

KL2887/SA/ EW

10<sup>th</sup> October 2023

Root Farm, Dunsop Bridge

## UPDATED DESIGN AND ACCESS STATEMENT

### 1. Introduction

This design and access statement has been updated prepared to support the variation of condition planning application (dated 10.10.23) for the reuse of part of the former farm site to create employment space at Root Farm. The application is further supported by the Wright Design Partnership's original detailed existing drawings and the Planning and Heritage Statement prepared by Rural Solutions together with the updated proposed detailed drawings date October 2023. The majority of this document remains as per the previous design and access statement (dated 15<sup>th</sup> Sept 2021) save for a few small alterations to bring it in line with the variations.

The proposals call for the redevelopment of the footprint of the existing single storey agricultural buildings which form the south and east boundary to the original farmstead and the replacement of the existing workshop / storage units which are in need of extensive repair.

None of the buildings are listed nor form part of a Conservation Area but they are within the Forest of Bowland Area of Outstanding Natural Beauty and as such, a design and access statement is required for the planning submission.

### 2. The existing arrangement

Root Farm is a traditional farm grouping of buildings, approximately 200m south of the centre of Dunsop Bridge. The original farm buildings form the central grouping with two large stone-built barns, a farmhouse to the north. A single storey brick built agricultural buildings to the south and east, forms a protective boundary to the farm itself and creates an inner courtyard. In addition to the original grouping, there is a self-contained holiday cottage to the west and a large workshop / storage unit with an additional covered storage space to the south. Surrounding the site to the south / east are concrete slabs to previous shed / barn buildings which have been removed.

The current access arrangement includes a main access route from the centre of Dunsop Bridge and a secondary "field" access which runs to the south of Root Hill Estate Yard. With the exception of agricultural vehicles, the main access from Dunsop Bridge village is the one used for the current activity on site.

The built form is a mixture of traditional double storey stone buildings with slate roofs, single storey brick buildings which have welsh slate roofs on traditional truss / purlin construction (currently removed for safe keeping) and agricultural sheds with profile sheet cladding on steel frame structures.

The farm grouping nestles into the banking below Root Hill Estate Yard, elevated to the west and the surrounding agricultural land spills out to the south and east to meet the banks of the River Hodder. The site is open to the long distant public view from the east but well protected by the established and mature tree belt to the north of the site, providing separation to the centre of Dunsop Bridge.

The existing detail to the farm buildings are relatively traditional with small openings and large barn doors to the central barns. The single storey red brick building features more regular openings with a rhythm of door openings and windows to both the inner courtyard and to the outer elevation to the surrounding farmland. Entrance positions are highlighted by raised roof details, celebrating entrance positions, giving mass highlights to the simple building form. The workshop / storage unit has limited detail and sits with a massing that is uncomfortably tight to the single storey buildings it has a modern agricultural feel with little, if any, character.

### 3. The Proposal

The concept of this application is to regenerate a disused part of the former farmyard to provide space which is flexible enough to meet the needs and attract a variety of users for example workshop or production space, studio or basic office and storage. The aim is to assist in creating new jobs for the local community, to support varied occupations and related uses and to develop a small local working community that becomes an anchor for future organic growth.

The proposal includes the demolition of the existing workshops and external store area together with the end of the single storey farm building, all of which have significant fabric and structural issues which means they have come to the end of their natural life. With these buildings cleared, the site opens up and allows for consideration of how the remaining area of the farmyard could be repurposed to support employment in the local community, put to a sensible use that will encourage activity and long-term investment without disrupting the fine equilibrium, balance and charm of the area.

The single storey "L" shaped farm building provides a footprint for, small flexible "work units" that could be used for a variety of uses. The units have the ability to be interlinked to give flexibility for occupiers to expand or contract according to their business needs. Part of the area where the old agricultural 'sheds' sit, are to have new smaller sheds erected for flexible class E use. All the building spaces will be supported by communal services which would include a kitchen, WC's, showers and a meeting space.

The proposals allow for the existing access through the site to be retained and ensure that the proposed new workshop buildings sit within the footprint of the original buildings (to be demolished). Proposed parking arrangements have extended the existing provision, and these remain to the rear of Root Farm within the original steading area, protected and screened by buildings, trees and the lay of the land as this climbs up a steep banking to the Root Hill Estate Yard. Additional hard landscaping, parking, services and waste provision are indicated on the remaining footprint site, which will serve the 4 no proposed workshops and the 9 no proposed flexible work units.

As well as providing essential workspace and storage etc, the key to the proposal is to respect the original nature of Root Farm. By retaining character, not allowing a comprehensive modernisation throughout and instead; carefully allowing the regeneration of a former farmyard in a way that respects the defined areas and allows for the plan to read as part of the original farmstead will ensure the success of the scheme and the enjoyment of the space by a host of end users. Elements of the variations requested by this current application include for the addition of more stone facing detailing and the removal of more recent modern interventions such as the concrete buttressing to the dairy barn and the reinstatement of external stone steps to access the existing first floor doorway position

### 4. Access

Existing access arrangements are to be retained which currently run around the external footprint of the site. There is a tarmac drive, leading to a concrete apron to the workshop / storage unit to the west and farm access around the buildings to the east. To the south of the site, a secondary access route allows access out past the Root Hill Estate Yard towards Whitewell. In addition to improvements to the periphery circulation, the proposal provides parking for up to 25 vehicles on site and establishes gated access into the inner courtyard for services and delivery.

5. Disabled requirements

It will be possible to provide good disabled access to all spaces developed and external circulation areas. Dedicated disabled parking bays are included within the 18 car parking spaces and these will be allocated closest to the main entrance point. All communal areas and services will be fully inclusive to allow for full enjoyment and use of the spaces created by all end users.

6. Conclusion

The proposal provides for a well-considered, sympathetic design solution which sits respectfully in its site and context and we believe the application is supported by both local and national policy and should therefore, be approved with robust but achievable conditions as necessary.

Yours sincerely  
The Wright Design Partnership Ltd



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