

PEWTER HOUSE FARM

CARR LANE



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Executive Summary

This Design and Access Statement has been prepared by C49 Architecture Ltd, in support of a Planning Application, for the prior approval of barn to residential development.

The application site is located in the Ribble Valley. The site is surrounded by various number of existing dwelling sand holiday lets.

The statement, which has been prepared in accordance with guidelines issued by the Design Council; highlights the design principles behind the scheme and the process undertaken to develop and refine the proposals.

The context of the site has been carefully considered, and this has identified the constraints and opportunities this presents, and the proposal is a consolidated response to this analysis.

This includes an evaluation of the existing context and a description and justification for the proposed scheme. The document is also looking to consider planning matters relevant to the proposed development, including details of how the scheme accords with planning policy for part Q planning applications.

EXISTING BUILDING

The existing buildings are three duo pitched steel frame structures adjoining each other which were formally used as animal housing for the dairy farm which has now ceased.

The duo pitched roof are corrugated fibre cement sheets.

Walls are a mixture of internally timber sleepers and externally corrugated sheeting and breeze block.

The structure of the building has been confirmed as structurally capable of conversion to form the dwellings.

The report for this is attached to the application.

The previous application was refused on the basis:

- (i) the development under Class Q(b) would consist of building operations other than—*
- (ii) the installation or replacement of—*
- (aa) windows, doors, roofs, or exterior walls, or*
- (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and*
- (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);*

Planning Practice Guidance (Paragraph: 105 Reference ID: 13-105-20180615) advises:

"that building works are allowed under the right permitting agricultural buildings to change to residential use. The right (Class Q) permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right".

It is noted that paragraph 105 above was revised on 15 June 2018 resulting in the removal of the earlier assertion that it is not the intention of the permitted development right to include the construction of new structural elements of the building and the guidance no longer asserts that it is only where the existing building is structurally strong enough to take the loading which comes from the external works that the building would be considered to have the permitted development right.

Paragraph 105 still states, however, that it is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use, so that it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right. This is derived from the basic principle that the PD right is for the conversion of the building to residential use, and not for its substantial reconstruction.

The group of buildings to be converted comprise a steel portal frame design with longitudinal blockwork and timber infills at the ground floor level which demarcate some of the bays within the buildings. The elevations of the buildings consist of blockwork and corrugated panels with the roof space of the buildings comprising a timber purlin framework layered with corrugated fibre cement panels.

The existing buildings to be converted are open sided on their front North-western elevation with the front elevation of the adjoined buildings spanning approximately 50 metres in width. The proposed works would involve the infilling of the predominantly open front profile of the buildings with black timber cladded elevations punctuated with numerous door and window openings. The rear profile of the buildings would comprise an identical design.

The application's proposed elevation drawings indicate that the existing upper sections of the building's elevations (denoted as 'existing timber cladding') are to be repaired and replaced with new timber cladding where necessary. In addition, the proposed elevation drawings show that the existing roof of the building is to be 'repaired where required'.

Notwithstanding the above assertions, all of the building's upper elevational sections appear to be currently comprised of corrugated metal panels, as evidenced in case officer site visit photos and additional commentaries and photographs within the application's structural and ecological surveys. Furthermore, the existing roof of the building consists of corrugated fibre cement panels, many of which have a somewhat worn external appearance. Taking account of the above, it remains highly questionable as to whether the proposed residential conversion could be achieved to an acceptable

habitable standard through mere retention and repair of the building's existing upper elevations and roof structure.

As such, given the scale of the works proposed, it is considered that the resultant dwellings would be tantamount to the construction of new buildings, rather than operations reasonably necessary for the buildings to function as residential units. Accordingly, it is considered that the extent of building works proposed would go significantly beyond what is 'reasonably necessary' to change the use of the buildings in question.

We propose that the existing shell and steel frame of the existing building is to remain with all existing cladding materials to remain. This will be repaired where required but only locally.

As stated above the structural survey shows that the qualified accredited Engineer feels the steel frame is suitable for the conversion to residential.

We propose to insert two walls within the existing frame to form new external walls within the shell of the building. This is set back from the existing walls which are to remain.

We therefore through this justification and attached structural survey show that this item should now not be a reason for refusal.

Overall Objectives

The Applicants brief for the project design team was to create luxury conversion of these former barns in accordance with Part Q.

The proposal is to convert these buildings into a maximum of 5 dwellings.

The Proposal

The scheme design has created five number dwellings totally within the footprint of the existing barns.

To do this it is proposed that new walls are constructed within the footprint of the building set in from the eaves of the existing roof.

This proposal has been undertaken to recess the walls in from the front of the barn which will lessen the impact of any glazing introduced into the building and ensures that the areas conform with the legislation.

The Previous Application was refused on the basis of:

(f) the design and external appearance of the building, and
(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses,
and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Design and external appearance

On farm buildings windows and doors are commonly small and insignificant. Farm buildings are operational structures with a functional simplicity which is an essential part of their character. In order to protect the character and setting of the surrounding countryside any additional openings should be kept to a minimum to avoid a clearly domestic appearance.

In addition, Historic England guidance states:

'New features added to a building are less likely to have an impact on the significance if they follow the character of the building. Thus in a barn conversion new doors and windows are more likely to be acceptable if they are agricultural rather than domestic in character'.

The proposed development of the buildings includes the installation of numerous full length openings to both the front and rear elevations of the buildings in the form of windows, sliding doors and patio doors. The doors and windows proposed would be detailed in black aluminium with black timber cladding also proposed for the lower elevational sections of the buildings.

As such, the resultant dwellings would appear largely domestic in appearance, being more akin to a row of terraced properties which in turn would be predominantly at odds with the rural character of the detached and semi-detached stone and slate based dwellings within the immediate and surrounding area. Accordingly, the proposed development is considered to be unacceptable in terms of its design and external appearance.

Provision of natural light

The proposed plans submitted indicate that both the front and rear elevations of the buildings would comprise numerous full-length door and window openings therefore it is anticipated that the proposed dwellings would receive adequate levels of natural light however as stated above, the solid to void ratio proposed would be of detriment to the external design of the proposed dwellings.

We believe as there are large open areas on the barn that the proposal for the glazing is in line with the existing form of the barns.

Recessing the external walls back behind the existing cladding also minimises the impact of any proposed glazing.

All windows are proposed at 2.1m high and therefore the impact of this is low compared to the overall height of the barns.

We feel that in this form that the proposed glazing elements and openings created for 5 houses are therefore acceptable.

Additional light is proposed through the existing rooflights within the building.

The design therefore utilises the form, shape and design of the existing barns to keep the design in line with legislation.

The external walls are set back from the existing external walls and cladding to keep the look of the open form of the barns.

We therefore feel the justification of the design enables this reason for refusal to be removed.

Use

The proposed use of the site is the conversion of a dairy farm to residential for total of 5 dwellings.

Amount

The proposed works will create five new dwellings in a space that was formally used for agriculture and now has no long-term requirement under this usage.

Each dwelling is laid out in accordance with the legislation providing two larger homes and two smaller homes.

Layout

The position, layout and overall dimensions of the proposed dwellings have been developed as a result of working within the constraints of the host building, creating a rhythm that works with the existing and totally within its footprint.

Transport and Highways Impact

The previous application was refused on the basis:

a) transport and highways impacts of the development

The proposed development has been reviewed by Lancashire County Council Highways who have raised numerous concerns with regards to the application site's access. These concerns relate to the substandard visibility splays and access width in place at the site's access between Carr Lane and Commons Lane. Further concerns have been raised with regards to the limited provision of passing places on Carr Lane which is single track road with numerous blind corners. As such, the LHA have recommended for refusal of the proposal on the grounds that the proposed development would result in the intensification of a substandard vehicle access point and track which in turn would be of detriment to highway safety. The proposed development is therefore considered to be unacceptable in relation to this particular consideration.

The below and attached transport note shows that the farm conversion will NOT intensify the usage of the road and will provide substantial reductions in the number and size of vehicles using the lane.

The existing usage as a dairy farm has not got any formal used transport data which can be used to identify the exact amounts of trips to and from.

A transport statement has been provided on actual data based on the dairy farm running at low capacity before the retirement of the farmer.

This data then is on the low usage of the former farm and is not what could be expected of this farm at full capacity.

We propose that the data is accompanied with the below which shows what the full capacity of the farm could produce at maximum usage.

At full usage the farm would have been to hold 140 head of cattle alongside a silage clamp. The dairy parlour, slurry and muck storage areas are all within the curtilage.

Understanding dairy farming and the potential to diversification to maximise profits as required by farming in the current economic market.

We would also propose that the farm at full capacity and run well would have an element of arable farming and other animals to maximise profits on a regular basis.

We would expect the following movements daily basis based on cow, sheep farming with arable use. This data only counts visits to and from the farm and not within. If we include the movements within the farm this data would substantially be increased with tractor movements etc.

Movement	Daily	Weekly	Fortnightly	Monthly	Annually
Farmer	4				
Milk Man Rounds	6				
Milking Staff	6				
Heard and other Staff	4				
Feed Delivery (HGV)		2			
Bedding Delivery (HGV)		1			
Vet		2			
Council Refuse Collection		1			
Animal Sales				1	
Animal Movements		2			
Egg Sales	8				
Crop planting and Management	2				
Harvest Movements (Large vehicles)					40

Export of Manure			2		
Regular repair work	1				
Visitors	3				
Other	1				
Total	35	8	2	1	40

Totals on average 36.5 daily trips with a mixture of small to heavy vehicle

This includes the trips to and from the farm only and not operations included within the farm or looking after it within.

Farming has a high number of movements and based on conversion to residential this would be reduced substantially 20-24 trips per day with small vehicles used.

We attach images of large vehicles accessing the farm and a recent farm sale which attracted approx. 100 cars to the farm.

As the farming has now ceased and the farm sold to our client who does not intend to use it for farming in any capacity it will be seen that the transport on the actual and on potential is reduced from the existing situation.



This data along with the traffic note by Paragon Highways shows that the development would reduce the number of traffic trips by the conversion of the agriculture buildings to residential.

It should be noted that the client has purchased the full farming buildings including the farmhouse so there is no potential for the farming use to carry on.



Refuse Collection

The dwellings will be serviced by the refuse vehicles in the same way as existing this is therefore unaffected by the proposal.

Conclusion

The proposal seeks to convert former agriculture barns into residential units under a prior approval application for a change of use under permitted development.

The previous application was refused on the three items that have been highlighted and the justification why the application now complies with this is given.

The above and attached reports undertaken by the relevant professionals shows that the design and type of development is in line with the legislation for this type of development.

We therefore trust this application with the new information provided can be approved.