

DESIGN AND ACCESS STATEMENT

March 2019

To Accompany Planning Application for:

Knott Gate Farmhouse,
Townend,
Slaidburn
Clitheroe,
Lancashire,
BB7 3EP

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This statement has been written to accompany the application submitted to Ribble Valley Borough Council, and is to be read in conjunction with the application drawings and supporting documents.

This is a resubmission application of the previously rejected application ref; 3/2022/0683

INTRODUCTION

The Landowners and applicants have appointed Mason Gillibrand Architects Ltd. instructing us to act as their agent in applying for this House Holder Permission with Listed Building Consent upon their behalf.

This application is for an existing dwelling, Knott Gate Farmhouse, which sits within the village of Slaidburn in the AONB of the Forest of Bowland.

THE EXISTING SETTING

The property sits off of Townend road in Slaidburn. to the East, South and West it is surrounded with fields with a neighbouring private garden to the north over the entrance track. The northeastern gable to the north is visible from the road. The outbuilding to the south of the property is mainly obscured by planting to the east, and south approaches.

THE EXISTING BUILDING

The existing building is a late 17th Century farmhouse which has been significantly changed in the years following and is currently in a poor state of repair. The building is a Grade II listed building and the listing states;

House, probably late C17th, altered. Slobbered rubble with slate roof. 2-unit plan with a former farm building to the north-east now incorporated into the house. 2 storeys. House of 2 bays. The left-hand ground-floor window has a rebate and an inner hollow chamfer, was formerly of 4 lights and now has 2 mullions remaining. The right-hand window has a plain stone surround, central square mullion, and glazing bars. On the 1st floor the left-hand window has a chamfered surround made from fragments of C17th window. The right-hand window is sashed with glazing bars and has a plain stone surround. To the right of the right-hand bay is a flight of external stone steps. The stone platform at their top forms a hood to a ground-floor doorway with long-and-short jambs, having a window to its right with plain stone surround. The 1st floor doorway above has a plain stone surround. The right-hand gable has a window with plain reveals on the ground floor and a former pitching hole with plain stone surround, now a window, on the 1st floor. At the rear are windows with plain stone surrounds.

Please see the accompanying Heritage statement for additional information in regards

PROPOSED DEVELOPMENT

The proposals are to reconfigure the internals of the building to bring it up to a modern habitable standard, so that it can be let to a new rental occupant as the previous long term occupant had recently left.

To accompany this works will be done to the existing out building converting it to a small annex, which will form part of the single dwelling.

All of these works will include elements of work to the external building though there are no changes to the size of the building.

MATERIALS – GENERAL

The existing roof is currently in a poor state of repair, as brought up in the original application it has been identified that the stone flags to the roof are an unique feature therefore we will endeavour to retain the roof as it currently stands. Undertaking only repair works and using reclaimed flags wherever possible.

Where works to the walls are required it is proposed to repoint using reclaimed stone from the site or local where necessary.

Where new windows are required, they will be painted timber windows to match the existing opening style.

ACCESS - HIGHWAYS AND PARKING

There is no intention to alter the highway access as part of these works. It is proposed to make a new gate to create an additional parking spaces for the property. This will be a simple close timber gate which is to reflect other similar gates within slaidburn. It is also noted that this new gate formation is generally obscured from most angles by a large hill and does not effect any broader views on to the village.



Wall and obscuring hill on private farm track.

CURTILAGE

Whilst not mentioned during conversation with the planner, the delegated report identifies that the area around the annex is not deemed to be within the boundary of slaidburn. This conflicts with the actual recent usage of the land as clearly been kept and used as part of the domestic curtilage as shown in the attached photos of the site for at least the last 20 years. This domestic area is clearly enclosed by a impermeable boundary around the annex consisting of a high stone wall to the north and west and hedging to the south.



View from road towards residential garden area.



Residential Garden Area around Annex



Residential Garden Area around Annex

LANDSCAPING, TREES AND HEDGEROWS

There will be no impact to any existing trees.

BIODIVERSITY

Please see attached Bat Survey

SERVICES

It is not thought that any additional changes are required in terms of existing services.

FLOOD RISK

The site is not located in any flood risk area.

CONCLUSION

In summary the proposal, we believe, will have a positive effect upon the way the owners, use and live within their home, and offer advantages in the way of access and views into their own gardens as well as views over the wider landscape.