

Design & Access Statement

(Additional information)

This statement should be read in conjunction with the attached statement from Rural Futures. Dated February 2020.

Conversion to The Granary to Self-Catering Farm Tourism Accommodation

Spencers Farm
Lane Ends
Bolton By Bowland
Clitheroe
BB7 4PH

On behalf of
J & M Blakey & Son

Section 1: As per the previous statement from Rural Futures

Section 2: As per the previous statement from Rural Futures

Section 3: Design Principles & Concept

Design

Unfortunately given the scale of the existing building the designs cannot be translated into a suitable conversion. The building requires a number of alterations in order to meet current Building Regulations and allow for the works to go ahead feasibly.

Lining the Building

The original plans do not allow for internal dry lining to include insulation, open cavity and internal blockwork. This would reduce the floorspace by approximately 200mm per wall, further adding to the reduced floor space.

Building Height

Notably, the height of the two storey section does not allow for suitable head height to the staircase, nor suitable head height to the ground or upper floor. Given this, the revised proposal demonstrates an increase in height to the building for allow for the required head height in accordance with Building Regulations.

Staircase

The proposed staircase has not been demonstrated to a suitable scale, and therefore does not meet building regulations. The stair also does not show sufficient risers to reach the first floor height, nor an adequate width to meet current regulations. There is also no fire stopping between the kitchen and the first floor bedroom.

Bathroom

The bathroom shown within the plans neither is of a suitable size, nor suitably located. The bathroom requires a larger footprint in order to meet current Building Regulations, as well location of opening directly into the kitchen is not ideal.

These are the main points of design failure; therefore, we must consider revised plans to meet the current regulations.

Revised design

The revised plans accompanying this planning application demonstrate the alterations required to allow for the space to be useable, as well as meeting the current regulations.

Extra consideration has been given to the design and materials which will be used in the conversion. The main two storey part of the structure will require lifting to accommodate the useful, legal head height required by the current regulations. This shall also allow for the accommodation of a suitable, compliant staircase.

The single storey section has been proposed to increase to two storeys, whilst maintaining its offset footprint to the main building. The requirement for additional space is borne from the lack of suitable space to accommodate the staircase, bedroom and bathroom as shown previously. The design ridge to the new two storey section shall follow that of the previously approved planning application.

The external face of the building shall be of stone to match the existing building's stone. The roof shall be of grey slate, reused where possible and to match where required. All windows and doors shall be hardwood double glazed units.

Appearance

The revised designs are proposed to be in keeping with the building where possible, but to create a functional, compliant design for the proposed purpose. Existing openings have been maintained to preserve the appearance, with some additional openings to allow for the required means of lighting, ventilation and escape.

The upward extension of the single storey section allows for compliance with building control with regards to minimum spacing, fire stopping, layout and design, ventilation, circulation and means of escape.

The building shall maintain its existing footprint to three elevations, with an infill extension to the rear, allowing for a compliant staircase to extend to the first floor amenities.

Section 4: As per the previous statement from Rural Futures

Section 5: As per the previous statement from Rural Futures

Section 6: As per the previous statement from Rural Futures