

320200002P

**PROPOSED
BARN CONVERSION
ON LAND AT
GISBURN COTES FARM
GISBURN COTES**

DESIGN AND ACCESS STATEMENT

NOVEMBER 2019

BACKGROUND

- 1-1 S.J. Bialecki Limited have been commissioned by Mr M Cowgill of Gisburn Cotes Farm to submit a planning application for the conversion of a redundant agricultural barn to a single residential dwelling
- 1-2 This statement should be read in conjunction with the attached supporting plans, and accompanying survey reports.

SITE AND ITS SURROUNDINGS

- 2-1 The barn to be converted forms part of "Gisburn Cotes Farm " and is situated within the Gisburn parish approximately 0.50K on the north side of the A59 highway and to the east of Kiln Lane and the Blackburn to Hellifield railway line.
- 2-2 It is more north – easterly of a pair of barn which lie about 25.00 m apart
- 2-3 The barn which is more south-easterly is not in ownership
- 2-4 The barn also lies within "Gisburn Cotes Estate" . The estate is split between "Gisburn Cotes Hall" that lies west of the railway , (which collectively has 3 No separate dwellings) and Gisburn Cotes Farm east of the railway , with the 2 barns betwixt forming the collective group of buildings within "Gisburn Cotes Estate"
- 2-5 The barn and its setting lies immediately by the side of the access track leading to Gisburn Cotes Farm approximately 100.0 m within land described as undulating lowland farmland ,principally comprising fields of pasture and grass land , enclosed by a fence , hedgerows and dry – stone wall.

3-0 BARN DECRPTION

- 3-1 The principle elevation faces south – east and is stone built of random local limestone and sandstone rubble with a cement based corrugated roof cover. The main building is 4 bays long , has a lean-to against the south-east gable. There is also a lean – to sheet metal enclosure on the north – east side.
- 3-2 There are several noted features described in detail in the supporting structural survey

4.00 PLANNING HISTORY

- 4-1 There is no Planning History to this barn

5-0 LOCAL PLANNING POLICY

5-1 The development plan for this site is the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2018)

Core Strategy (2014)

5-20 The following policies are of relevance to the proposal

Key Statement DS2 Sustainable Development

Key Statement EN2 Landscape

Key Statement EN5 Heritage Assets

Policy DMG 1 General Considerations

Policy DME2 Landscape and Townscape Protection

Policy DME3 Site and Species Protection and Conservation

Policy DME A Protection Heritage Assets

Policy DMH3 Dwellings in the Open Countryside & the AONB

Policy DMH4 The conversion of Barns and Other Buildings to Dwellings

Policy DMB2 The conversion of Barns and Other Rural Buildings for Employment Uses

6.0 NATIONAL PLANNING POLICY

6-1 National Planning Policy Framework 2018

7-0 CORE STRATEGY (2014)

7-10 Policy statement D.S. 2 sustainable development

7-2 The policy states when considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the N.P.P.F. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved whenever possible and to secure developments that improves the economic ,social and environmental conditions in the area.

7-3 This application will demonstrate there are no adverse impacts of granting permission , which assessed against policies in the N.P.P.F. taken as a whole.

8-0 Policy statement E.N. 2 landscape

8-10 This application will demonstrate the landscape proposals are compatible with the surrounding area and not at variance with policy demands

9-0 Policy statement E.N 5 Heritage assets

10-0 Policy D.M.G. 1 General considerations

10-10 Relevant sections of this policy relate to the following

- a) High standard of Building Design
- b) 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
- c) Car parking implications
- d) Privacy distances
- e) Environmental implications, habitat and species and the protection of those species
- f) The development must protect and enhance heritage assets and their setting.

10-20 This application will demonstrate the proposals will not be at variance with the principle relevant demands of this policy.

11-00 Policy D.M.E 2 landscape protection

11-10 Development proposals include the retention of existing application dry-stone boundary wall and associated hedgerow to accord with demands of this policy

12-0 Policy D.M.E 3 site and species protection and conservation

12-10 This application is supported by a "Bat Survey" to accord with demands of this policy

13-0 Policy D.M.E. 4 protecting heritage assets

13-10 The supporting statement prepared by Stephen Haigh show the proposals satisfy this policy

14-00 Policy D.M.H. 3 Dwellings in the open country side and the A.O.N.B.

14-10 The proposal lies outside the Forest of Bowland A.O.N.B. and deemed to be in the open country side

14-20 This application demonstrates the barn is appropriate for conversion and in a satisfactory and suitable location and in keeping with their surroundings

14-30 The application demonstrates adequately the barn is structurally sound and more than capable of conversion with minimum reconstruction . See structural statement and photograph statement

14-40 We appreciate the council vision is necessary to deliver both sustainable patterns of development and the overarching core strategy vision.

14-50 In this instance the application demonstrates the proposed conversion is neither sporadic or visually harmful by virtue of its location and setting that protects the open country side.

- 15-00 Policy D.M.H. 4 the conversion of barns and other buildings to dwellings
- 15-10 The building is not isolated in the landscape is directly adjacent a neighboring building and within the defined settlement of "Gisburn Cotes"
- 15-20 Service utilities will be "In House" with no public authority expenditure
- 15-30 There will be no materially damaging effect on the landscape qualities of the area or harm to nature conservation interests.
- 15-40 The proposals will not have a detrimental effect on the rural economy
- 15-50 The proposals are consistent with the conservation of the natural beauty of the area.
- 15-60 The application is supported by a "Bat Survey" and will determine and conserve existing nature and any possible loss will be mitigated accordingly
- 15-70 The application is supported by a comprehensive "structural survey" and has determined the building is structurally sound and more than capable of conversion for the proposed use without the need for extensive alterations
- 15-80 The building is of adequate size to provide the necessary living accommodation without the need for further extensions.
- 15-90 The original character of the building will be re-introduced with the provision of a grey slate roof cover and roof structure, trusses and purlins will be retained.
- 16-00 Confirming the building has had a genuine history of agricultural use.
- 16-10 The re-use of this building will provide an important opportunity to preserve the building from future dilapidation and disrepair that will contribute to the areas character and setting which will usefully provide a housing resource and promote sustainability.
- 16-20 The proposed conversion is designed to be of a high standard using the best materials in keeping with local tradition.
- 16-30 The creation of a garden and parking area shall be naturally located to the south-west between the proposed and neighboring barn to some extent "inconspicuous " and preserve the appearance of the area in which it is situated.

17-0 PROPOSED CONVERSION

17-10 GROUND FLOOR

17-3 Comprising , utility, dining and kitchen, three reception rooms, staircase enclosure with cloak room.

17-4 FIRST FLOOR

17-5 Comprising , three bedrooms, one with en-suite, master bathroom, staircase and landing

18-0 ELEVATIONS

18-10 GENERAL

18-2 The wagon door openings both south-east and south-west (back to front) will have fully glazed frames with access doors.

18-3 Existing masonry openings in the form of windows shall be rounded off-adjusted creating 1.10 x 1.10 m openings with reclaimed stone heads and cills.

18-4 Existing door openings shall be reformed with reclaimed sandstone heads and cills

18-5 Two new window openings shall be introduced to the south-east elevation (least conspicuous of the elevations)

18-6 Breather holes shall be retained with internal splayed reveals allowing additional natural light and glazed inserts

18-7 Original opening shall be reformed by removal of present stone infill creating a window to the north east elevation "Lean-to"

18-8 Existing steel corrugated sheet "Lean-to" shelter building shall be removed.

18-9 A grey slate roof shall replace the existing cement based corrugated sheet roof.

20-0 Conservation type roof lights shall be used (same number as existing) including the north-ease "Lean-to"

21-0 LANDSCAPE

21-0 General ground levels to the building shall be locally reduced to a designed level 200 mm below finish floor level

21-20 Reduced levels north-east and north west shall be battered

21-3 A perimeter Hawthorn hedge row shall be planted with protective "Stock Fencing" to the north east and north west boundaries separating proposed curtilage from agricultural land .

21-4 The existing dry-stone wall to the south east boundary will continue along the south west boundary forming a vehicular access from adjacent farm track

21-5 Two car spaces shall be form with a turning head allowing vehicular to leave the site in formed gear, although to reverse onto the track will suffice forward

21-6 Hard-standing to the car-spaces and turning head out of compacted stone.

22.0 DRAINAGE

22-10 SURFACE WATER

22-2 Surface water from the roofs shall be collected via gullies and drain runs and discharge into the existing "Sough" along the south east boundary

22-30 Foul water from the dwelling shall be collected and discharged into a "Treatment Plant " via inspection chamber and "Herring Bone" system into the local "Sough"

22-4 See separate drainage Drawing No 7007 and "Treatment Plant" details.

S. J. BIALECKI

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