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ARCHITECTURAL DESIGN STATEMENT

**PROPOSED CONVERSION OF TWO AGRICULTURAL BUILDINGS INTO
TWO DWELLINGS
LAND OFF WHITTLE HALL FARM, MOOR LANE, LANGHO**



View of the agricultural buildings from Moor Lane

Introduction

This statement is written to confirm the principle in line with planning policy to convert the two existing agricultural buildings into habitable use as indicated within the planning consultant's supporting statement.

The application is accompanied by the location plan, existing and proposed site plans, floor plans, elevations and visuals.

A structural report is also included within the documentation. In addition a letter is included from the land owner to provide supporting information regarding the land use and ownership particulars.

Existing site and buildings

The site is located off Moor Lane with direct access via an established track. There is a clearly defined existing curtilage to the site as defined on site by virtue of an existing timber post and rail fence.

Within the site area are three agricultural buildings (two former cattle sheds and a sheep shelter).

The proposal is to demolish the sheep shelter and retain the two cattle barns for their conversion into habitable use. For the purposes of this application the buildings have been titled as plot 1 and plot 2.

The site has a large expanse of concrete hardstanding. The two sheds are steel framed with the walls clad with vertical timber boarding and the roof finished with a cement fibre roof sheeting (plot 1) and metal sheeting (plot 2).

Both buildings are dual pitched with existing large openings to the gable ends and roof lights. They are low rise structures, adjacent to each other with their gables on a north west / south east axis.

The site is partially screened from the road by the existing woodland between Moor Lane and the site area. There is pasture land surrounding the site and it has far reaching views across the Ribble Valley.

A structural appraisal accompanies this statement which confirms the suitability and integrity of the primary structure of the buildings for conversion into two dwellings. The site is within flood zone 1 as it is located on raised ground off Moor Lane.

Plot 1

This building has a total floor area of 270 m² (existing) – 230 m² (proposed)

Plot 2

This building has a total floor area of 260 m² (existing) – 230 m² (proposed)

Conversion

The proposal is to create two single storey dwellings within the volume of the existing buildings. Both plots will require some partial demolition and removal of claddings. The plan arrangement ensures that the cumulative habitable floor area does not exceed 465 sqm. In order to achieve this the design demonstrates a reduced footprint to both plots within the shell of the buildings. Canopied areas enclose an external area within the footprint of the existing buildings. This will ensure the roof profile remains as existing to retain the simple profile.

Following the removal of the claddings the existing steel frame is to be fully exposed and cleaned. A coating of zinc primer will be applied to retain all of the primary structure.

The principle of the design is to retain the architectural simplicity of the buildings in order to ensure that they blend into the setting and have an agricultural aesthetic. The mass of the buildings will remain the same and the elevational alterations are kept to a minimum with new and retained openings following the internal function of the spaces.

The internal underground drainage and any services will be installed and the ground floor areas prepared to receive a damp proof membrane, new insulated floor screed.

The internal linings will consist of non structural insulated timber panels and metal framed suspended ceilings hung from the existing purlins. The linings will connect to the existing frame and a cavity will be retained between the linings and the proposed new external timber boarded cladding will be fixed to a plywood sheeting with membrane and counter battens.

The new windows will be aluminium powder coated frames and sit within recessed reveals within the external cladding.

The proposal includes a residential curtilage to demonstrate that the areas will not be larger than the floor areas of the individual plots (notwithstanding the shared access) and therefore conforms with the limits defined in Paragraph X of Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

It is the intention of the applicant to explore green solutions for the heating of the internal environment with ground source or air source to be considered.

The layouts demonstrate areas for plant of a sufficient size to accommodate the final solution. Site drainage will be taken to a soakaway installation for the surface water and a package treatment plant suitably sized for the accommodation.

Electric charging points will be located within the site for each plot.



View of the buildings from the north west (plot 1 to the left of the picture)



Plot 1



Plot 2



View looking down Moor Lane across the access



View looking up the access track towards Moor Lane