study area. A proposed new window to the northeast elevation will match the existing windows.

Additionally the roof is to be extended to provide a covered car port to protect the cars and the oil tank.

proposed alterations

- front porch to front elevation
- single storey rear extension
- re-organised internal layout
- larger windows to replace small windows in bedrooms
- accommodation in the garage

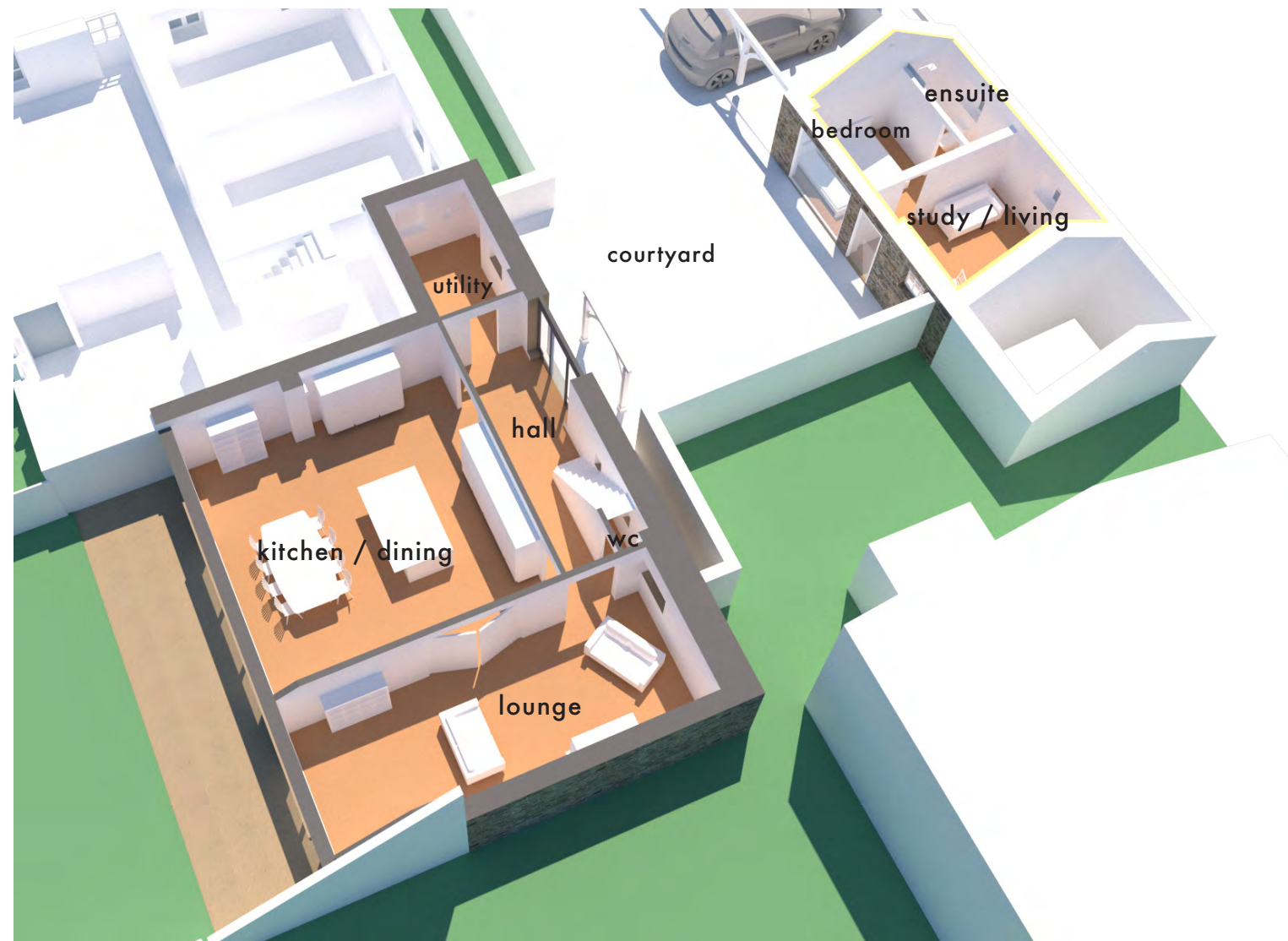
amount

areas

Below is an area comparison for the existing and proposed outbuildings:-

existing areas		
barn	144.5	m ²
outbuilding	33	m ²
total	177.5	m ²
	(gross internal footprint)	
proposed areas		
barn	182	m ²
outbuilding	33	m ²
total	205	m ²
	(gross internal footprint)	

proposed



floor plans

ground floor



first floor

proposed



courtyard view



rear extension



covered car port

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