

RSCE CONSULTING ENGINEERS

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Thornley – Knott Farm Barn

Proposed Conversion to Single Dwelling

Design and Access Statement

Outline of Application Proposal

This Application is for Planning Permission for Change of Use from former agricultural barn building and conversion to single dwelling house Use Class C3(a).

The subject property forms part of a complex of farm buildings comprising a two storey stone farmhouse, a second and slightly larger brickwork barn, modern steel framed storage barn, together with various much smaller masonry outbuildings and timber sheds.

There is an access road between the two brickwork barns and generally orientated northwest/southeast through the farmyard.

It is not known when this complex of buildings ceased to be used for farming, but the subject barn property has clearly been empty and unused for several years.

The Applicant seeks to occupy the single dwelling barn conversion upon completion and seeks conservation of the essential features of the original barn compatible with suitable living accommodation and its' outstanding location within the rural open countryside and Area of Outstanding Natural Beauty.

Design

This Application is for Planning Permission for Change of Use from former agricultural barn building and conversion to single dwelling house Use Class C3(a).

Application Submission documents are as follows :

RSCE Drawing No. 3526-003 Existing Plans and Elevations

RSCE Drawing No. 3602-004 Rev D Proposed Plans and Elevations

RSCE Drawing No. 3602-005 Rev B Site Location and Block Plan

Structural Inspection Report ref. 3526-1

Design and Access Statement

The complex of farm buildings of which the subject property forms part, is located within rural open countryside and the Bowland Area of Outstanding Natural Beauty.

Some sympathetic restoration and conservation work has been recently undertaken on the nearby Knott Farm House, although a single storey extension remains to be completed (refer Planning Permission ref. 3/2020/0716 and 3/2022/0123).

Main features of the design of this proposed barn conversion are as follows :

- a) The existing brickwork barn external walls will remain and door and window openings will mostly remain with some slight alterations.
- b) The existing ground floor will be broken out and replaced with a new reinforced concrete insulated and damp proof floor slab which will also support a new inner leaf of blockwork with cavity and insulation on thickened reinforced concrete edge strips.
- c) The existing first floor will remain and supporting new lightweight non-load bearing timber stud and plasterboard partitions.
- d) In order to provide sufficient headroom above first floor level it is necessary to raise the pitched roof structure and supporting walls by about one metre. This should enable the existing timber roof trusses and associated roof structure to be re-used.

- e) The existing steel framed shed extension to the north end will be demolished and replaced with a more sympathetic building structure incorporating outer leaf brickwork walls to match existing barn, and new pitched slate covered roof to match existing. This replacement is enlarged slightly to provide a glazed lounge living area facing south and west.
- f) External opening concrete lintels and sills will be replaced throughout with natural or reconstituted stone.
- g) Conservation type rooflights will be incorporated in the rear elevation roof pitch.
- h) New materials will match existing adjacent wherever appropriate.
- i) All making good repairs and alterations will match existing adjacent materials, condition, etc.

Planning Policy Context Relating to Local Plan Policies DMH3 (Dwellings in the Open Countryside) and DMH4 (The Conversion of Barns and Other Buildings to Dwellings)

The Ribble Valley BC Adopted Core Strategy 2008-2028 includes the following Policies relating to construction of dwellings, barn conversion and other buildings in the Open Countryside and Area of Outstanding Natural Beauty :

POLICY DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE AND AONB

10.20 WITHIN AREAS DEFINED AS OPEN COUNTRYSIDE OR AONB ON THE PROPOSALS MAP, RESIDENTIAL DEVELOPMENT WILL BE LIMITED TO :

.....

2. THE APPROPRIATE CONVERSION OF BUILDINGS TO DWELLINGS PROVIDING THEY ARE SUITABLY LOCATED AND THEIR FORM AND GENERAL DESIGN ARE IN KEEPING WITH THEIR SURROUNDINGS.

BUILDINGS MUST BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT THE NEED FOR COMPLETE OR SUBSTANTIAL RECONSTRUCTION.

.....

The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching core strategy vision.

This Proposal is an appropriate conversion of an existing barn building to a dwelling which is suitably located within an established former farmyard group of similar buildings.

The form and general design of the proposed conversion matches that of the nearby group of former farm buildings.

The main brickwork barn building is essentially structurally sound and is capable of conversion without any need for substantial reconstruction.

POLICY DMH4: THE CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS

10.21 PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF BUILDINGS TO DWELLINGS WHERE :

1. THE BUILDING IS NOT ISOLATED IN THE LANDSCAPE, I.E. IT IS WITHIN A DEFINED SETTLEMENT OR FORMS PART OF AN ALREADY GROUP OF BUILDINGS, AND
2. THERE NEED BE NO UNNECESSARY EXPENDITURE BY PUBLIC AUTHORITIES AND UTILITIES ON THE PROVISION OF INFRASTRUCTURE, AND
3. THERE WOULD BE NO MATERIALLY DAMAGING EFFECT ON THE LANDSCAPE QUALITIES OF THE AREA OR HARM TO NATURE CONSERVATIONS INTERESTS, AND
4. THERE WOULD BE NO DETRIMENTAL EFFECT ON THE RURAL ECONOMY, AND
5. THE PROPOSALS ARE CONSISTENT WITH THE CONSERVATION OF THE NATURAL BEAUTY OF THE AREA.
6. THAT ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE ARE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED.

THE BUILDING TO BE CONVERTED MUST:

1. BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE WITHOUT THE NEED FOR EXTENSIVE BUILDING OR MAJOR ALTERATION, WHICH WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE BUILDING. THE COUNCIL WILL REQUIRE A STRUCTURAL SURVEY TO BE SUBMITTED WITH ALL PLANNING APPLICATION OF THIS NATURE. THIS SHOULD INCLUDE PLANS OF ANY REBUILDING THAT IS PROPOSED ;
2. BE OF A SUFFICIENT SIZE TO PROVIDE NECESSARY LIVING ACCOMMODATION WITHOUT THE NEED FOR FURTHER EXTENSIONS WHICH WOULD HARM THE CHARACTER OR APPEARANCE OF THE BUILDING, AND
3. THE CHARACTER OF THE BUILDING AND ITS MATERIALS ARE APPROPRIATE TO ITS SURROUNDINGS AND THE BUILDING AND ITS MATERIALS ARE WORTHY OF RETENTION BECAUSE OF ITS INTRINSIC INTEREST OR POTENTIAL OR ITS CONTRIBUTION TO ITS SETTING, AND
4. THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR ANOTHER RURAL ENTERPRISE.

The re-use of existing rural buildings provides an important opportunity to preserve buildings that contribute to the areas character and setting, can usefully provide a housing resource and promote sustainability. It is important however in an area such as Ribble Valley that this is carefully managed through the development management process and that clear guidance is offered.

The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. Access to the site should be to a safe standard and be capable of being improved to a safe standard without harming the appearance of the area.

Proposals will also be determined having regard to the Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings.

The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused unless it can be demonstrated that the unit will meet an identified local/affordable housing need in accordance with policy DMH1.

- The proposed barn conversion building is not isolated in the landscape but forms an integral part of an existing former farmyard group of similar buildings.
- No significant expenditure by public authorities or utility companies is envisaged.
- The Application Proposal is for a simple conversion of an existing barn to a single dwelling and hence entails no materially damaging effect on the landscape and no harm to nature conservation interests is envisaged. An ecology bio-diversity report is currently in course of preparation and all recommendations for mitigation measures will be implemented in full.
- No significant impact upon the local economy is envisaged.
- The Application Proposal will conserve, maintain and enhance the condition and appearance of the subject barn property, and is consistent with the conservation of the natural beauty of this area.
- An ecology bio-diversity report is currently in course of preparation and all recommendations for mitigation measures will be implemented in full.
- The Structural Inspection Report ref. 3526-1 : August 2022 is attached to this Planning Application Submission. The barn building is structurally sound and able to be converted as shown on the drawings without the need for any extensive building works or major alterations.
- The barn building is of sufficient size to provide the necessary living accommodation provided that the roof and supporting walls are raised by about one metre to provide sufficient headroom above the first floor so that the existing timber roof trusses and associated roof structure can be re-used.
- The character of the proposed barn conversion is appropriate to its' surroundings within the context of the former farmyard, and materials to be used will match existing throughout.

- The building forms part of a former farmyard and is an integral part of this group of buildings.
- The building has been previously used for housing livestock (milking parlour) and storage of farm materials for probably over one century.

The Application Proposal is compliant with all aspects of the above two Policies within the Ribble Valley BC Adopted Core Strategy 2008-2028

Conservation of Historic Environment

The Application Proposal is consistent with Chapter 12 of the National Planning Policy Framework which states :

..... when determining planning applications LPAs should take into account the desirability of sustaining the significance of heritage assets and putting them to viable uses consistent with their conservation;

Although no part of the former farmyard group of buildings including the subject barn conversion, is a Listed Building, nevertheless this group of buildings constitutes a heritage asset and the subject barn is worthy of conservation.

Proposed Layout, Size, etc.

It is proposed to demolish the existing more recent steel framework extension to the north of the brickwork barn building. This recent extension will require extensive works to remove and carefully dispose of asbestos cement sheeting by licensed specialist, and is of no architectural or heritage merit.

Replacement is proposed in materials complimentary and consistent with those in the existing and remaining brickwork barn. The proposed replacement is slightly enlarged at the rear of the property to accommodate a glazed lounge living area facing south and west.

In order to retain and re-use the existing timber roof trusses and structure and provide adequate headroom above the existing first floor, it is necessary to raise the roof and supporting walls by about one metre.

The proposed layout of the barn conversion entails associated minor alterations to external openings and which are detailed on the submission drawings attached to this Application.

Overall plan layout is the same as existing apart from the slight enlargement of the new build section at the rear to provide a glazed lounge living area facing south and west.