

GENERAL DESIGN STATEMENT

PROPOSED WORKSHOP & CARPORT

WARDS FOLD FARM

ABBOTT BROW

MELLOR

LANCS.



JANUARY 2021

PD Construction Consultants

*7 Beech Street, Clitheroe, Lancs., BB7 2LL
Paul Derbyshire Dip.Surv.*

INTRODUCTION

Wards Fold Farm is located on the western side of Abbott Brow, Mellor, approximately 75.0m from the public highway and 280.0m north of the Mellor, Tier 1, settlement boundary noted in the Ribble Valley Borough Council adopted Core Strategy document. The site is surrounded by open agricultural land. The property is shown on the Ordnance Survey map of 1848 as 'Wards House'. On the 1892 OS Map the property is renamed 'Wards Farm'. There have been numerous outbuildings constructed adjacent to the main house since 1892. These are evident on the OS Map from 1978, which shows buildings to the west and east of the house. These buildings have been removed in the intervening period since 1978.

The existing garage was constructed in the location of one of these buildings, which originally ran the full length of the eastern site boundary. The site area is 0.324ha.

There is public footpath which runs from the south, around the eastern boundary and part of the northern boundary, heading northwards (3-25-FP 53) & 3-16-FP 13).

HISTORICAL PLANNING

There are several historical records for planning applications at the site

Information from Ribble Valley Borough Council online register:

3/2018/0543	Regularisation application	Approved 23/07/2018
3/2017/1017	Amendment to planning approval 3/2017/0820	Approved 08/12/2017
3/2017/0820	Planning resubmission of 3/2017/0596	Approved 13/10/2017
3/2017/0596	Demolition & replacement of annexe	Approved 31/07/2017
3/2014/0841	Extension to rear.	Withdrawn 31/12/2014

Information from planning statement 3/2017/0596:

85/0593	Conversion of outbuilding to studio	Approved 10/06/1986
85/0593	Proposed house extension into adjoining barn	Approved 28/01/1986
78/1043	Proposed house extension into adjoining barn	Approved 12/10/1978

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 site:

DMG1	General Considerations
DMG2	Strategic Considerations
DME2	Landscape and Townscape Protection
EN2	Landscape
DMH5	Residential and Curtilage Extensions

EXISTING SITE

The site is accessed by a private single track from Abbott Brow to the south-east corner. The premises consist of a detached, private dwelling (farmhouse and converted barn), with a detached garage. There is a concreted yard between the house and garage, and a garden to the rear (west) of the house. The site is in a class 1 flooding zone.

PROPOSED WORKS

The proposed works are for a workshop extension to the existing detached a garage and a construction of a carport in the north-east corner of the existing sloping yard area.

The proposed workshop is to be 3.91 x 4.83m on plan externally. The eaves height to the rear (east) is 2.35m, and to the front (west) is a maximum of 3.31m and the ridge height is 3.85m, measured at the southern end of the garage. The workshop is to be constructed of reclaimed natural stone in random courses, with a reconstituted stone slate roof at 26° pitch, to match the existing garage. The doors and windows are to be white u.p.v.c. to match the existing garage.

The carport is to be a steel frame, open plan structure, with the roof being reconstituted stone slate. The carport walls at low level are to be reclaimed natural stone in random courses. The upper walls are to be natural coloured, preservative treated, vertical Yorkshire Boarding to allow for natural through ventilation of the carport. The eaves and ridgeline are to run through at the height of the existing garage to maintain continuity of the elevations and ensure sufficient headroom clearance to the carport.

SUMMARY

The proposals are designed to have minimal impact in the overall visual appearance of the surrounding landscape in accordance with policies DME2 and EN2.

The building has been designed to reflect the policies of DMG1 and DMG2 with a high standard of design and is sympathetic to surrounding, existing land uses in terms of scale, intensity and nature.

Signed:

A large rectangular area of the document has been redacted with a solid yellow box, obscuring the signature of Paul Derbyshire.

Paul Derbyshire *Dip.Surv.*

Dated: 20th January 2021

