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DESIGN AND ACCESS STATEMENT REGARDING THE RETROSPECTIVE PLANNING APPLICATION FOR A NEW MACHINERY STORE IN THE AGRICULTURAL CURTILAGE OF VARLEY'S FARM, BOLTON BY BOWLAND.

Current position

The owners are acting on an enforcement letter received on June 22nd, from RVBC regarding the unsolicited construction of a subterranean agricultural store, which commenced in May 2020.

Peter Hitchen Architects subsequently met with RVBC (Andy Glover), on June 30th on the site to discuss the correct procedure to rectify the situation. Subsequent correspondence and meetings have led to this formal application for retrospective planning permission in order to complete the construction of a modest agricultural store.

The client accepts that there has been a breach of the proper planning process, due to a miss understanding of planning policy.



Figure 1 Annex with new store to left

Current level of construction

the main structure of the proposal has been constructed. Ground excavations have taken place and the retaining wall is holding the earth back. The roof is partially complete and on two levels. In the completed works the lower roof will be raised to the same level as the higher to make a single roof (see proposed drawings). The stone façade has been applied to all areas where it is intended as the topography allows.



Site

Varley's farm is located in the south east of the forest of Bowland (AONB), between Bolton by Bowland and Tosside.

The residential part of the site is accessed from Anna lane and sits within a larger agricultural curtilage. The residential curtilage currently has a main farmhouse (north side), an annexe dwelling, a horse ring and maintained garden spaces. The agricultural part of the land (75 acres) consists of open fields bordered by a variety of mature trees. The land is used for grazing and producing hay. The area has rolling topography and the site generally has a slope from west to east. There is one public footpath located approx. 50m away to the south west.

The annex in the south of the site is a recent addition approved in 2003 and is a smaller footprint than the building it replaced.

Planning history

The annex south of the main farm building was constructed after being approved in 2003. The annex is a traditional timber frame construction with a slate roof, timber clad walls and stacked natural stone retaining wall.

Proposal and use

The proposed agricultural store will be used to house equipment related to the upkeep of the surrounding land. It will be accessed from the existing hardstanding surface between the annex and horse ring. The existing retaining wall, north west side of the annex, will be extended and return back to the store, which is set into the hill side. The works in their current level of completion show that this approach works well to tie the proposal into the overall existing scheme. And make the developed area appear as one singular scheme, avoiding a sprawling effect.

The south west façade will be partially covered by the hillside and the remaining visible portion will be finished with stacked natural stone to match the retaining wall. The roof will be finished in a waterproof membrane and lie within the topography.

The proposal will have a low visual impact on the landscape. It will only be seen from within the agricultural curtilage and a few public footpaths which run through the land.

The proposal is subservient to the annex and its overall dimensions are approx. 8.4m, 8.4m, 8.6m (H, W, D).

The 75 acres of pastureland are mainly used for grazing and hay production. There is currently no provision for the secure storage of equipment on the site. The store will be used for items similar to below, which allow the farmers to maintain and manage the land.

- Various trailers
- Weed wiper machine
- Power harrow
- Hay turner
- Generator
- Chainsaws
- Digger
- Quad Bike
- Log splitter



Figure 2 Agricultural Store South East facade

Access

The store will be accessed through double doors to match the existing timber clad doors on the annex. The opening is 2m x 2.8m. Access to the existing hardstanding courtyard (south west side of the annex) will be through the annex's drive through portico. The fields can be accessed from the proposed store through the horse ring.

Material

The majority of the proposed agricultural store will be buried. The remaining portions will be finished with the stone from the existing retaining wall. The roof is finished in a waterproof membrane (dark grey) The lintel above the door will be sandstone. The doors will match the existing annex doors.

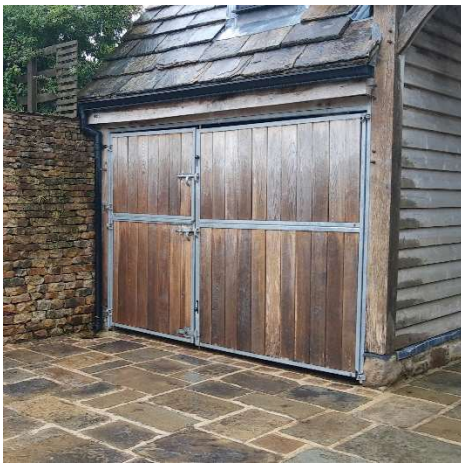


Figure 3 Existing timber clad door on annex

Conclusion

The proposal's overall design is considered and in keeping with both the existing built and natural environment. The new store will be mainly hidden from view, which will maintain the natural, undeveloped qualities of its rural setting. From the aspects that the agricultural store will be visible, the scale and materiality will help blend it into the existing annex avoiding a sense of sprawl.

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