

320190350P

**PROPOSED AMENDMENTS TO BARN CONVERSION PLANNING
APPROVAL**

AT

HIGHER BOYCE FARM

STONEYGATE LANE, RIBCHESTER

DESIGN STATEMENT

BY

SUNDERLAND PEACOCK ARCHITECTS

Job No. 5758

Rev 1.00_ MARCH 2019

1.0 INTRODUCTION

This Design Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of Mr and Mrs Turner. It forms part of the supporting information which seeks amendments to the current planning approval ref: 3/2016/0177 which allows the conversion of an existing barn into two dwellings.

It is to be read in conjunction with all planning drawings and supporting documentation.

2.0 SITE LOCATION

The application site is located at Higher Boyce Farm, Stoneygate Lane, Ribchester, PR3 3YN. The farm is located to the north of the small village of Ribchester within the Ribble Valley in Lancashire. It is located on the west side of Stoneygate Lane and is access via a communal access road that is shares with a neighbouring property.

3.0 LOCATION AND SITING

The barn is a detached building with adequate separation distance between it and other surrounding buildings and as such its retention and use as a dwelling has no adverse impact. Also, access to the building is excellent due to the existing drive present which already serves Higher Boyce Farmhouse. The proposed curtilage to each new dwelling house is identified on the submitted proposed site plan along with access and parking arrangements.

4.0 PROPOSAL

- 4.1 The application to which this document relates is for the proposed conversion of an existing barn building into 1no. 4 bedroom dwelling and 1no. 3 bedroom dwelling as well as associated external works i.e. gardens and parking areas.

The barn has been identified as suitable for conversion and is in good structural condition with only minor maintenance which requires addressing as set out in the previous application.

- 4.2 The applicants seek the following proposals as part of this application:

a. The demolition of a large existing single storey outbuilding located to the west of unit 2.

The removal of this building referenced on drawing 5758-E01 as building A, will be significant in positively enhancing overall view of the site location from the surrounding area. The building is similar in length to Unit 2 and has a negative appearance on the western elevation. The footprint of the building is 217m² and will provide an amended parking position for Unit 1 as well as access to the horse ménage and stables. The position and impact of this building is illustrated in figure 1.

b. The demolition of an existing outbuilding to the north of unit 1 and replacement with a garage and office building.

This building also has a negative visual appearance on the overall site with the replacement building intended to reflect the existing barn in proportion, design and materials to allow a positive impact on the site and surrounding area. The proposed building will be associated with Unit 1.

c. Some minor alterations to external opening to Units 1 and 2.

Refer to drawing 5758-P02 for further information however this involves the minor amendments as a result of an updated internal design layout.

Following further review of the pre-application guidance 'one possible avenue to explore would be to create a highly contemporary design' the final proposal is a direct reflection of this. A more contemporary approach has been adopted through the design, layout and materials. The design creates a visual break and connection from the barn through a modern glazed link south of unit 1 which proportionally reflects the existing barn protruding lines. A flat roof structure with simple design detailing is provided introducing a timber clad extension intersected with glazing to the gable elevation. Privacy and further detail is provided through vertical timber louvres to the east and west elevations as illustrated in the perspectives in figure 3.

The direct contrast of design and materials provide a modern and enhancing extension to the locality.

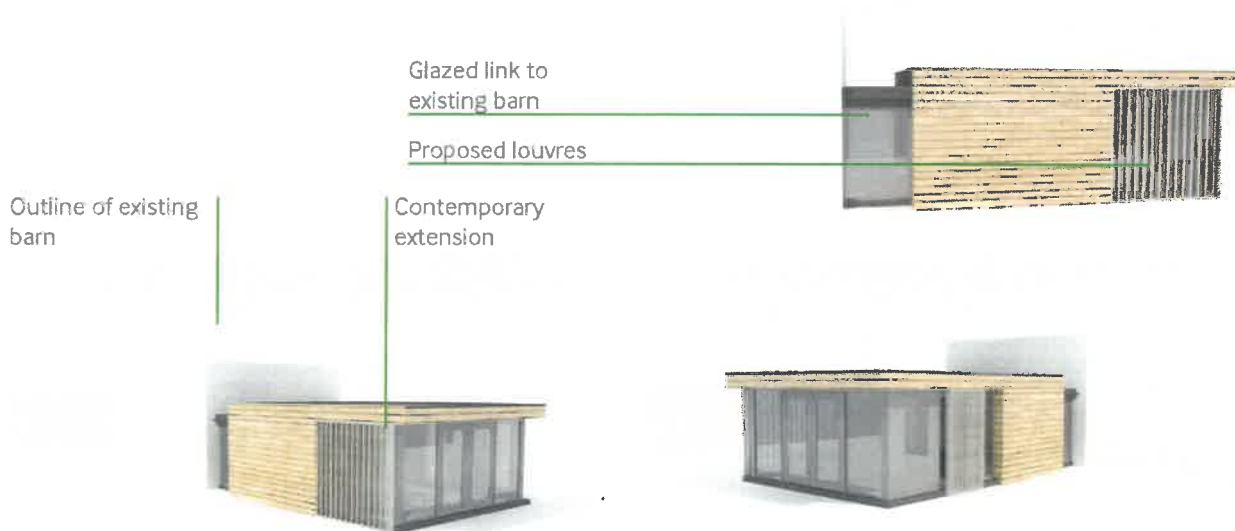


Figure 3. Proposed perspectives of proposed extension

Conscious of the Council policy on extensions to Barns within the Borough, it is important to note the overall positive impact which this application seeks, particularly in relation to the removal of western outbuilding. As a footprint comparison, the proposed extension footprint is 55m² in comparison to the outbuilding on 218m² and the single storey removal of 20m² equating to 183m² reduction in floor area.

Further to this, there are examples of extensions to barns within the Borough such as application 3/2018/0543 which involves a substantial residential annex over two floors as well as application 3/2016/0425 which approves a modern extension to a barn.

e. A horse ménage and stables located to the south west of the residential units associated with Unit 2.

As illustrated in Figure 3 and drawing 5758-P03, the horse ménage and stables are located to the south west of the residential units along an exiting hedge row boundary to the west.

The topography of the site in this area is also lower which will further allow the proposed to nestle into the landscape. This is further enhanced through the use of perimeter landscaping and the stables set into the slope as well as the east and south ménage elevation being protected by landscape mounds which will conceal the fencing to the ménage.



Figure 4. Proposed site plan

5.0 PRE-APPLICATION

- 5.1 A pre-application process has been progressed with RVBC ref: RV/2019/ENQ/00001 with an associated site meeting held on 25th January 2019. The response was positive although the proposed extension was raised in which this design statement sets out the justification for the proposal.

6.0 CONCLUSION

In conclusion, the proposed scheme had been designed to sensitively reflect, respond and enhance the surrounding context of site and surrounding area.

The proposal is an alteration to the current planning approval for two residential units. Through the removal of a large outbuilding and development of the site, the overall aesthetic and view of the location will be significantly enhanced. The residential extension provides an essential aspect for Unit 1 to function for a family requirement.

The proposal has been thoroughly discussed through pre-application discussions with the Council and received a positive response. The detailed design provides a quality modern approach which will successfully enhance the fabric of the area.

