

**PROPOSED ALTERATIONS
AND CHANGE OF USE,
HORROCKSFORD HALL FARM HOUSE
HORROCKSFORD HALL FARM
WEST BRADFORD ROAD CLITHEROE, BB7 4QD**

MAY 2025

**DESIGN
AND
ACCESS
STATEMENT**

FOR

**PROPOSED ALTERATIONS AND CHANGE OF USE
HORROCKSFORD HALL FARM HOUSE
HORROCKSFORD HALL FARM
WEST BRADFORD ROAD
CLITHEROE, LANCASHIRE, BB7 4QD**

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MAY 2025

1.0 INTRODUCTION AND BRIEF

This Design and Access Statement has been prepared on behalf of Ribble Rivers Trust for the alterations and change of use a derelict farm house to form office accommodation.

Pre-application advice has not been sought for these proposals.

2.0 SITE ACCESS

Access to the site will be via a lane from the public highway. The lane will provide vehicular, pedestrian and cycle access. Planning Permission for the lane was granted on 11 February 2016 and the work has commenced. The lane will be completed before the proposed change of use is implemented. Within the site, the parking areas are to be created to accommodate anticipated staff and visitors. A parking space for the disabled is to be formed. Paving is to be contoured to create level access to the main entrance to the proposed offices. A dedicated cycle parking area is to be provided.

3.0 SITING AND CHARACTER

Siting:

The proposals do not involve changes in siting.

Character:

The proposed alterations and change of use set out in the planning application documents drawings and involve the following to maintain and enhance character:

Externally:

- Removal existing TV antenna and lighting protection system to eliminate clutter.
- Repairs to roof and provision of new rooflights on existing openings.
- Replacement of existing cast iron rainwater goods with new pre-finished round profile aluminium rainwater goods
- Replacement of existing cast iron drainage pipework with new UPVC drainage pipework.
- Replacement of existing timber windows with UPVC windows to match existing UPVC windows.
- Repair of existing stained-glass glazing and renovation of related existing timber frames.
- Repair and redecoration of existing timber doors and frames.
- Cleaning dressed stonework.
- Cleaning dash and smooth finished render.
- Redecoration of painted metal bars to semi-basement window opening.
- Provision of 'in-keeping' new external light fittings.
- Discretely located security cameras.

Internally:

- Alterations to form fire protection to fire escape routes using doors, walls and trims to match existing and fireproof paints on existing period style doors to be retained as fire doors.
- Alterations to form thermal lining to system to external uninsulated walls, retaining and or/ re-using period style trims such as skirtings and architraves.
- Alterations to form new ground floor toilet and shower accommodation within existing room layout.
- Alterations to provide additional attic insulation.
- Alterations to provide suspended ceilings in selected areas, preserving cornice/coving features.
- Retention of fireplaces and related chimney breasts.
- Repairs to cast iron work supporting stone floor slabs to be retained.
- Retention of period floor tiling.
- Retention of period balustrading to stairs.
- Alterations to remove one non-loadbearing wall at ground floor to improve space utilisation.
- Removal of part of one wall to form a larger office, retaining existing features around.

External works:

- The site entrance from lane to have a new sliding metal sliding gate.
- Renewal of paving in vehicle parking area adjacent to building, using porous paving.
- New paved level access to the principal entrance to the offices.
- Renewal and extension of compacted hardcore paving to parking areas.
- New topsoil and seed to soft landscape area about offices.
- Repairs to areas of stonework garden walling.
- Provision of all new underground foul water drains to the first manhole within the site.
- Provision of all new underground rainwater drains to new soakaways.
- New dedicated areas for cycle parking and waste storage.

3.0 COMMUNITY SAFETY

Factors affecting surrounding community safety remain as found on the existing site.

4.0 ENVIRONMENT & SUSTAINABILITY

Environment:

- No trees or hedges are to be built around or under.
- No work to the roof or existing openings will alter any existing habitats.
- External lighting is to be provided at each external doorway and to the parking area at the east elevation. The lighting shall be PIR and Photocell controlled and shall be LED low energy corrosion proof downlights.
- No habitats will be impacted through the change of use. (see Biodiversity Net Gain Assessment).

Sustainability:

- Thermal elements of the existing building external walls, windows, and parts of the roof are to be upgraded to comply or exceed the requirements of part L1B of the Building Regulations. The ground floor, the external doors and some parts of the existing roof are not to be upgraded as upgrading is impractical or detrimental to period features.
- Primary heating for water and spaces will be provided by electricity via Heidelberg Materials.
- All lighting is to be provided by LED low energy fittings.
- All appliances are to be energy efficient.
- PV and Solar thermal panels are not to be employed as there are no suitable/ or discreet locations for panels.
- Rainwater harvesting will be used where possible to supply the gardens, and the adjacent tree nursery.

5.0 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

Factors affecting movement to and from and within the development remain as found in the existing building arrangement, except for provision of the new lane and the provision of level access to the principal entrance.

6.0 IMPACT ASSESSMENT

Factors affecting the privacy and amenity of the neighbouring properties will be unchanged by the proposals.

7.0 PROGRAMME

Subject to planning permission being granted, alteration work will commence 4-6 weeks after consent. It is anticipated that the lane will be completed and the change of use can be implemented 4 months after consent.

8.0 PLANNING POLICY AND CONCLUSION

Within the constraints of working with the existing building, site and location, the proposed alterations and change of use address the policies of Ribble Valley Borough Council's **Core Strategy 2008-2028 A Local Plan for Ribble Valley Adoption Version**.

In particular:

Policy DMG1: GENERAL CONSIDERATIONS

Policy DMG2: STRATEGIC CONSIDERATIONS

Policy DMG3: TRANSPORT AND MOBILITY

Policy DME1: PROTECTING TREES AND WOODLANDS (See Biodiversity Net Gain Assessment)

Policy DME2: LANDSCAPE AND TOWNSCAPE PROTECTION (See also the Planning Statement)

Policy DME3: SITE AND SPECIES PROTECTION AND CONSERVATION (See Biodiversity Net Gain Assessment)

Policy DME4: PROTECTING HERITAGE ASSETS (See also the Heritage Impact Statement)

Policy DME6: WATER MANAGEMENT

Policy DMB2: THE CONVERSION OF BARNs AND OTHER RURAL BUILDINGS FOR EMPLOYMENT USES (See the Planning Statement)