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26 / 08 / 2021

DESIGN AND ACCESS STATEMENT (INCLUDING MANAGEMENT PLAN) FOR A PROPOSED NEW HOLIDAY LET AT BRAMLEY CROFT, BARROW, CLITHEROE, BB7 9SP

This statement supports the re-submission to RVBC planning for the construction of a self-contained holiday let.



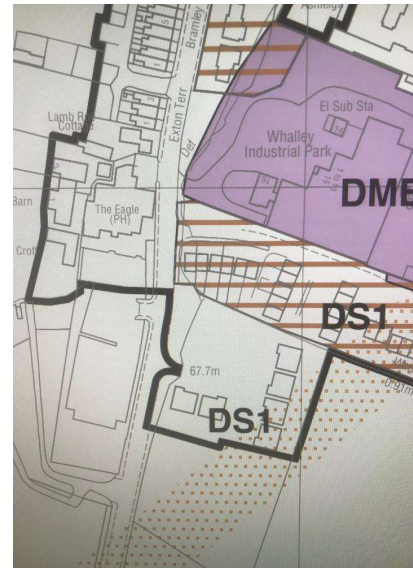
Location

The site is currently part of a large garden and within the curtilage of Bramley Croft which is within the Barrow settlement zone. Bramley croft is part of a small group of residential properties located to the west of Clitheroe Road in an area traditionally known as Lamb Roe. The site is serviced well by local transport and close to the amenities of Clitheroe and Whalley.

Great care has been taken to respect the context of the immediate surroundings and environment. The proposal is located to the south of the host dwelling within the garden and between a woodland area and a small culvert.

Access to the site is via a shared driveway from Clitheroe Road.

Refer to drawings PHA/A100, PHA/A300 & PHA/A303



Planning History and relevant planning matters

Pre - Application - RV/2015/ENQ/00078 - Proposed erection of one private new dwelling adjacent to Bramley Croft, Clitheroe Road, Barrow.

Planning Application - 3/2019/0641 - Detached garage within the residential curtilage of Bramley Croft - Approved with conditions.

Planning Application – 3/2021/0435 – Proposed detached two storey holiday let – Refused.

The matters which have been considered in the design of the proposal relate to the reasons for the recent planning refusal as outlined in the delegated report which supported the decision. The principle of the development has been accepted but the refusal outlined matters regarding the impact of the proposed development upon the visual appearance and character of the surrounding area.

The key statement by the case officer was :-

The character of the immediate landscape is shaped by the former Lamb Roe/Spread Eagle farmstead (the submitted Design and Access Statement suggests the proposal to be located within an existing group of buildings). The proposed building is incongruous and conspicuous in the open countryside because its design is unsympathetic to this former agricultural building group. Whilst former farm buildings retain much of their historic character in form and materials, the proposed dormer bungalow is overtly domestic and unsympathetic to the vernacular (dormers, timber cladding, glazed gables, patio doors, oversailing roof, multiple rooflights

The proposal aims to address these matters whilst remaining a small scale tourism development of a type that is appropriate to this location which is on the very border of the settlement boundary of Barrow which runs across the ownership of the applicants site.

The proposed development is located within an existing group of buildings. The building respects the local vernacular and will be seen as a positive addition to the group of buildings at Lamb Roe.

The proposed holiday accommodation would respect the size, scale and appearance of existing buildings in the group and would not be seen in isolation but rather in the context of the existing built form. It is considered that the proposal would have no negative impact on the visual amenities of the area.

Due to the separation distance and design of the proposed holiday cottage, the proposed development would not result in any undue loss of privacy, light or outlook with it's relationship to Bramley Croft.

There is an existing close boarded timber fence boundary to the public house immediately adjacent to the application site. The holiday cottage is located a minimum of 2m from this boundary and privacy matters have been duly considered as the design shows

Layout

The scheme plan remains as the previous application and has been designed to accommodate a self-contained holiday let within the residential curtilage of Bramley Croft.

On the ground floor the holiday let includes a kitchen/living/dining space, study/third bedroom, utility and downstairs toilet. The first floor includes a family bathroom and two bedrooms; one with en suite.

Massing

The building is 6 metres wide and 10 metres in length. The eaves height is 4.3 metres and the ridge height is 6.8 metres. The building is a traditional two storey mass with an eaves height set at a minimum to ensure the first floor volume can accommodate the spaces.

Refer to drawing PHA/A303 for supporting visuals

Materiality & Appearance

The proposal will include simple materials which will take into consideration the local vernacular and the surrounding buildings that exist within the area. These include natural randomly coursed stone, stone surrounds to the doors and windows. Natural slate roof covering

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SITE MANAGEMENT PLAN

1. INTRODUCTION

This Site Management Plan is produced to support the planning application and to address management practices of the site that will reduce any impact from site activities on the amenities of neighbouring property.

In particular the matters identified by the local planning authority to be addressed are:

- Departure and arrival times
- Person responsible for site management
- Management practices

2. THE SITE

The site is located within the residential curtilage of Bramley Croft and shares the same access from the highway as the other neighbouring properties. Two car parking spaces are available for guests as well as a patio and garden area.

3. METHOD OF BOOKING

The bookings will be made online via established holiday let companies which are

Airbnb
Tripadvisor

Bookings via these established companies are made subject to their terms and conditions with regard to methods of payment, bonds, contracts, and which include their own expected codes of conduct and general obligations relating to compliance with site rules and behaviour.

The consequences of not meeting the terms and conditions could mean termination of the agreement, loss of deposit or further enforcement.

Bookings can also be made direct with the Managers/Owners via internet or telephone or personal meetings at events such as wedding fairs.

The Managers have their own set of terms and conditions of booking.

4. ARRIVAL/DEPARTURE PROCEDURES

Check in is at a pre arranged time with the guests and varies but is usually between 2pm and 7pm.

There are key safes at the cottages also.

On arrival guests are greeted, shown to their accommodation, shown the parking spaces but are also left a Welcome letter which explains about the parking and being considerate to neighbours.

Check out is at 10am on the day of departure unless agreed otherwise.

5. OCCUPATION RESTRICTIONS

Bookings will not be accepted from any person under the age of 18. No smoking inside the cottage. No pets without prior agreement and no persons other than the checked in guests shall be permitted to stay overnight at the cottages. In addition to the above the terms and conditions of booking are sent out to guests at the time of booking and cover other matters of site regulation. There will be a guest information book in the cottage that will deal with these issues also in addition to the Welcome Letter.

6. SITE MANAGEMENT DETAILS

As a family run business located at the site owners own residential property, the site manager is not remote and is opposite the cottages. Guests are also provided with mobile phone contact numbers.

The Managers details are therefore

Mr and Mrs Frost

Bramley Croft, Barrow, Lancashire, BB7 9AQ
Telephone : 07900411685

Time of day contactable : 24 hours

7. CODE OF CONDUCT

Guests are given the 'house rules' which constitute part of the terms and conditions of the booking arrangements. The main matters covered in such terms relate to the following: - Guests must not create noise which is offensive to neighbours and other guests especially between the hours of 10pm and 8am - None other than the named checked in guests can occupy the holiday cottages overnight - Guests must comply with the parking regulations and show consideration when entering and leaving the site - Guests must dispose of refuse in accordance with the usual practice of the property and in the refuse bins provided. Guests must not leave rubbish in public areas. - All guests are given emergency contact details of the site managers and their team.

In general terms all guests will be expected to :

- Comply with all site rules
- Refrain from anti-social behaviour
- Respect the amenities and security of neighbours
- Comply with all instructions from the site management
- Notify the site management of any disputes, complaints or problems as soon as practicable.

Any guest found to be repeatedly breaking any of the site rules/ codes of conduct will be required to leave the site immediately without any refund