

design and access  
statement

Newlands House  
Chipping PR3 2QA





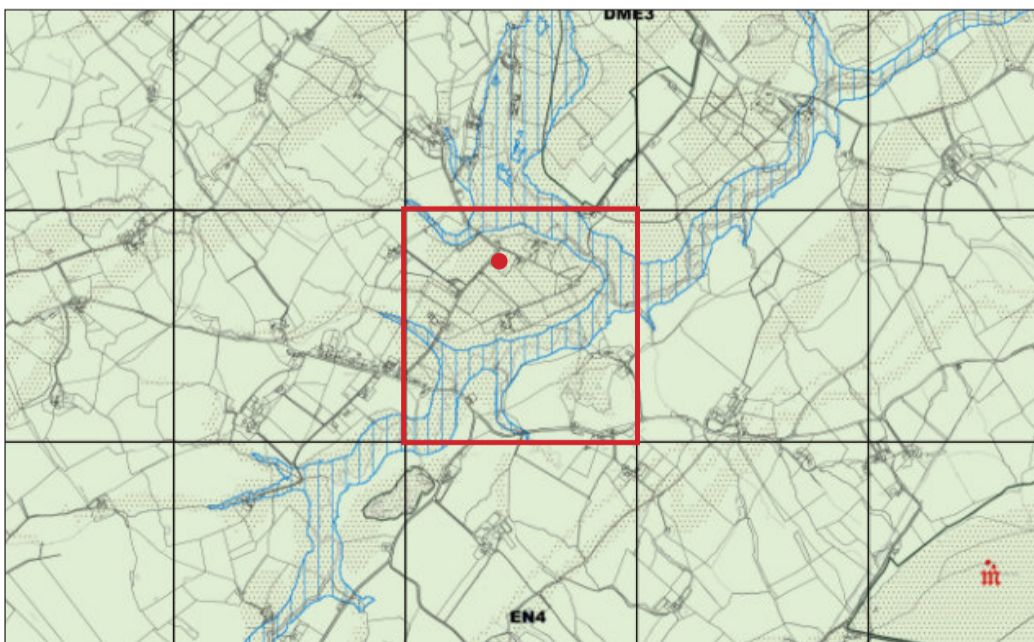
aerial overview of the site and its approach from Longridge Road



existing site entrance from highway



proposed sheep shed location



extract from RVBC's local plan map

site location ●

## 1. Background Information

### 1.1 APPLICATION

The planning application description is as follows:  
*'proposed sheep shed'*.

### 1.2 THIS DOCUMENT

This statement includes the following information: Use, Scale, Layout, Appearance and Access as suggested in the National Planning Policy Framework (NPPF).

### 1.3 DESIGN BRIEF

Stanton Andrews were asked to review the existing site and consider options for a sheep shed to service the agricultural land the property sits within. As the building is in close proximity to the house, the building should be aesthetically pleasing. Our clients also highlighted the need to develop the entrance from the highway to the site due to existing hedgerows making visibility of oncoming traffic upon exit from the property an issue.

## 2. Site

### 2.1 LOCATION & SITE DESCRIPTION

The 8 acre site is located on Longridge Road, Chipping. The property is accessed from the north west and is predominantly agricultural land.

The boundary of the site is defined by hedges fronting Longridge Road to the north west and Sand Bank to the north east, with post and wire fences and hedging making up the remainder.

The main driveway and parking for the site is beside the house to the north east of the site with the existing gates set back from the highway and high hedges hindering visibility for exiting vehicles.

## 3. Planning

### 3.1 PLANNING HISTORY

According to RVBC's online search, there are 2 previous applications for this property:

- 3/1991/0799 - Replacement Dwelling (Approved)
- 3/1992/0463 - Detached Double Garage (Approved)

### 3.2 PLANNING POLICY

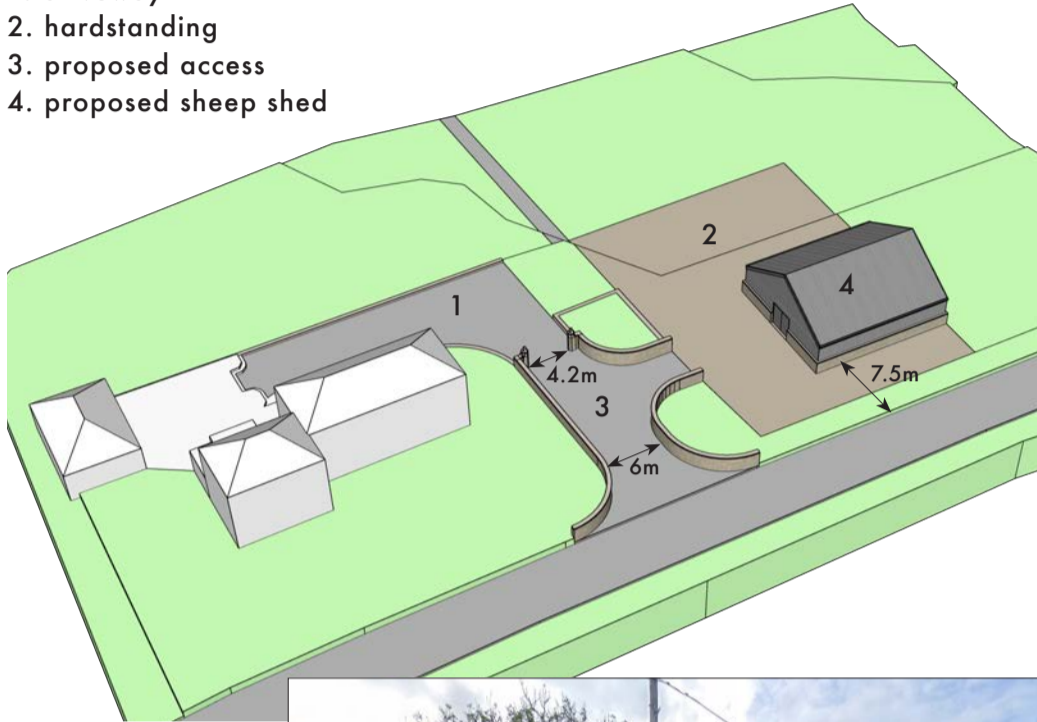
The Ribble Valley Core Strategy document, and the more recently adopted Housing and Economic Development DPD, sets out the development strategy for the Ribble Valley area up to the year 2028. Newlands House is sited in the Forest of Bowland AONB but does not sit in a conservation area, or national park.

There are planning policies that are applicable to the area, these include the following :-

- DS1 development strategy
- EN2 landscape
- EN3 mineral safeguarding
- DMG2 strategic considerations

## proposed site overview

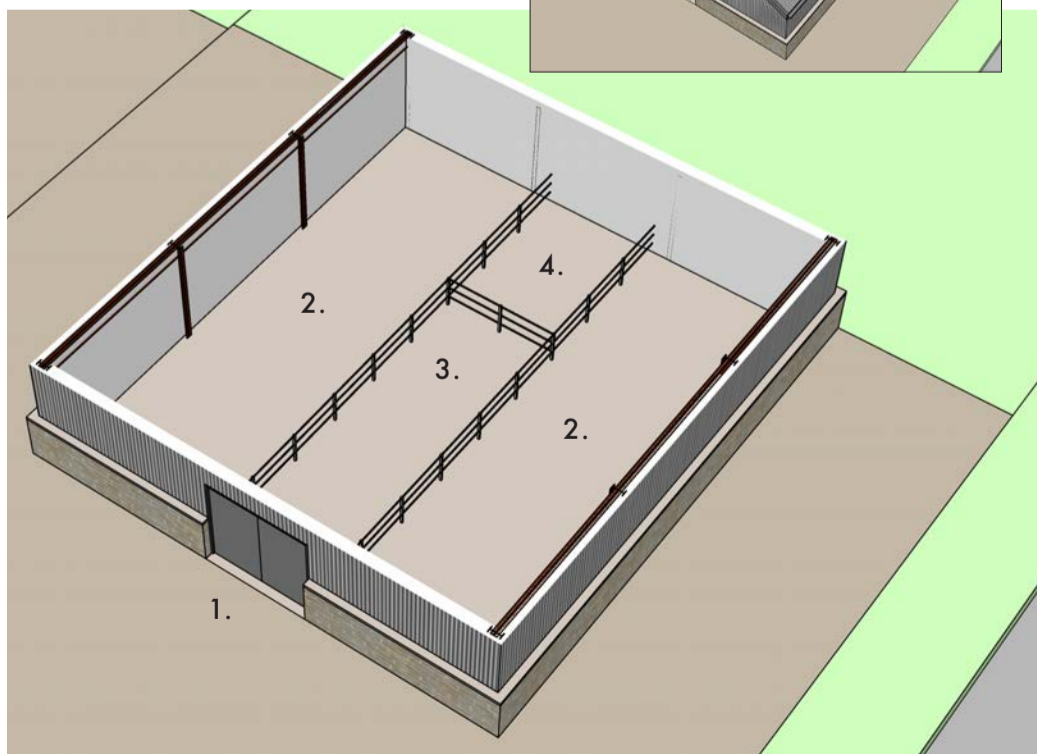
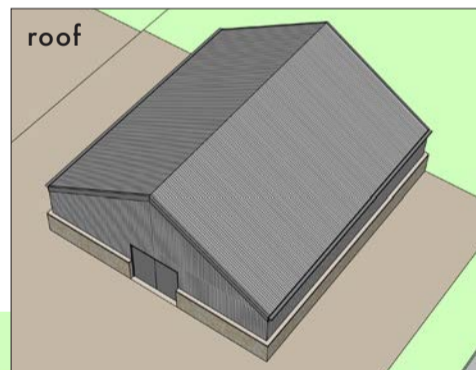
1. driveway
2. hardstanding
3. proposed access
4. proposed sheep shed



view from Longridge Road

## proposed ground floor layout

1. entrance
2. 45'x15' sheep pen
3. feeding passage
4. bedding/feed store



ground floor layout

## 4. Design

### 4.1 DESIGN CONCEPT

The proposed sheep shed references agricultural buildings built traditionally throughout the Ribble Valley.

### 4.2 DESIGN PROCESS

The current design proposal is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on and refining a preferred scheme.

The resultant proposal for the sheep shed has been designed to achieve the desired accommodation in response to the brief. It is believed the scheme provides an agricultural building with a strong connection and respect for its setting.

### 4.3 ACCESS/PARKING

The existing access off Longridge Road is challenging due to lack of visibility caused by the existing hedges to the property boundary. The proposal widens the access from the highway to 6m and splays the proposed walling on a 6m radius, the proposed walling is limited to a height of approximately 1m above finished ground level to ensure visibility from exiting vehicles. Sufficient parking for the house is provided by the existing driveway, an area of hardstanding serves the proposed sheep shed.

### 4.4 SCALE AND MASSING

The size of the building within our proposals is based on the following :-

8 acres of land with a typical stocking rate of 6 to 8/acre gives a max no. of 50-80 ewes

2no. 45 x 15 ft sheep pens each suitable for 25-40 ewes (excl/incl lambs) with 10' feeding passage and space at end for bedding/feed.

### 4.5 LAYOUT

The proposed building is set up to ensure practical usage for farming. The sheep shed and surrounding hardstanding provide ancillary accommodation for the agricultural site including space to manoeuvre farm equipment (e.g. tractors and trailers).

### 4.6 APPEARANCE

The proposed building is based on a traditional agricultural shed found throughout the Ribble Valley. Walls are faced in metal with a natural stone base for robustness.

#### Materials schedule

walls	metal cladding with natural stone base
roof	metal sheeting