

Planning Design and Access Statement and Proposed External finishes schedule

Site: Cockshotts Barn , Sabden, Lancashire, BB7 9EH

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Introduction: This following statement is written in support of a planning application which seeks to convert the agricultural barn into three separate dwellings. The purpose of this statement is to give a general overview of the proposed scheme; to be read in conjunction with

- Heritage documents prepared by Blue Willow Heritage Ltd,
- the structural report by Johnston Clark Building Surveys and Architecture
- ecology report prepared by MAB Environment and Ecology Ltd
- A full set of existing and proposed drawings. NB the dimensions on the drawings are approximate due to uneven nature of the structures, terrain and the type of insulation is not been confirmed. This will be detailed at detailed drawing stage

Proposal;

Before considering the designs, the applicants had an informal meeting with the local community to consult on what the village suggested the future use of Cockshotts Barn as it was no longer suitable for agriculture; ideas included a farm shop, offices etc. The overwhelming support was accommodation suitable for the local community including an aging population.

The proposed conversion seeks to create three private dwellings; Two three bedroom and one four bedroom dwelling. The proposed design provides modest dwellings to suit all abilities and generations which include;

- off road parking and turning spaces
- Bike or mobility scooter parking rails
- Access to the dwellings and through the internal spaces for all abilities
- Outdoor recreation spaces and storage facilities for each dwelling
- A sustainable conversions with possible communal heating and hot water system such as ground source or air source
- Repairing , repurposing materials on to ensure the local distinctiveness is retained

The Site;

The schemes sit within the envelope of the existing structure enclosed by local stone walls on all but one side. The Barn sits on an elevated position with extensive views over the village of Sabden and beyond. The site is within the settlement boundary of Sabden and within an Area of Outstanding Natural Beauty as defined in the Ribble Valley District wide Local Plan 1998. This has been researched and discussed in the Heritage documents issued by Blue Willow Heritage Ltd. A pre planning application has been submitted, the comments have been considered within this full application

Relevant Planning Policy;

The proposed designs reference and addressed the following planning policies

- Key Statement DS1: Development Strategy
- Key Statement DS2: Sustainable development

- Key Statement EN2: Landscape
- Key Statement EN5: Heritage Assets
- Key Statement DMI2: Transport Considerations
- Policy DMG1: General considerations
- Policy DMG2: Strategic considerations
- Policy DMG3: Transport and Mobility
- Policy DME2: Landscape And Townscape Protection
- Policy DME3: Site and Species Protection and Conservation
- Policy DME4: Protecting Heritage Assets
- Policy DME6: Water Management
- Policy DMH3: Dwellings In The Open Countryside And AONB
- Policy DMH4: The Conversion Of Barns And Other Buildings To Dwellings
- Policy DMB5: Footpaths And Bridleways
- National Planning Policy Framework (NPPF)

3) Housing development will be supported where all homes meet the National Described Space Standards (NDSS), which seeks to ensure the use of adaptable home designs within all proposals for residential development to provide flexible internal layouts and allow cost-effective future alterations. The proposed layout should show a degree of future adaptability to allow for the needs of an aging population and those with physical disabilities.

4) Policy Framework (NPPF) National Planning Practice Guidance (NPPG) National Policy 3.2 The main body of the NPPF addresses the components of sustainable development. *‘delivering a wide choice of high quality homes’ ... ‘requiring good design’* – developments should add to the quality of the area, and reinforce local distinctiveness.

The site is within a defined settlement of the village of Sabden

There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure,

Infrastructure

Drainage waste and Surface water in line with the SuDS hierarchy

Flooding: The site is less than 1.0 ha and lies within the Zone 1 Flood Map, a site-specific Flood Risk Assessment is therefore not required

Waste: A communal waste treatment plant is proposed for all three properties to be located on west of the site sunken underground and landscaped. An example of the type proposed is Tricel Novo the information is included in this application which Complies with Environment Agency general binding rules in England, Natural Resources Wales exemption criteria and SEPA requirements.

Surface water: to be collected in series water butts with the excess directed to soakaway attenuation crates

Communal heating System is proposed for the site using a sustainable low carbon heating system of either ground and air source heat pumps. The feasibility and details to be researched in more detail following the planning application

Access to the proposed development would be from Stubbins Lane an established classified highway which serves as the existing access to the site. 2 off road parking spaces are allocated for each plot including a wheelchair user plus one visitor space

Policy DMG3 of the Core Strategy requires decision taking to consider the availability and adequacy of public transport and associated infrastructure to serve those moving to and from new developments. This is consistent with the NPPF which requires development proposals to promote sustainable transport. Two bus stops lie approximately 300 metres away to the South-west of the proposal site which are served by a total of three bus routes (624, 638, and 64). Furthermore, the proposal site lies within a defined settlement with nearby amenities being within walking distance of the site. As such, future occupants of the proposed development would not be entirely reliant upon the use private motor vehicles. The proposal would therefore satisfy the requirements of Policy DMG3.

Provision for Electric Vehicle Charging Points and cycle racks and bin stores are marked on the proposed site plan

There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests. An ecology report and BNG report are included in the application

There would be no detrimental effect on the rural economy, the barn is not a suitable design for modern farming practices, and the farm would continue to operate independently of the barn

The design proposals are consistent with the conservation of the natural beauty of the area

The Structural Report confirms that the building is capable of conversion

Each dwelling proposed are much larger than the minimum standard to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building

The character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting.

Biodiversity Net Gain report has been submitted within this application

External Finishes

Roof: The existing roof is slate; Roof tiles would be retained as possible with matching slate tiles to match as needed



External Walls: The existing random local stone walls with cut stone corners are in need of repair and repointing in a lime mortar mix and brush finish. The external walls to include bee stone bricks and matching stone swift boxes.





The openings to include a cut stone frame around them to match the existing



Rainwater goods; Black traditional style with traditional stone gutter supports matching the existing



External surfaces; the existing cobbles to be re-used in areas; Permeable none slip aggregate resin surfaces for parking, circulation areas

Windows: Timber casement windows; See details submitted

Doors: Thermal doors with timber cladding on both faces

Boundary Treatments: Stone walls to match the existing; mixed local species hedges and timber fencing