

Design & Access Statement

2264 - DA01

In support of the following two planning applications;

Householder Application - Proposed extensions and remodelling to the existing Farmhouse.

Full Application - Proposed extensions and remodelling (with associated building works) to the existing 2.no barns, to create 2.no detached dwellings, (utilising prior approval - 3/2021/0771 - for change of use class to C3 Dwellinghouses).

In addition to proposed detached garages and external works.

Tan Yard Farm, Ribchester Road, Hothersall, PR3 3YA.

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1.0 Application Introduction

1.1 Background

This statement is to accompany both the Planning Applications - Householder Application and Full Planning Application packages, on behalf of Mr Wood - in support of the holistic site regeneration.

It should be read in conjunction with the following drawings:

- L01 Location Plan
- P01 Proposed Site Plan(s)
- P02 Proposed Plans - Dwelling 01 (Farmhouse)
- P03 Proposed Plans - Dwelling 02 (Barn)
- P04 Proposed Plans - Dwelling 03 (Barn)
- P05 Proposed 3D Views
- S01 Existing Plans - Farmhouse
- S02 Existing Plans - Dwelling 02 (Barn)
- S03 Existing Plans - Dwelling 03 (Barn)

2.2 Existing Site

The site is located in a semi-rural setting, between the town of Longridge (within 2 miles) and the Village of Ribchester.

The existing site is approx. 485 sq.m of land within the curtilage of the existing buildings, accessed (approx. 175 metres) off Ribchester Road via an established access track. Note, the applicant owns additional land surrounding the application site.

There are three buildings on the site; The Farmhouse and 2.no barns. The traditional stone barns hold approval to be converted into 3.no dwellings under application - 3/2021/0771.

Within the surrounding site context, there is a sewage works to the North-East, residential dwellings to the East, along Asturian Gate, and additional dwellings along Ribchester Road, to the North.

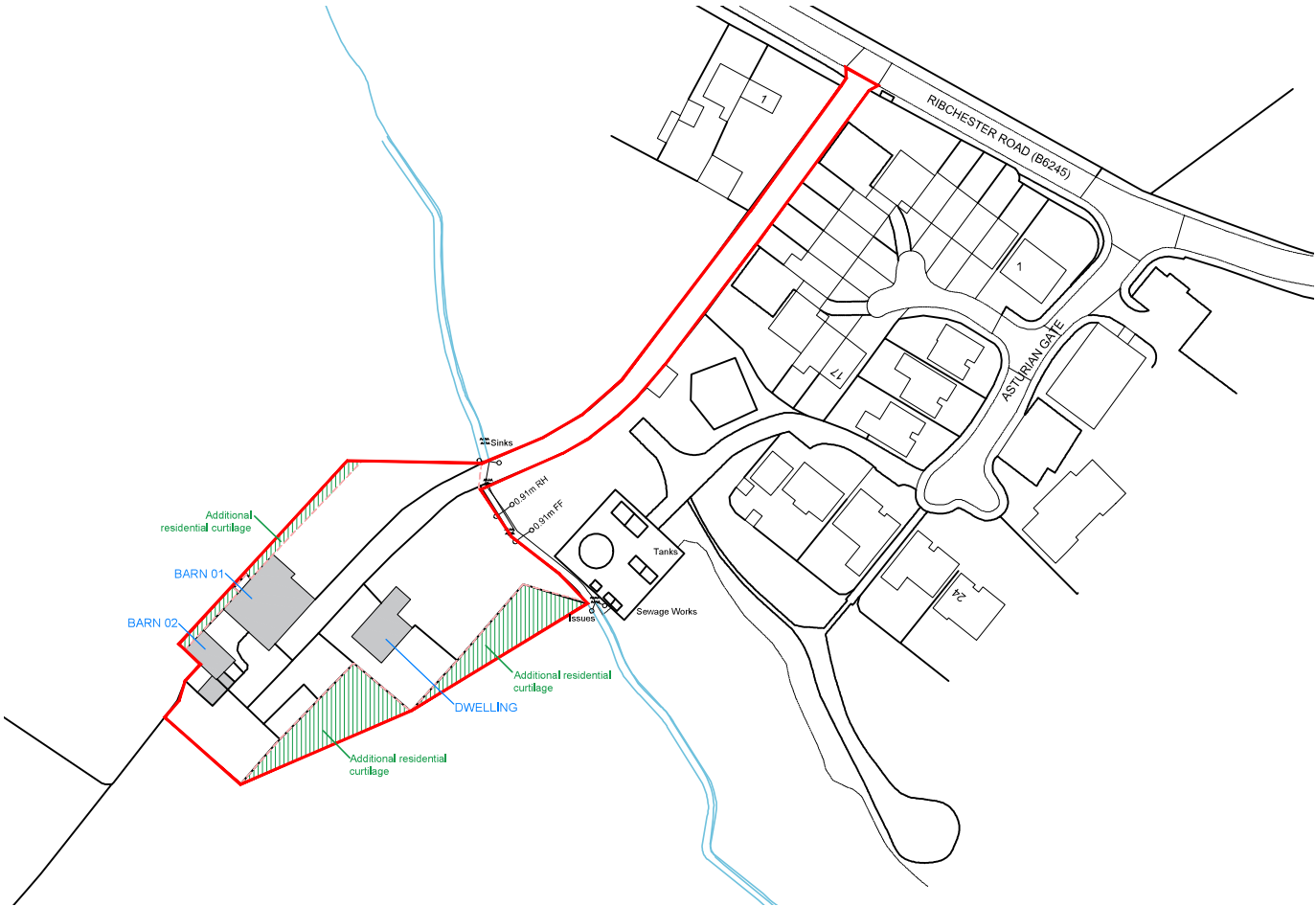
The site is connected to local amenities via the transports links, such as the A-roads (A59 to the South), motorway networks (M6 to the West) and public transport. Bus routes can be accessed from Ribchester Road.

2.0 The Existing Site

2.1 Site Plan

The following image below (Fig.1) highlights the site in question outlined in Red.

Fig 1. - Existing site location (courtesy of Promap location plan).



2.3 Site Images - Existing Farmhouse dwelling



ABOVE: Front Elevation facing



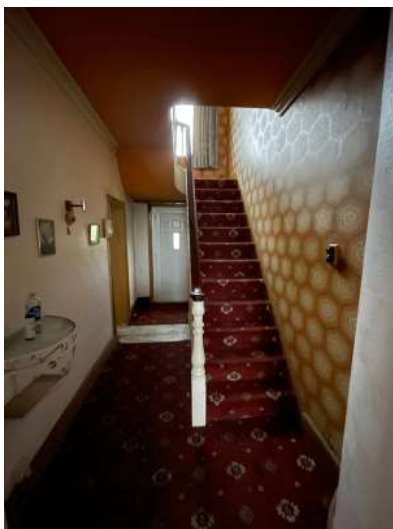
ABOVE: Rear Elevation on Main Street.



ABOVE: Front Garden



ABOVE: Side Elevation looking down access track



ABOVE: Internal living spaces - Hallway, Kitchen, Bedroom (Left to Right).

2.4 Site Images - Existing Barns



ABOVE: Rear Elevation view from Western fields - showing large barn



ABOVE: View from Western fields - showing smaller barn



ABOVE: View from access track, facing South-West



ABOVE: View from PROW, showing small barn (left) and Farmhouse



ABOVE: Internal view of barn



ABOVE: Internal view of barn

3.0 Design Statement

3.1 Design Brief

In developing the brief the following objectives were established;

- To refurbish the existing barns and Farmhouse, creating 3.no high quality and sustainable dwellings.
- To explore designs for extensions, to fulfil the potential of the spaces and site, creating open plan living spaces that take advantage of the natural structures and private, rural surroundings of the site.
- To use sustainable and low-to-no maintenance materials, which reflect the material palette of the surrounding area.
- To consider pedestrian and vehicular access and security.
- To design in accordance with the Local Plans and Planning Authority design guidance.

3.2 Design Concept

Farmhouse;

A two storey front, rear and side extension is proposed, which creates additional bedrooms and a modern living space to the rear to take advantage of the rural views. In addition, an extension to the existing lean to, offering a garage to the existing dwelling.

Small Barn;

To remodel and refurbish the existing structure into a new dwelling, careful planning has been done to utilise the existing openings and incorporate them into the new floor plan;

A new front extension is proposed to offer an obvious frontage to the dwelling, which also adds contemporary features, designed to give minimal impact through the use of mirrored glazing to reflect the greenery surrounding the structure.

The rear dormer and extension is designed to contrast the existing structure, to allow the natural stone and barn features to be celebrated. Therefore, contrasting materials are proposed, such as timber and aluminium cladding.

Large Barn;

The proposed changes to the large barn, incorporate the previously approved scheme, such as the new openings for windows and rooflights, allowing natural light into the key living spaces. The floor plans works around the existing structure, adding in new internal walls to create the main kitchen / dining / lounge space with feature vaulted height and the 4.no bedrooms at a first floor level.

Both new (barn) dwellings are proposed with front / rear gardens and have access to a new detached double / triple garages for parking and storage, off the established access track from Ribchester Road.



Above : Farmhouse - Proposed front view showing extension



Above : Farmhouse - Proposed rear view showing new rear living space



Above : Small Barn - Proposed view showing front extension and new entrance



Above: Small Barn - Proposed view showing rear extension



Above : Proposed aerial view, facing North East



Above : Proposed view showing new detached garage for dwelling 02.



Above: Proposed view showing new detached garage for dwelling 03.



Above: Proposed aerial view, facing South

3.3 Materials and Fabric

A number of materials have been investigated for best use on the site. We strongly pursued 'environmentally friendly' specification considerations, as well as prolonged life span and minimal maintenance factors.

See below some samples;



Slate Roof Tiles
A natural product which is durable and low maintenance, with a long life span.



Natural Stone
Locally sourced, sustainable.



Aluminium Cladding / Roof
Low maintenance, lightweight and durable.



Silicone Render System
Easily maintained, breathable and water repellent with a natural aesthetic.



Timber Cladding
High Quality Doors and window frames throughout to clients specification.



Aluminium Frame
High Quality Doors and window frames throughout to clients specification.

3.4 Volume and Massing

Through developing the brief for the site, varied sketch designs were developed to the existing 3.no buildings. The sketch design process concluded with proposed extensions to achieve the best use of the site for residential use.

The followings states the existing and proposed volumes for each proposed dwelling;

Farmhouse - Dwelling 01

Existing Volume;	<u>763 m³</u>
Proposed Volumes;	<u>459 m³</u>
Proposed Garage;	100 m ³
Proposed Two Storey;	227 m ³
Proposed Single Storey;	132 m ³
Total:	<u>1222 m³</u>

Barn - Dwelling 02

Existing Volume;	<u>1225.5 m³</u>
Proposed Volume (Garage);	<u>213 m³</u>
Total:	<u>1438.5 m³</u>

Barn - Dwelling 03

Existing Volume;	<u>380.5 m³</u>
Proposed Volumes;	<u>126.5 m³</u>
Proposed Front;	65 m ³
Proposed Rear;	61.5 m ³
Proposed Garage;	155.5 m ³
Total:	<u>662.5 m³</u>

Below; - Proposed Indicative Aerial View



4.0 Access Statement

4.1 Local Transport Networks

The site is easily accessible by car via the A-roads (A59) surrounding the site, connecting the site to the local towns and villages such as Longridge and Ribchester.

The motorway network (M6) is located 12 miles to the West of the site.

4.2 Car Access

Each new dwelling has access to minimum 2.no parking spaces on site, off the access track from Ribchester Road.

Detached garages are also proposed for each dwelling - Refer to floor plans for additional details.

4.3 Pedestrian Access

The site is within a semi-rural setting and thus benefits from the pedestrian footpath network around the locale, connecting the dwelling to the local amenities.

4.4 Bus Routes

There are numerous bus stops accessed from Ribchester Road, with one located near the start of the access track, providing bus routes connecting to Longridge, Preston City Centre and beyond. (Subject to Local Bus Timetable and Routes).

4.5 Local Amenities

The local shops are located along Ribchester Road, with additional varied amenities located in Longridge, under 2 miles West.

Longridge offers multiple facilities, such as a supermarkets, bakeries and restaurants. The local schools are located around the site within 2 miles.

Preston City Centre offers additional local services, 8 miles from the site.

4.6 Disabled & Inclusive Access

The proposed dwellings are designed and arranged to comply with Approved Document 'M' of the Building Regulations with inclusive accessibility for all in mind.

Pedestrian entrances to the dwellings will be designed with level access approach, to minimum 1000mm width doorways.

Below; - Proposed Site Plan

