

**Planning Application for change of use, conversion and extension of
existing barn from agricultural use to ancillary gym/health spa and self-
contained residential annex to accommodate a house caretaker**

Hall Foot, Worston, Clitheroe BB7 1QA

Design and Access Statement

24-019



July 2024

Introduction

This Design and Access Statement has been written to meet the requirements of Article 4c of the Town and Country Planning (General Development Procedure) Order 1995, as amended in Circular 01/06 (Guidance on Changes to the Development Control System) (Section 3).

This planning, design and access statement has been prepared by AW+A Chartered Architects Ltd on behalf of the applicant Mr M Leyden in support of a full planning application for conversion and extension of an agricultural barn to an ancillary gym/spa and self-contained annexe to accommodate a house caretaker.

This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read with the accompanying information:

- 24-019 PL01 Location Plan
- 24-019 PL02 Existing Site Block Plan
- 24-019 PL03 Existing Floor Plans
- 24-019 PL04 Existing Elevations
- 24-019 PL05 Proposed Site Block Plan
- 24-019 PL06 Proposed Floor Plans
- 24-019 PL07 Proposed Elevations
- 24-019 PL08 Proposed Elevations
- Bat Survey
- Structural Survey
- Heritage Statement

Context and Location

The site is located within the Worston Conservation Area on the edge of the settlement boundary as defined in the Ribble Valley Housing and Economic Development Plan Document. The site is approximately 200m east of the village of Worston.

Hall Foot Barn comprises a traditional stone barn located to the rear of Hall Foot, a large dwelling historically home to a local wealthy land owner. None of the buildings on the site are listed. The site is not close to any designated biological heritage sites. There are no public footpaths crossing the site. The nearest footpath is to the north west (FP0348013) heading towards Downham.

The contours of the site fall gently towards the north west. The buildings form a group around the main house with the application site located across a courtyard to the east.

Image 1 – Aerial View of Site

The barn is two storeys in height and constructed with natural stone (See images 2 and 3) and a natural slate/stone flag roof. The western and southern elevations of the barn and farmhouse have been rendered at some point.

There is a single vehicle access into the site off West Lane. The access leads into a parking area to the west and yard area to the north.



Image 1 – Aerial photo of the site



Image 2 – Natural stone walls and mixture of slate/stone flag roof



Image 3 – Existing barn showing area to be extended

Proposed Use

The proposed development comprises the conversion of a stone barn to a gym/spa and self-contained residential staff annexe to be used ancillary to the main dwelling.

Relevant Development Plan Policies

The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2021).

Core Strategy (2014)

The following policies are relevant to the proposal:

Key Statement DS-1 Development Strategy
Key Statement DS-2 Sustainable Development
Key Statement EN2 – Landscape
Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations

Policy DME2 – Landscape and Townscape Protection
Policy DME3 – Site and species protection
Policy DME4 – Protecting Heritage Assets

National Planning Policy Framework (NPPF)

Evaluation

This application comprises the change of use and conversion of an agricultural barn into a residential self-contained annexe/gym and health spa.

The main issues arising are:

Principle of development
Assessment of heritage value
Design of the proposal
Visual impact on the landscape
Ecology

Principle of the Development

The site is within settlement boundary and within a conservation area. Planning policy supports the re-use of agricultural buildings within settlement boundary.

The alterations to the barn can be summarised as follows. Please note the Design and Access statement is to be read in conjunction with the Heritage Assessment prepared by Stephen Haigh and the structural report prepared by Shear Consulting.

1). The front (north east) facing elevation is in a very poor state of repair and requires completely rebuilding. The elevation has been altered numerous times historically and, though we have not been able to find historic photos, local historian Stephen Haigh is of the opinion that the elevation would have started life in a symmetrical format with a central cart door, potentially pedestrian doors either side and two circular forking holes at first floor. The intention is to restore this facade as authentically as possible.



Image 4 -3D model showing existing north east elevation



Image 5 - 3D model showing proposed elevation with authentic elevation features re-instated

2). To the south west of the main barn is a large outshut with adjoining coal store. The coal store is no longer used and due to its height does not lend itself to suitable conversion. As such, the proposal is to demolish the coal shed and continue the catslide roof along to meet the boundary wall. This brings a more viable use to this part of the building and we consider to be the most sympathetic in-keeping in profile with the existing outshut.

A new entrance door is proposed into the existing barn with a small flight of steps within the rear wall of the barn.



Image 6 - 3D model showing existing south west elevation



Image 7 - 3D model showing proposed south west elevation

3). An existing window within the south east facing elevation provides impressive views of Pendle Hill. The proposal is to alter the height of this window to take advantage of the views out.

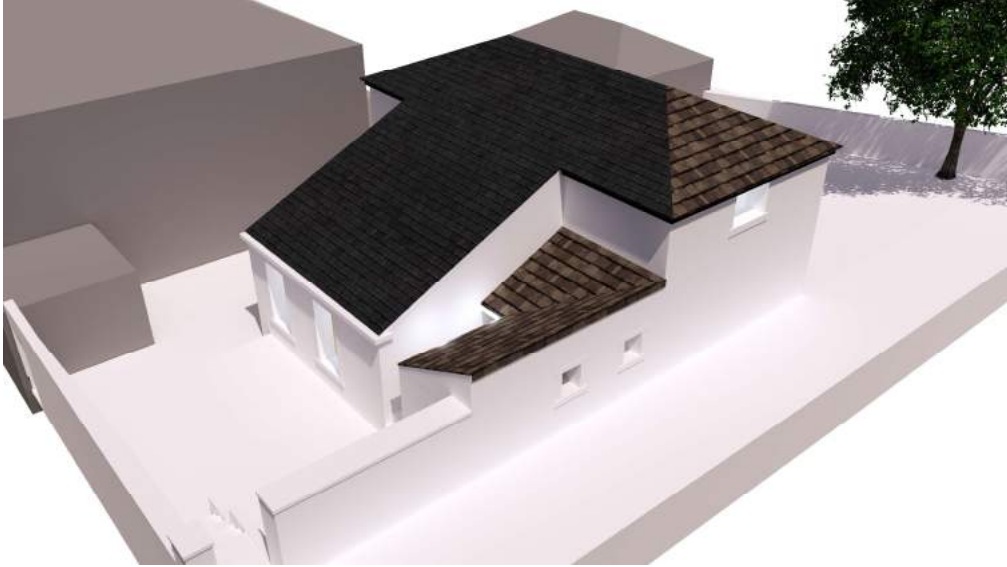


Image 8 - 3D model showing the existing south east elevation



Image 9 - 3D model showing the proposed south east elevation

Proposed Floor Plans



Image 9 - 3D model showing proposed ground floor plan



Image 10 – 3D model showing proposed first floor plan

Residential amenity

The proposed barn conversion does not result in any overlooking of other residential uses. As the occupant of the barn will be a staff member, there is unlikely to be conflict between the new residential use on the site and the existing dwelling.

Visual impact on the landscape

The barn is typical of many farm buildings in the area and has a simple design and retains its character as a traditional agricultural building of local vernacular style. Reinstatement of the front elevation and the adjoining courtyard will enhance the appearance of the site. The conversion of the barn does not affect the existing domestic residential curtilage and as such will not result in undue harm to the visual amenity of the area or character of landscape. The proposal is fully compliant with Key Statement EN2: Landscape, and policies DME2: Landscape and Townscape protection, of the Core Strategy as well as the requirements of the NPPF to conserve and enhance the natural and historic environment and create high quality beautiful and sustainable buildings and spaces.

Ecology

A bat survey has been submitted with the application. Bats were found to be present and, as such, the relevant protective measures must be adhered to on commencement of any restoration works/alterations.

Biodiversity Net Gain

Because the development affects less than 25 sq.m of potential habitat site then the application falls below the threshold and is exempt.

CONCLUSION

This planning statement has been prepared to accompany an application for change of use from agricultural barn to an ancillary gym/health spa with adjoining self-contained residential annexe. It is intended that the barn will be occupied by a staff member who will assist in the day to day running of the estate.

This statement has demonstrated that the development is wholly compliant with the provisions of the National Planning Policy Framework and the adopted Ribble Valley Core Strategy with regards to the location of the development, the heritage significance of the building and the impact on the visual amenities of the conservation area.

In addition, no environmental or technical matters have been identified that would weigh against the development. In light of all the issues detailed within this statement, the presumption is in favour of sustainable development to

assist with preserving this historic building for a suitable use for generations to come.