

**Proposed Residential Extension at  
Cherry Tree Farm Workers Cottage**

**Design and Access Statement**

*On Behalf Of*

**Messrs, G &E Robinson.**

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# **J HADFIELD ENGINEERING SURVEYING**

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## 1:- Introduction

The application relates to the Building Plot associated to Cherry Tree Farm, Chipping Rd, Chaigley. The farm is situated on the north side of Chipping Road, Chaigley. There are a number of other dwellings and farm buildings in the immediate vicinity of the site.

The application is for a dwelling to be extended to allow a more modern layout internally and improve the symmetry of the front elevation.

## 2.0 – History.

### 2.1 – Early History.

The property is evident on the 1st Edition Ordnance Survey 1:10560 (Lancashire Sheet 46), surveyed in 1844 (Reproductions below by kind permission of Mario Lancashire show the original road with the current road in the transparent background)

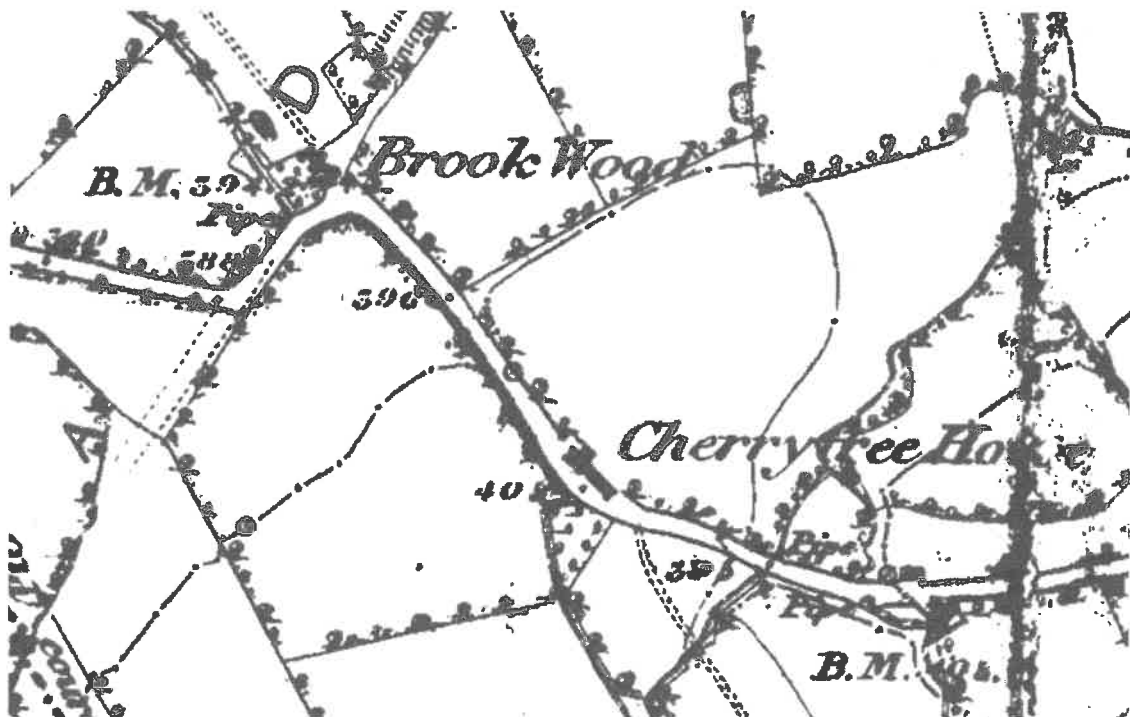


Figure 1 The 1:10,000 (6-inch) first edition surveyed 1844-1850 (published 1847-1853)

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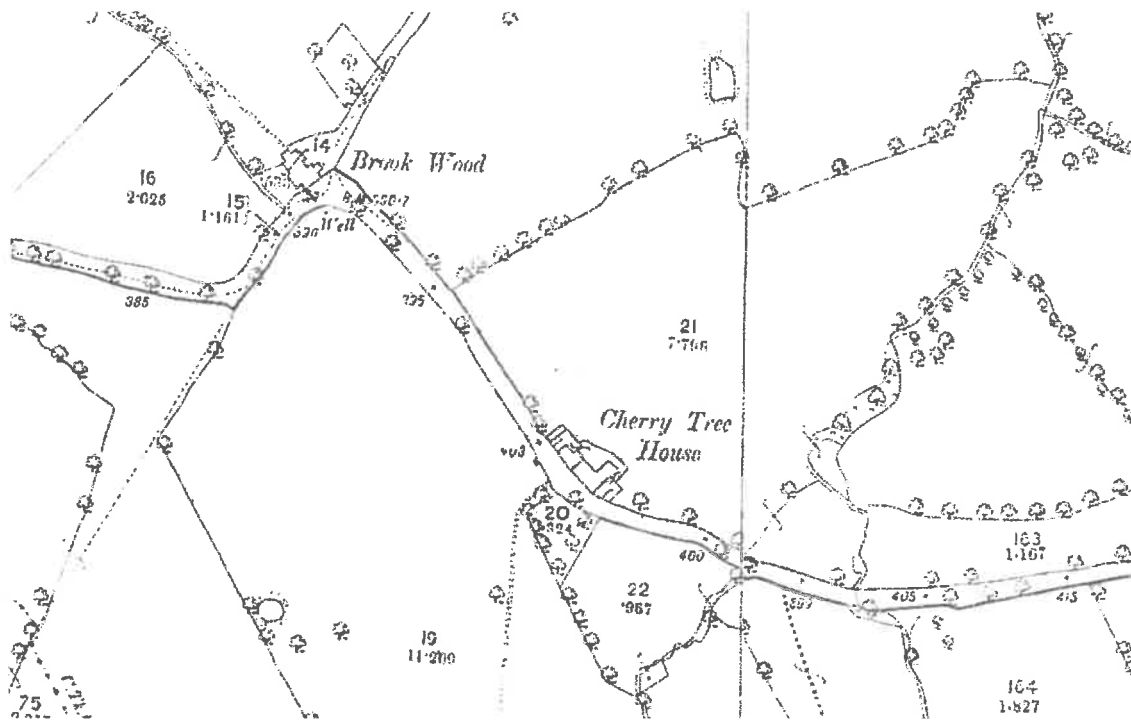


Figure 2 The 1:2500 (25-inch) first edition surveyed 1884-92 (published 1891-1894)

### 2.2 – Recent Development.

In 1980 planning permission was granted for an agricultural workers dwelling in the corner of a field to the west of the existing group of farm buildings (3/79/0646/PB). The foundations and some block work were laid within the five year period and remain in place today.

The then applicant, Mr K Thornber, was also the applicant for the original application. His son, Mr F W Thornber, appeared to be the main farmer for Cherry Tree Farm, and he presently lives (with his wife and young family) in the existing farmhouse along with his father and his uncle. Mr Thornber Jnr, who certainly appears to satisfy the agricultural occupancy condition imposed on the original permission, would occupy the new dwelling if this current application is approved.

It was at the time confirmed by the council's Building Control officer, Chris Shuttleworth who was the Building Surveyor in 1980 and remembers the case; and taken advice from the Council's solicitor, Paul Timson, It was consider that the 1980 permission remains extant and could be completed.

As originally approved the dwelling was 'L' shaped with the small forward projecting part of the 'L' being single storey with a pitched roof. Permission was sought for an amendment to the house type in the form of a gabled extension above this single storey part of the approved building. It was consider that this amendment would improve the design and appearance of the dwelling, without any significant increase in its floorspace or volume.

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The dwelling would be constructed in random natural stone with reclaimed natural blue slates, and the windows would have stone surrounds.

The foundations and exterior wall were started up-to Dpc level and left.

Due to the Thornber Family circumstances following several bereavements and the farm assets being diluted in an increasing number of family shares, the completion of the build did not progress, and the family made the decision to put the entire farm on the market for sale in 2016

The present owners and applicants, Messrs. G & E Robinson, purchased the plot at auction in August / 2016, with the completion of the sale early 2017.

As the plot has an agricultural tie on it, the requirement of which requires the occupants to live & work in Agriculture and / or Forestry in the locality, they fulfil this as their 109 Hectares Farm Holding is situated just North of the river Hodder on the opposite bank from the land formally associated with Cherry Tree Farm.

The Holding produces 380 + beef cattle and 800 store sheep for market from 400 breeding ewe's.

The intended occupants of the house will be a family member that is employed on the farm. The reason behind the purchase of the plot as opposed to building a dwelling next to the main farmhouse is that as the major part of the farm holding is rented, with the County land agents advice is that it is preferred that dwellings are constructed on land within the applicants ownership.

### **2.3- Listed Status.**

The property nor the existing farm house / barn have listed status.

### **3:- Design Component.**

#### **3.1 – Use.**

The use will be as a Farm manager & family to reside, being close to the main farm holding to support the farm staff member on site.

#### **3.2 – Amount.**

The extension to the house will be 32 m<sup>2</sup> extra of footprint giving 26.7 m<sup>2</sup> of extra floor space per floor.

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### **3.3 - Layout & Scale.**

The internal layout & scale of the house is to suit a more modern way of living, and to meet later day building regulations in respect of access, ventilation / energy requirements and safety.

The original plans for the dwelling do not meet current building regulations on numerous counts, though legally it would be possible to build to the original building standard for when the build was started, it makes no sense to do so when the environmental issues are becoming so important in current climate.

### **3.4 – Landscape**

The landscaping will not change much, only to extend around the larger foot print of the house.

### **3.5 - Appearance**

The appearance of the extended house will be more symmetrical and pleasing on the eye.

The materials for the completion of the dwelling will not change from the last application approved.

### **4.0 - Access**

The access will be the same as before. (see Site Plans)