

DESIGN AND ACCESS STATEMENT
Revision D

Moorcock Farm Buildings
Clitheroe Road
Longridge

For Alex and Adam Dugdale

January 2021
Job no. 20011



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1. Introduction

The barns at Moorcock Farm are part of a group of traditional and modern farm buildings owned by the Alex and Adam Dugdale. The barns are no longer used for farming and therefore an alternative sensitive use for the vernacular barns is sought to allow retention of those buildings. Our conservation specialists have produced a report at this planning application stage which concludes that some of the buildings have a heritage value in their local context. Similarly, our client's and their planning consultants, Steven Abbott Associates LLP, take the same view. Consequently, for the purposes of the planning application the buildings are treated as heritage assets.

Moorcock Farm Barns are a mixture of traditionally constructed stone built agricultural barns with natural slate and a modern steel framed buildings, clad with profiled metal sheet. Full descriptions of the barns are included in the Statement of Significance and Condition Report.

Moorcock Farm is located on Clitheroe Road approximately 3km east of Longridge.

Access to the buildings is directly from the public highway via a gated entrance into the former farmyard.



Fig 1: Location Plan, Moorcock Farm

The barns form the southern part of the grouping with the farmhouse to the north. There is a large detached building, built of concrete blockwork at the rear, to the east. Alongside the block building are a series of dilapidated steel framed buildings. A large steel framed and sheet clad shed is located to the south of the stone stable.

The farm is typical of small scale farms in the area. The group of buildings is based around a traditionally constructed configuration of barns and shippens. Over many years, a series additions and extensions (of varying construction types) have been made, which result in an ad hoc appearance of the site as a whole.

There is a modern Dutch barn, a large barn with a single storey shippon attached, a storage shelter which is attached to what once was a pig sty and a modern breeze block building with mono pitched roof which is currently used as garaging and storage.

The large dutch style barn - a tall structure which is clad in metal sheeting - dominates the south east elevation. The other 'add-on' structures are located to the rear of the courtyard and are viewed from the fields to the north east.

The main barn on the site sits adjacent to the roadside. In 1990 there was a fire and the building was subsequently re-roofed. Inside there are steel beams and trusses and the

roof timbers look to be in good condition. The barn is significant in size with a large open double height area and smaller rooms to the north with a first floor accessed via a ladder. This space could easily be converted into a good sized dwelling with ground floor and first floor.

The attached shippon is a single storey traditional double pitched and slated roof structure. There are some original openings, including one which opens out into the Dutch barn. Currently the roof trusses in the shippon are quite low. The floor levels in the shippon do vary and there could be potential to dig out and construct a new floor slab at the lowest floor level. This will need to be carefully considered along with the external ground levels which rise around the south elevation.

2. Design Statement

2.1 Amount

It is proposed to convert the barn complex into a single dwelling. Existing modern steel framed barns will be demolished and replaced with traditional built forms (within the same foot print), more sympathetic to the farm yard massing, scale and detailing. The existing, steel clad barn at the rear (to the north east) is to be demolished and replaced with a new traditionally constructed garage, with a smaller foot print.

2.2 Layout

The design for the conversion of the existing barns uses the foot print of the original courtyard buildings. The main barn at the front of the site is to accommodate the living room and 2 bedrooms on the ground floor with a master suite bedroom and a library/study mezzanine on the first floor. The shippon, on the south east elevation will accommodate a tv day room, utility rooms and kitchen dining room.

The barns on the north east side of the courtyard will accommodate the entrance to the house and a small annex arrangement.

Given the unsightly appearance and inappropriate form (for domestic purposes) of the existing machinery shed at the rear of the site, it is proposed to demolish this and replace it with a traditionally constructed garage, complete with a dual pitched roof. The building will accommodate a double garage serving the new residence and a single garage for the existing farm house.

2.3 Scale & Massing

The overall appearance and scale of the buildings is typical of small scale farm developments in the area but their visibility and setting will be vastly improved with the removal of the modern agricultural buildings – particularly the large sheet steel clad barn on the south east elevation. This will expose the form of the traditional group of barns with the main barn form adjacent to the road and the low level stables extending to the north east perpendicular to the road. The re roofed barns on the north east side will close the courtyard in a traditional manner.

2.4 Landscaping

The proposal includes a new vehicular access to the farmhouse which will also serve the existing farm house. The existing vehicular access which currently serves the farm yard (to the north of the barns) has very poor visibility. It is proposed that this existing access will be reduced in width to form a pedestrian access only. The new proposed vehicular access to the south of the buildings would utilise an existing but enlarged access, will serve the existing farm house and proposed barn conversion. The access drive – from the main road - will be finished in a bound tarmac finish up to a new set of steel gates. The surface will then change to a loose gravel surface. This will have a well consolidated permeable sub base to ensure that the track is resilient enough to accommodate the agricultural traffic which will use the driveway on the south east side of the site. Parking for the farm house and the proposed dwelling will be located at the rear (north east) of the site.

There will be an area of paving outside the dining room space to enable the living accommodation to spill outside. There will be minimal landscape interventions into the south east elevations in order to retain the agricultural appearance of the site.

The footprint of the demolished barn will be replaced with grass. The post and wire fencing to the boundaries will be retained. It is proposed that the east boundary will be planted as a rural hedgerow, using diverse traditional agricultural hedgerow species such as, hawthorn, blackthorn, field maple, hazel, bramble, honeysuckle and wild clematis.

The existing hedge on the southern boundary will also be reinforced using these species. Alterations to the existing hedgerow adjacent to the road will need to be made to accommodate the reconfigured vehicle entrance and to maintain visibility splays.

The new hedgerow planting will help to mitigate and supplement the removal of that small section. The hedgerows will encourage birds and pollinating insects and will significantly improve the biodiversity gain for the development.

The existing courtyard between the barn and the farm house will be retained and will form part of the domestic curtilage. A new series of planters will define the boundary on the north west side of the courtyard. To provide privacy screening, a timber slatted fence with

a total overall height 1850mm will be integrated into the planters. Refer to the sectional detail on JCA drawing 20011 01 Site Plan + Garage.

The yard area will be finished in sandstone flags to create a bound drained surface forming a good quality external space.

2.5 Appearance

The conversion of the barns into a dwelling and the removal of the poor quality ancillary buildings will result in the improvement of the appearance of the farmstead as a whole. The proposed removal of the modern barns will allow the older, traditional layout of the buildings to be seen and appreciated, particularly from the south easterly approach.

On the whole, the proposed layout has been designed to utilize existing openings. The main barn, adjacent to the road will have a very similar appearance from the road. The existing large barn doors will be repaired, redecorated and fixed closed. A new high performance internal thermal lining will be introduced.

The most significant intervention to the form of the building will be to remove the stone gable to the stable shippon on the north east elevation. This has been proposed because it will not be visible from the adjacent road and will offer views from the kitchen/dining room out over the fields. The opening will glazed, large sliding door. The traditional form and massing of the site will be retained.

A second change will be to the main barn adjacent to the road. The addition of a new opening to the south east facing gable will allow light into the new living room and library / study. The new opening which will feature a stone arched head, matching the existing barn door opening - and will have a large timber boarded sliding shutter. The design, the proportions and the detailing of the opening, and the shutter, will be agricultural in style and will maintain the traditional barn appearance of the site.

The proposed roof lights will be added on roofs facing into the courtyard and cannot be viewed from the road.

Where the existing buildings have been altered unsympathetically in the past, it is proposed to demolish, repair or renew them to provide a more sympathetic form and finish.

The roof of the existing single storey shippon will need to be removed to allow the existing trusses to be removed (the bottom chord of the trusses do not allow sufficient headroom to the new habitable accommodation. The replacement roof will be constructed in the same pitch with the same ridge height and will feature the reinstated ridge ventilators which will be reclaimed from the existing ridge.

The stable barn containing the new annex will also receive a new roof. However, the walls of the barn will be reconfigured (using matching stone) to realign the geometry and ridgeline. This will enable a new roof to wrap round the courtyard in a sympathetic manner. All of the roofs will be covered in natural slate to match the existing roofs, resulting in a

homogeneous form which will result in a more traditional appearance and weather proof design.

All of the stone walls will also be repointed in lime mortar to match the original stonework joints.

All the windows and doors will be replaced with new double glazed high performance timber frames with a painted finish.

The roofs of the barns are to be finished in blue grey slate. All roof pitches facing the road and the south west will be finished with reclaimed slate from the existing roofs.

The new garage at the rear of the site is to be finished with black corrugated fibre cement panels. This is to enhance the feel and aesthetic of ad-hoc farm developments. The black finish on the roof and walls will complement and contrast with the stonework of the rest of the development.

3. Access Statement

3.1 Access

The existing vehicle access onto the site gives very poor visibility to the north west when exiting. To improve the access for both the new residence and the existing farmhouse, it is proposed to make use of an existing farm gate to the south east of the site and within the curtilage of the farm. The existing entrance into the courtyard will be reduced in width. A new pedestrian (only) gate will be provided. Parking and garaging will be located in the north east corner, at the rear of the site. The new driveway will enable the existing access into the field to the north east to be maintained for agricultural vehicles and machinery. Tetratex (formerly WYG) have produced a report for our client concerning the proposed access details which supports this planning application for access details, road survey data and visibility splays.

3.2 Access for Emergency Vehicles

The proposed access arrangements enable emergency vehicles, deliveries and visitors to park in the site and not in the road.

3.3 Access into the house

The new entrance into the house will feature level access from the adjacent external levels with a wheelchair compliant threshold to the front door frame. Although there is a level change on the ground floor of the property, between the hallway and the kitchen, a removable ramp may be easily incorporated into the design if necessary. The annex has

been designed so that the ground floor level is the same as the primary entrance to the house.

4. Conclusion

Conversion of the buildings into residential use will provide for the sustainable re-use of an attractive group of buildings which have local heritage value in the AONB. Dilapidated and unsightly modern agricultural buildings are to be removed and this will allow the traditional group to be more visible. The closure of the existing vehicular access into the former farm yard and the design of the access to the south east creates a significant improvement to the existing access arrangement.