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10 June 2024

**PROPOSED CONVERSION OF AN EXISTING AGRICULTURAL BUILDING INTO
A PRIVATE DWELLING
LAND ADJACENT TO MILES HILL FARM, MOOR LANE, BILLINGTON**

ARCHITECTS STATEMENT



View of the site on arrival down the access track

Introduction

This statement is written to provide supporting information for the Prior approval application to RVBC (*Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)*) following previous submissions and ultimately the appeal decision (ref APP/T2350/W/23/3325434) dated 1 November 2023. It should be read alongside the planning consultant's statement and the supporting drawings and all the relevant documentation necessary for an application of this type.

It is imperative that we point out that this submission has been prepared addressing the key statements within the latest decision issued by the Planning Inspectorate in order to ensure that the proposal meets the important site wide criteria. The previous application was determined following a hearing held on 10 October 2023 and this application deals with the outstanding matters which were the principle concerns debated during the meeting.

Existing site and buildings

The site is located off Moor Lane with direct access via an established track. There is a clearly defined existing curtilage to the site as defined on site by virtue of an existing timber post and rail fence.

Within the site area are three agricultural buildings (two former cattle sheds and a sheep shelter).

The proposal which is a revision to the previous submissions is to demolish both the sheep shelter and the barn (titled barn 2 on the plans) and only retain barn 1 for its conversion into habitable use.

The site has a large expanse of concrete hardstanding surrounding the barns. Barn 1 which is the subject of this application is steel framed with the walls clad with vertical timber boarding and the roof finished with a cement fibre roof sheeting.

The building is dual pitched with existing large openings to the gable ends and roof lights. It is a low rise structure, with the gables on a north west / south east axis.

The site is partially screened from the road by the existing woodland between Moor Lane and the site area. There is pasture land surrounding the site and it has far reaching views across the Ribble Valley.

A structural appraisal accompanies this statement which confirms the suitability and integrity of the primary structure of the building for conversion into a dwelling.

The site is within flood zone 1 as it is located on raised ground off Moor Lane.

Barn 1 has a total floor area of 270 m² (existing) – 230 m² (proposed)

Conversion of barn 1

The proposal is to create a single storey dwelling within the volume of the existing building. It will require some partial demolition and removal of claddings. The plan arrangement ensures that the cumulative habitable floor area does not exceed 465 sqm. In order to achieve this the design demonstrates a reduced footprint within the shell of the building. A canopied area encloses an external area within the footprint of

the existing building. This will ensure the roof profile remains as existing to retain the simple profile.

Following the removal of the claddings the existing steel frame is to be fully exposed and cleaned. A coating of zinc primer will be applied to retain all of the primary structure.

The principle of the design is to retain the architectural simplicity of the building in order to ensure that they blend into the setting and have an agricultural aesthetic which reflects the rectangular arrangement of the building.

The mass of the building will remain the same and the elevational alterations are kept to a minimum fully respecting the comments within the appeal decision with new and retained openings following the internal function of the spaces.

Underground drainage and any services will be installed and the ground floor areas prepared to receive a damp proof membrane with a new insulated floor screed.

The internal linings will consist of non structural insulated timber panels and metal framed suspended ceilings hung from the existing purlins. The linings will connect to the existing frame and a cavity will be retained between the linings and the proposed new external timber boarded cladding will be fixed to a plywood sheeting with membrane and counter battens.

The new windows will be aluminium powder coated frames and sit within recessed reveals within the external cladding.

The proposal includes a residential curtilage to demonstrate that the area will not be larger than the floor area of the individual plot (notwithstanding the site access) and therefore conforms with the limits defined in Paragraph X of Schedule 2 Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

It is the intention of the applicant to explore green solutions for the heating of the internal environment with ground source or air source to be considered.

The layout demonstrates areas for plant of a sufficient size to accommodate the final solution. Site drainage will be taken to a soakaway installation for the surface water and a package treatment plant suitably sized for the accommodation.

Electric charging points will be located within the site.

The following paragraphs relate to design amendments which address the Planning Inspectorate comments within the latest appeal decision notice. We highlight the relevant paragraphs from the decision and how this proposal has been revised accordingly to eliminate all the final matters.

The main issues which remain outstanding following the previous appeal decision, the resubmission, the hearing and the most recent appeal decision have been summarised by the Planning Inspector as follows :-

- i) whether the proposal would be permitted development under Schedule 2, Part 3, Class Q(b) of the GPDO, with regard to the extent of operations required to convert the agricultural buildings to dwellinghouses;
- ii) the effect of the proposal on the character and appearance of the area;

iii) the effect of the proposal on protected species.

Paragraphs 3 – 7 within the decision are concerned with preliminary matters which makes reference to the previous submission and appeal decision as an introduction.

Paragraphs 9 – 18 within the decision are concerned with ‘building operations reasonably necessary’ and particularly with regard to the external groundworks which were shown on the previous application drawings. This element of the proposal was the subject of a debate at the hearing with regard to the extent of the works proposed. We highlight the fact that the inspector in the appeal decision made reference to the fact that the external works to the ground immediately adjacent to the buildings could be dealt with by the imposition of a planning condition.

We believe, however, that it is beneficial to the proposal/application to demonstrate details and a design which ensures that these works are now shown as de-minimis as necessary with regard to the extent of the building operations which would eliminate the need for any condition to be imposed.

This is of course aided by the fact that barn 2 is to be demolished and is not part of the overall final proposal. This therefore significantly reduces the external ground works as previously proposed.

Returning to the external works reasonably necessary for the subject of this application (Barn 1), the drawings and details now clearly demonstrate the existing ground condition immediately around the building and the alterations proposed. The plans and in particular, large scale detailed cross sections assist with providing evidence that the works are minimal and there is no change in the external ground levels other than the removal of 3 small ramped areas which are immediately adjacent to the barn.

Paragraphs 19 - 26 within the decision are concerned with ‘character and appearance’. This submission, by virtue of the drawings and visuals, simply shows how the works proposed to the external appearance of Barn 1 has now been reduced and revised to respect and align with the comments from the inspectorate. The remarks are concerned with the erosion of the simplicity of the character of the existing building and the over domestication of the building at the expense of its functional appearance.

Therefore the fundamental amendments carried out to the appearance include :-
Removal of all roof windows.

Alterations to the fenestration to the gable ends to replicate the proportions of the existing openings.

Paragraphs 27 – 30 within the decision are concerned with protected species matters

The information included in this submission has been produced and updated to address the inspectors comments. The ecologist has been thorough, and produced an updated preliminary ecological assessment and a scheme of reasonable avoidance measures for badgers, which (as the inspector confirmed) could be secured by the imposition of a planning condition.



Level change photographs to the south east elevation



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June 2024

