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HB105/SA/AM/EW

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Dairy and Central Barn Buildings,
Root Farm, Dunsop Bridge

DESIGN AND ACCESS STATEMENT

1. Introduction

This design and access statement has been prepared to support the full planning application for the change of use application for the Dairy and Central Barn traditional buildings, which form part of the former Root Farm site, to Class E use, complimenting the 2021 planning approval ref 3/2021/0952.

The application is further supported by Erica Wright Architecture Ltd's detailed existing and proposed drawings and Planning Statement.

The proposals call for the submitted change of use of the remaining Dairy and Central Barn traditional buildings which form the north and west boundary to the original farmstead.

None of the buildings are listed nor form part of a Conservation Area but they are within the Forest of Bowland Area of Outstanding Natural Beauty and as such, a design and access statement is required for the planning submission.

2. The existing arrangement

Root Farm is a traditional farm grouping of buildings, approximately 200m south of the centre of Dunsop Bridge. The original farm buildings form the central grouping with two large stone-built barns, a farmhouse to the north. Planning approval ref 3/2021/0952 gave permission for the conversion of the "L" shaped stable building to be redeveloped and for the existing workshop building to be replaced with a purpose built industrial unit offering 4no workshops. The 2021 approval has been implemented and will be complete on site by September 2025. In addition to the original grouping, there is a self-contained holiday cottage to the west.

The current access arrangement includes a main access route from the centre of Dunsop Bridge and a secondary "field" access which runs to the south of Root Hill Estate Yard. With the exception of agricultural vehicles, the main access from Dunsop Bridge village is the one used for the current activity on site.

The built form is a mixture of traditional double storey stone buildings with slate roofs, single storey brick and stone buildings which have Burlington slate roofs on traditional truss / purlin constructions. The Industrial Units are simple sheds with profile sheet cladding roofs on steel frame structures with stone and larch weatherboarding to the elevations.

The farm grouping nestles into the banking below Root Hill Estate Yard, elevated to the west and the surrounding agricultural land spills out to the south and east to meet the banks of the River Hodder. The site is open to the long distant public view from the east but well protected by the established and mature tree belt to the north of the site, providing separation to the centre of Dunsop Bridge.

The traditional buildings subject to this application, Dairy and Central Barn, have been significantly repaired and all fabric secured, roofs have been restored and all windows / doors have been replaced to ensure the detail has kept in line with the main site development all in accordance with the 03/2021/0925 approval.

3. The Proposal

This application is to allow for the change of use of the traditional agricultural barns to provide Class E use to provide additional space which is flexible enough to meet the needs and attract a variety of users for example workshop or production space, studio or basic office and storage. Up take on the current approved units on site has been good and the applicant is keen to offer more facilities of varying size, in spaces already created within the restored barns. The aim is to assist in creating new jobs for the local community, to support varied occupations and related uses and to develop a small local working community that becomes an anchor for future organic growth.

The proposal simply requires the change of use approval, all restoration works are complete and the spaces are ready to be used by potential tenants to support employment in the local community and be put to a sensible use that will encourage activity and long-term investment without disrupting the fine equilibrium, balance and charm of the area.

Given that the 2021 approval has been developed out on site, the change of use of the traditional barns is a very straightforward development of deliverable units that will be supported by existing communal services, including a kitchen, WC's, showers and a meeting space, provided in the "L" shaped stables building.

The proposals allow for the existing access through the site to be retained and the existing generous parking will adequately cover the change of use need / demand.

As well as providing essential workspace and storage etc, the key to the proposal is to respect the original nature of Root Farm. By retaining character, not allowing a comprehensive modernisation throughout and instead; carefully allowing the regeneration of a former farmyard in a way that respects the defined areas and allows for the plan to read as part of the original farmstead will ensure the success of the scheme and the enjoyment of the space by a host of end users.

4. Access

Existing access arrangements are to be retained which currently run around the external footprint of the site. There is a tarmac drive, leading to the defined parking areas in and around the periphery of the site. To the south of the site, a secondary access route allows access out past the Root Hill Estate Yard towards Whitewell.

5. Disabled requirements

It will be possible to provide good disabled access to the majority of change of use spaces and to all the external circulation areas. Dedicated disabled parking bays are included within the existing car parking provision and these are allocated closest to the main entrance point. All communal areas and services will be fully inclusive to allow for full enjoyment and use of the spaces created by all end users.

6. Conclusion

The proposal provides for a well-considered, sympathetic design solution which sits respectfully in its site and context and we believe the application is supported by both local and national policy and should therefore, be approved with robust but achievable conditions as necessary.

Yours faithfully,
Erica Wright Architecture Ltd



Chartered Architect