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**DESIGN AND ACCESS STATEMENT  
CHANGE OF USE OF EXISTING BARN TO CREATE A PRIVATE DWELLING  
AT  
EVESONS FARM, SIMONSTONE LANE, SIMONSTONE, LANCASHIRE**



## **Introduction**

This Design and Access statement is made following the conclusion of the positive pre-application enquiry to Ribble Valley Borough Council (ref RV/2023/ENQ/00013). It seeks consent for the change of use of a long-standing, now redundant, stone-built barn which is situated immediately adjacent to the grade 2 listed farmhouse and more widely located within an established group of residential buildings of varying sizes in the green belt designation and on the periphery of the settlement boundary of Simonstone.

The site has no previous planning history. The site has an overall area of 2.15 acres. The traditional stone barn fronts onto an unnamed trackway / road which links with Simonstone Lane and also serves other residential properties. The barn benefits from a Right of Access over this unnamed road, providing access to the yard / driveway to the side of the building.

The barn is constructed out of stone with a pitched slate and stone flag roof, including a number of existing door and window openings. Internally, the barn benefits from a range of stone flag and concrete flooring, with the building being sub-divided into a range of storage rooms and former cattle byers / shippens with loft areas above. The main central area is open to the eaves, with large double timber doors providing access.

To the east of the stone barn is a further stone under pitched stone flag roof outbuilding, which further offers scope for alternative uses, subject to gaining the necessary Planning Consents.

To the south of the traditional barn is a grassland paddock extending to approximately 2 acres or thereabouts with access directly off Simonstone Lane.



View of the access from Simonstone Lane

## Proposal

### Pre-application enquiry summary for the change of use :-

#### DESIGN

1. *Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in context toolkit).*
2. *Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
3. *Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
4. *Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.*
5. *the code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

#### ACCESS

1. *Consider the potential traffic and car parking implications.*
2. *Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
3. *Consider the protection and enhancement of public rights of way and access.*

The principle of the conversion is accepted and the case officer responded positively, however, the drawings which accompany this statement demonstrates a re-design which addresses the comments within the pre-application response with regard to the overall aesthetic (window numbers and proportions).

It still shows a design which utilises the footprint and volume of the existing structure without the need to create any extensions. We emphasise in line with the pre-app that the design also respects existing openings in the external walls whilst creating a number of modest new openings in an arrangement which complements the character of the barn without comprising it's agricultural heritage.

The design brief received from the client has been addressed in order to provide family accommodation across two floors which will include 5 bedrooms. The design carefully considers the form and volume of the existing building along with the matters of access and parking.

A domestic curtilage has been shown which covers the area to the east for garaging and car parking and an area to the south for a private garden area.

The north side of the barn is immediately adjacent to the access track and opposite the grade 2 listed former farm house.

The internal layout respects the floor levels and existing structural features (timber trusses) as well as the existing openings in the walls. The plans and elevations show how the residential use requires rooms to have natural light either by utilising existing openings or creating new openings including roof windows.

The aim of the conversion is to maintain the ‘solidity’ of the barn and appearance as it can be viewed easily from the southern approach along Simonstone Lane.

The materiality will be reclaimed natural stone for any repairs/rebuilding as necessary. The roof will be re-covered using natural slate; and rooflights will be incorporated into the roof to provide natural light and ventilation to the bedrooms. The proposed roof lights will be fitted with conservation bars and will have flush flashings. The building will be repointed with lime pointing to match the existing mortar. Care has been taken to enhance the building with the design whilst maintaining a vernacular, agricultural feel. Windows will be painted timber and set within stone surrounds as shown.

The approach taken with the previous extensions to the south elevation (currently rendered) is to contrast its appearance with the finish of the barn. The walls will be finished with vertical cedar timber boarding. The glazed doors/windows will be powder coated aluminium. This replicates smaller scale agricultural extensions and will provide a clear distinction/separation from the historic barn structure.

Due to the green belt designation it is recognised that any impact on openness will be scrutinised and it is with regard to this that the design fully respects the form of the existing building and the immediate area around it. The extent of the domestic curtilage proposed is entirely appropriate for a dwelling of this size and the location.



## Access

The site is accessed off Simonstone Lane via an existing track which services other properties adjacent to and beyond the barn.

Simonstone is connected by bus services. The village also has a good nucleus of facilities including a small convenience store/butchers/garage store/sandwich shop, primary school, pub, a social club, and places of worship.

The proposed dwelling will have access for emergency vehicles utilising the existing access. Vehicles will be able to park close to the entrance door of the new dwelling.

## Conclusion

This statement should be read in association with the planning statement. Following the pre-app response, the applicant has recognised that this formal application needs to include supporting documentation as confirmed in the pre-app response.

We confirm the inclusion of a **structural survey, A habitat survey, and a heritage assessment including a statement of significance** in order to assist with the final design/conversion arrangement and appearance.

Overall the building is deemed to positively contribute to its setting. It is a vernacular building, characteristic of the area that is largely unaltered. Buildings such as this are typical of rural Lancashire and provide tangible evidence of a community that has heavily relied on agriculture for its sustainability for several centuries. As such the barn is deemed as a heritage asset. Whilst not exceptional it contributes to its local landscape and is a reference to a past way of life.

Notwithstanding this, it is apparent that the building no longer has a sustainable use as an agricultural building. Without a sustainable end use the building will deteriorate until it is beyond repair and the building will be lost.

The proposal provides a sensitive design solution to allow the use of the building to change to a dwelling house with limited new openings proposed.

The proposal gives the building a new lease of life and will allow for a full, sensitive refurbishment of the property, thus allowing the building, a heritage asset in the green belt area of Simonstone to be retained for the future as an attractive part of this local scene.

Our close attention to the detail of the layout and access, as strictly required by our clients, will ensure that the external environment will not facilitate garden paraphernalia unsuitable for this sensitive location.

The proposed planting and boundary treatments will enhance the green belt designation.

As agricultural use has ceased (for over twenty years) it is unlikely funds will be set aside for its repair unless there is a sustainable end use. Sensitive conversion to residential use with limited new openings would allow for the barn, a heritage asset, to be retained.

