

GENERAL DESIGN STATEMENT

PROPOSED ALTERATIONS

DALE HOUSE BED & BREAKFAST

DALEHEAD FARM

KEASDEN ROAD

SLAIDBURN

CLITHEROE

LANCS.

BB7 4TS



Dale House, Dalehead Farm, Slaidburn – OS Ref: SD 373455 458805

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INTRODUCTION

Dale House is a detached, freehold property located on Keasden Road, approximately 7km north of the village of Slaidburn, and 3km north of Stocks Reservoir. The property is within the boundaries of The Forest Of Bowland Area of Outstanding Natural Beauty. The site is bounded to the north, east and south by open farmland and to the west by Keasden Road.

HERITAGE INFORMATION

The buildings comprise of a barn and stores to the east of the site, a central two storey dwelling and a single storey store to the west of the site. The earliest Ordnance Survey records show the buildings on the 1850 map, although the dwelling dates back to the 17th Century.

The front and rear elevations of dwelling are constructed of random natural stone laid in varying courses with recess pointed mortar joints and dressed quoin stones. The pale green painted timber windows are provided with stone heads, sills and jambs. The original stable and hay store located at the western end of the dwelling has been converted into living accommodation. The original stable barn door opening has been built up with timber chevron boarding and a window. The barn door has stone quoins and stone arched head stones. There is a circular window at first floor level above the stable door with a dressed stone surround. The exposed western gable elevation of the main dwelling is constructed of natural stone laid in a water shot design in regular courses with brushed mortar joints. The roof to the dwelling is natural blue slate with stone copings at each gable.

The camping barn and stores at the eastern end are constructed of random natural stone laid in varying courses with recess pointed mortar joints and dressed quoin stones. The roof to the northern elevation is natural blue slate. The roof to the southern elevation is natural grey slate. The southern barn roof also contains an array of solar photo voltaic panels.

The store to the western end of the building grouping is constructed of random natural stone with recessed brushed pointed mortar joints. The roof is mono-pitched natural grey slate with a stone capping at the ridge level.

STRUCTURAL INFORMATION

A cursory visual external inspection was made of the buildings as a group. The buildings are in very good structural condition and have been maintained to a high standard throughout the life of the building. The windows are relatively recent replacements and in very good condition.

A more detailed inspection was undertaken in the store at the western end of the buildings where the proposed alterations are to be carried out.



Existing store building

The store is constructed of random natural stone with a grey slate roof. The stone walls internally are finished with a slobbered lime wash. It is apparent that renovation work has been carried out to the store area and the building does not contain 100% of the original materials. The grey slate looks to have been reclaimed and is relatively thin. There are areas of the slate that are delaminating. The floor in each section is concrete with a flat, trowelled finish. The roof timbers are modern squared sawn timber and are of standardised metric dimensions indicating that the building has been re-roofed. The access doors are constructed of vertical boarded, ledged and braced timber in squared, rebated regular timber frames, again indicating that these are replacement doors.

HISTORICAL PLANNING

Planning applications at the premises were submitted for the following:

3/2007/0551 - APPROVED

To convert a redundant agricultural barn into a camping/bunk barn in Gisburn Forest adjacent to Dale House to provide walkers, cyclists and horse riders with basic accommodation.

3/2015/0051 - WITHDRAWN

TChange of use from dwelling (C3) to bed and breakfast establishment (C1).

RELEVANT PLANNING POLICY

In preparing the design reference is made to Ribble Valley Borough Council – Core Strategy 2008 – 2028 document.

The following policies are applicable to the property:

EN1	Green Belt
EN2	Landscape
EC1	Business and Employment Development
EC3	Visitor Economy
DMB1	Supporting Business Growth and the Local Economy
DMB2	The Conversion of Barns and Other Rural Buildings for Employment
DMB3	Recreation and Tourist Development

The proposed development of the single storey section of the building group is “supported in principle” on the majority of the above policies.

The primary policy taken into consideration for the proposed works is EN2. This policy deals with the design and scale of development.

“In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials.”

EXISTING USE

Dale House is a private dwelling providing two rooms for bed & breakfast along with the camping barn approved in 2007 providing accommodation for up to 14no persons.

The property is the base for a number of outdoor activities and courses including mountain biking, walking, fishing, wildlife watching, and star gazing. In addition there are regular cooking courses catering for a maximum of 4no persons.

Over the past six years the owners of Dale House have developed the facilities and activities available, working in association with The Forest of Bowland AONB Joint Advisory Committee and other local tourism initiatives to promote and provide recreational opportunities in the area. Visitor numbers have increased year on year to a manageable and sustainable level.

The sleeping accommodation is promoted extensively online with bookings available direct from Dale House or via numerous websites including Expedia, Trip Adviser, Google, Booking.com, and Airbnb.

In order to minimise environmental impact on the AONB visitors to the site are encouraged to car share. Clapham railway station is approximately 8 miles (a 20 minute taxi ride) to the north. Dale House is also located a short distance from Sustrans cycle route 90, a leg of the Land's End to John O'Groats cycle route, and is a welcomed stopover point.

Dale house is used as a base for walkers and cyclists alike using the footpaths and cycle ways that criss-cross Gisburn Forest. Organised MTB courses are provided using a local mountain bike instructor throughout the year.

In addition to the sleeping accommodation and outdoor activities Dale House provides varying different culinary experiences. There are cooking demonstrations and courses, often with the support of local suppliers and businesses. The premises host evening meals in the house, and banqueting nights in the barn. A forage and feasting event was also trialled recently with support from Discover Bowland. Catering is also provided for daily events happening on the surrounding estates.

Additions planned for the future include a residential wildlife journalism course with a local journalist, and an expansion into corporate team bonding /training retreats.

The proposed extension would provide for the additional catering facilities at the property that are required to maintain the high quality service and experience currently on offer.

PROPOSED WORKS

The proposed extension is to be used for the presentation of cooking courses, enabling a more specialised area to be used in lieu of the current farmhouse kitchen. The provision of the proposed studio / workshop will enable the kitchen to be used independently and simultaneously for the bed and breakfast catering.

It is proposed to carefully remove the grey stone slate roof and take down the existing stone walls. The building is to be extended to the south by 3.32m along the gable wall of the house. The width of the building is to remain as existing, at 3.77m. The existing stone is to be re-used for the external skin of the new wall. This will ensure that the alterations blend with the existing building. The new roof is to be finished with reproduction stone slate with a natural weathered finish manufactured by Greys Artstone Limited.

The new roof is to be mono-pitched running at 25° pitch from west – east abutting with the gable wall of the existing house. The eaves height is to be 2.12m.

The eaves height is designed to be at a minimum height to reduce the visual impact of the single storey building from the adjacent highway. The visual impact of the building when viewed from the north is minimal as the boundary wall is 1.6m height above the site ground level. The road is also an additional 1.00m below the level of the site and slopes down towards the south at steep gradient.

The proposed extension creates an additional 2% of floor area to the building group as a whole and has minimal impact on the overall scale of the buildings.

The existing soil stack serving the dwelling will be relocated, requiring minor modifications to the underground drainage system. The existing sewage treatment plant is unaffected by the alterations.

The rooflight is to be a Velux UK04 conservation roof window to minimise the impact on the roofline.

The window to the south elevation is to be timber, with natural stone head, sill and jambs to match the existing windows.

SUMMARY

The proposals are designed to have minimal impact in the overall visual appearance of the existing building grouping. The height is to be at a minimum adjacent to the highway. The materials on site are to be re-used to ensure that the extension blends in with the existing buildings. The proposed roof slates are in keeping with the vernacular of the surroundings. The extension is designed to be complimentary to the Area of Outstanding Natural Beauty setting of the buildings.

In addition, the proposed extension would bolster the current tourism events and courses provided at Dale House and strengthen the existing contribution to the rural economy of the Forest of Bowland.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Derbyshire', written in a cursive style.

Paul Derbyshire *Dip.Surv.*

Dated: 8th June 2020

