



## **Blackmoss Farm, Chipping – Design and Access Statement - Design Text**

Revision A, 26.09.24

### **Pigsty Conversion into Holiday Let (Studio)**

The existing single storey pigsties are split into two buildings of differing construction. The original pigsty connected to the existing barn conversion is built mainly from stonework walls with stone quoin corners and an area of blockwork infill to the southern front elevation. A ledged and braced solid timber stable style split barn door provides access in the front elevation and is flanked on each side by single glazed top opening flush timber windows. There are no existing openings to the northern wall (rear). The roof is in good repair comprised of natural slate with natural slate ridge tiles and ridge vent tiles and black painted fascia boards, black half-round gutters and black downpipes. Internally the ground floor is of concrete / concrete screed construction.

The second pigsty is of poor-quality blockwork wall construction with two timber stable doors, a single glazed top hinged flush timber window, and timber louvre to the southern front elevation. The rear elevation contains a solid timber door providing livestock access to the north facing sty. The slate roof and slate ridge tiles are in need of repair. The fascia's, gutters and downpipes are black where they are provided. The ground floor is of concrete construction.

The proposal is to convert the existing footprint into a holiday let in a way that retains the historic fabric and brings the blockwork pigsty up to an aesthetic that complements the surrounding existing stonework farm buildings.

The existing stone-built pigsty will receive a light touch with any blockwork replaced with natural random stone and replacement sash windows formed in openings to match the original building, albeit in a blockwork wall. The existing door will be replaced with stonework as access is provided through the adjoining pigsty. The roof will be made good where necessary using complementary natural materials and new conservation style in-line rooflights will be added to the north facing roof slope to provide additional light. The existing floor will be replaced with a new insulated floor complete with underfloor heating, the external walls will be lined and insulated internally, and the roof insulated to create an upgraded insulated fabric.

The existing blockwork pigsty will be overclad in new random stone and re-roofed with slates retained from the original building and supplemented with matching slates where

necessary. New conservation style in-line rooflights will be added to the north facing roof slope to provide additional light. New sash windows openings in the southern front façade will match the original building positions with the original door positions blocked up with stonework below cill level. A new farmhouse style entrance door will replace the existing north facing access door although this will need to have its head lintol raised to provide an adequate clear opening height. The existing floor will be replaced with a new insulated floor complete with underfloor heating, the external walls will be insulated before the stonework leaf is added, and the roof will be insulated. An air source heat pump will provide energy to the completed building for the heating system and hot water supplemented with a solid fuel burning fire.

The holiday let will be accessed via a new entrance door in the existing door opening on the northern rear elevation. Entering the property is an entrance hall with access to the lounge, smaller bedroom, jack-and-jill shower room, and cylinder cupboard. The open plan lounge / kitchen / dining room has a door leading to a large master bedroom.

## **Barn Conversion into 2no. Holiday Lets**

The existing two storey barn is unused and open plan. It is constructed from traditional materials including stonework walls with stone quoin corners and slate roof with inlaid glass roof tiles. The southern front elevation benefits from a large central opening with solid timber double doors and steel lintol and a single timber framed window is located towards the gable wall. Additionally, there is an original arched cart opening that has been infilled with stonework and a pedestrian entrance door made from solid timber with steel lintol. There is a first-floor window opening that has been infilled with stonework externally that isn't obvious from the outside but can be easily seen internally due to the internal brickwork infill. The eastern gable elevation has three timber frame windows at ground floor and an existing opening infilled with blockwork. There is a first-floor existing opening that has also been infilled with blockwork. The northern rear elevation has a matching large central opening without door and a small area of brickwork infill and louvre above. There are two timber frame windows at ground floor and an existing opening infilled with blockwork and at first floor there are two openings, one that is infilled with blockwork and one that has a solid timber door. The existing windows are generally framed with stone surrounds or replica render surrounds meant to mimic the stonework. The existing floor is a concrete slab stepped lower within the central section that connects the two large central openings. The first-floor is made from timber boards on timber joists supported from steel beams or the existing walls and is accessed via a ladder through a floor hatch located towards the front elevation. The existing roof is supported by three king post trusses whose bottom tie beams are at chest height which in turn support large section purlins, timber rafters and roof battens. Externally, there are timber fascia's, half-round gutters and downpipes, some of which were painted black but which has since faded.

It is proposed to convert the barn into two independent two-storey two-bedroom holiday lets using a central party wall. The existing external stonework walls will be retained and made good as necessary and improved using an insulation and blockwork internal lining to increase the thermal performance. Any existing block and brick infill will be replaced with natural random stone if it's not being reinstated as an opening. The existing roof and trusses will be removed, and the slates re-used where possible in the replacement slate covered insulated roof with new conservation style rooflights providing additional light. Any replacement slates will be matched to the original. The existing fascia's, gutters and downpipes will be replaced with new black finished versions. Replacement timber sash windows will be used in existing openings and reinstated original openings. The main bedroom of the left-hand unit contains the only new window opening formed at low level in the southern front elevation. The original cart opening will be re-opened and infilled with glazing at ground floor and opaque glass to cover the first-floor construction. The existing ground floor will be replaced with a new insulated floor complete with underfloor heating powered via an air source heat pumps and supplemented with solid fuel burning fires. The existing first floor will be retained if possible and replaced if necessary.

The holiday lets will be accessed from the southern front elevation in doors installed in the existing large central opening with an opaque glass panel between. The front doors lead into a small entrance area with a staircase leading upstairs and a door into the ground floor open plan lounge, dining, and kitchen areas and adjoining ground

floor WC's. Upstairs the gable unit has two bedrooms, cylinder cupboard/store and bathroom, and the other unit has the same plus an en-suite to the main bedroom.

## Policy

POLICY DMB3: RECREATION AND TOURISM DEVELOPMENT 10.25 PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT PROPOSALS THAT EXTEND THE RANGE OF TOURISM AND VISITOR FACILITIES IN THE BOROUGH. THIS IS SUBJECT TO THE FOLLOWING CRITERIA BEING MET: 1. THE PROPOSAL MUST NOT CONFLICT WITH OTHER POLICIES OF THIS PLAN; 2. THE PROPOSAL MUST BE PHYSICALLY WELL RELATED TO AN EXISTING MAIN SETTLEMENT OR VILLAGE OR TO AN EXISTING GROUP OF BUILDINGS, EXCEPT WHERE THE PROPOSED FACILITIES ARE REQUIRED 110 Core Strategy Adoption version IN CONJUNCTION WITH A PARTICULAR COUNTRYSIDE ATTRACTION AND THERE ARE NO SUITABLE EXISTING BUILDINGS OR DEVELOPED SITES AVAILABLE; 3. THE DEVELOPMENT SHOULD NOT UNDERMINE THE CHARACTER, QUALITY OR VISUAL AMENITIES OF THE PLAN AREA BY VIRTUE OF ITS SCALE, SITING, MATERIALS OR DESIGN; 4. THE PROPOSALS SHOULD BE WELL RELATED TO THE EXISTING HIGHWAY NETWORK. IT SHOULD NOT GENERATE ADDITIONAL TRAFFIC MOVEMENTS OF A SCALE AND TYPE LIKELY TO CAUSE UNDUE PROBLEMS OR DISTURBANCE. WHERE POSSIBLE THE PROPOSALS SHOULD BE WELL RELATED TO THE PUBLIC TRANSPORT NETWORK; 5. THE SITE SHOULD BE LARGE ENOUGH TO ACCOMMODATE THE NECESSARY CAR PARKING, SERVICE AREAS AND APPROPRIATE LANDSCAPED AREAS; AND 6. THE PROPOSAL MUST TAKE INTO ACCOUNT ANY NATURE CONSERVATION IMPACTS USING SUITABLE SURVEY INFORMATION AND WHERE POSSIBLE SEEK TO INCORPORATE ANY IMPORTANT EXISTING ASSOCIATIONS WITHIN THE DEVELOPMENT. FAILING THIS THEN ADEQUATE MITIGATION WILL BE SOUGHT. IN THE FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY THE FOLLOWING CRITERIA WILL ALSO APPLY: 1. THE PROPOSAL SHOULD DISPLAY A HIGH STANDARD OF DESIGN APPROPRIATE TO THE AREA. 2. THE SITE SHOULD NOT INTRODUCE BUILT DEVELOPMENT INTO AN AREA LARGELY DEVOID OF STRUCTURES (OTHER THAN THOSE DIRECTLY RELATED TO AGRICULTURE OR FORESTRY USES). IN THE AONB IT IS IMPORTANT THAT DEVELOPMENT IS NOT OF A LARGE SCALE. IN THE AONB AND IMMEDIATELY ADJACENT AREAS PROPOSALS SHOULD CONTRIBUTE TO THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE NATURAL BEAUTY OF THE LANDSCAPE. WITHIN THE OPEN COUNTRYSIDE PROPOSALS WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AREA AND SHOULD REFLECT THE LOCAL VERNACULAR, SCALE, STYLE, FEATURES AND BUILDING MATERIALS.

Recreation and tourism development are often well suited to rural areas and there is a need to have in place effective measures to ensure that facilities and infrastructure can be enhanced in a sustainable way. Core Strategy Adoption version

In this case there are several buildings in the cluster, including residential and agricultural. The main thrust of the agricultural activity is to the south of the site, well away from the proposed holiday cottages. The buildings adjacent the proposed conversions are already in C3 use. Holiday lets in this location would generate additional income for the rural business and as they are situated the AONB, it is anticipated that they will generate a lot of interest.

The proposals will also generate rural employment in terms of a housekeeper, which will likely be a full-time position.

