

Design and Access Statement

For full planning application regarding planning for the conversion of barn and outbuildings at Newhurst Farm, Anna Lane, Bolton by Bowland, Clitheroe Lancashire BB7 4NZ

Proposal to convert barn to provide two dwellings with external garaging, workspace, curtilage and infrastructure. The proposal for consideration includes the conversion of the existing traditional stone barn to form two dwellings, one of four bedrooms and one of three bedrooms. In addition there will be the provision of garaging, both by the conversion of an existing outbuilding and provision of underground garaging. The smaller dwelling will have external workspace to provide for homeworking by conversion of an existing outbuilding. The large modern cattle building is to be taken down to enable the completion of the proposal. The current use of the site is agricultural.

Design summary

The proposed conversion of barns/traditional shippoon style buildings on a relatively small site (shown as 1 & 2 on Site Plan 2) to complement the four separate dwellings in the existing grouping. The existing dwellings are on land of a similar area which provides dwellings, gardens and separate parking/access. One existing dwelling has a separate double garage with workspace. The proposed conversions are set well off the road and complement the existing dwellings adjacent to the site. The proposal will not affect the overall visual impact of the existing site as it provides sensitive re-use of existing buildings which will be partially obscured by existing garden planting and mature boundaries.

Each unit will incorporate living space and bedrooms. The proposed Unit 1 has four first floor bedrooms and retaining the option for one ground floor room to be a work from home office or disabled access bedroom. The proposed Unit 2 has one first floor bedroom and two second floor bedrooms. The introduction of high speed fibre optic broadband to the site will provide an added stimulus for each occupier to work from home.

Access doors are located predominantly on the north east and south east elevations, together with fire exits from the first floor, on the south west side.

The new dwellings will retain a traditional appearance on the outside with careful integration of minor changes and use of materials. Both will be well insulated on the inside to create a sustainable living environment. The proposal is limited in size so is in keeping with the small scale community adjacent. The established dwellings comprise two separate houses and two sympathetic conversions from earlier projects completed by others over a decade ago on adjoining land.

Structural condition and suitability for conversion

The stone barn and adjoining outbuildings have been assessed for their structural integrity and no compromising defects have been found. All are well founded, without signs of major cracks or any subsidence. The major roof timbers are in good condition, minor roof timbers require treating and in some cases renewal. A full buildings survey is submitted separately. It can be confirmed that the buildings are in a reasonably sound condition and suitable for conversion.

Transport, site access and access for the proposal

Access to the site is very good with generous sightlines. This access leads onto quiet roads and good links to the nearby service village of Bolton-by-Bowland. The site will be able to promote the use of the local shop, public house, village hall, village primary school and public transport. The existing road network is good; the location benefits from short distance cycle access to local services; this development will create limited further road traffic. Cycle storage and electric car charging points will also be provided on site for the occupiers. An integral element of independent home working space further reduces car use for both dwellings. This is becoming more the norm for employees, self-employed and professionals both in the borough and wider north west region. The occupiers will utilise an existing right of way over the owned private access drive to enter the proposed site. As with similar approved sites the nature and layout of traffic flows within the site will be set out in order to avoid conflict between journeys to the two dwellings. For ease of access parking spaces will be reserved adjacent to each dwelling. During the conversion works it is likely a number of trade vehicles will visit the site and leave each day.

Appearance

The materials for the conversions are going to be similar to existing adjacent dwellings. Dark stained timber framed windows and doors will reflect the materials and finish of nearby dwellings and outbuildings. Due to the size of the existing adjacent buildings the resultant proposed conversions will be less dominant. Unit 1 is well screened from the distant Settle Road by mature trees and hedgerows. Unit 2 is screened by Unit 1 and a mature hedgerow to the north east. The proposed conversions are 650m north west of Settle Road and 300m south of Anna Lane. Both units are set against the backdrop of rising land with hedgerows and trees to the north, west and north east.

Other matters

A bat survey has been commissioned and a copy of the method statement is provided. While no internal roosts are found there is some sensible mitigation proposed by installing tube bat housing in the south east gable to provide for possible seasonal roosts. Provision for bats is likely to be conserved and enhanced rather than adversely affected. Existing hedgerows and trees are no closer than twenty metres from the proposed conversions. Separately as usually required by condition a historic survey will be commissioned and a suitable contractor has already been allocated to carry out this work. An initial inspection by such a surveyor does not reveal any notable features beyond the normal architectural matters for a stone building of the age.

Appraising the Context

The proposed two sustainable residential conversions will complement the other dwellings adjacent to create a compact community serving the rural area, local communities, and the nearby market town of Clitheroe. In terms of sustainability it is also anticipated that prospective occupiers may well be working from home. In the near future these conversions may provide a number of construction jobs in the Ribble Valley.

Summary

This application and proposal comprises a modest scheme of sympathetic conversion to create two attached dwellings including a home office, utilising high speed fibre optic broadband, sustainable use of the existing site and preservation of traditional buildings.