

Design and Access Statement

SITE: Halton Hill Farm, Garstang Road, Chipping PR3 2QJ

PROPOSAL: Replacement Dwelling and attached barn including Link to Detached Barn all to Create a Single Dwelling Including Detached Garage and Annexe, Replacement Agricultural Building and Demolition of Agricultural Buildings

This document is to be read in conjunction with the Heritage Statement and existing photographs forming part of this application.

Introduction

This proposal is presented as a complete strategy for Halton Hill Farm. Although some of the work will be phased the principal application is for the creation of a larger single dwelling, annexe and garaging and replacement agricultural building.

The applicant

The applicant/owner has recently bought Halton Hill Farm and intends to make this their final home for themselves and their extended family. The land will continue to be farmed hence the retention of agricultural buildings.

The Property

Halton Hill is a farm comprising a 3 bed house with single storey lean-to's and attached barn (Building 1 & 7), a detached stone barn (Building 2), concrete block shippens/hen cabins (Buildings 3, 4 & 9), timber sheds (Buildings 5 & 8) and a Nissan hut (Building 6). Although ad-hoc the arrangement of buildings have proved to meet the demands of the steeply sloping site and protection from prevailing winds. The farm commands spectacular views in all directions and sits in The Forrester of Bowland Area of Outstanding Natural Beauty.

Layout

As previously stated the layout, although ad-hoc, works from the steep track entering the farm yard to the shelter afforded by the taller buildings. The property has been considered for wholesale demolition and a replacement dwelling; however once surveyed and existing orientations taken into account the conclusion is that the buildings are ideally situated in their existing locations and therefore have formed the basis for the new layout.

The Agricultural Building 4 is to be rebuilt in the same position with a slightly different footprint and is positioned to afford shelter to the farm yard and yet isolate the agricultural elements from the domestic elements.

In order to benefit from zero VAT, improved insulation benefits/sustainability it is proposed to rebuild the house and attached barn on the same footprint and with the exact same openings as the original property. The stone work will be salvaged completely from the demolition. The house part of the proposal would be extended using up the demolished building 7 and the South facing lean-to to use up the allowable 100m³ volume extension to the house. The detached barn (building 2) is to remain as existing and converted to bedroom and additional lounge. The link is designed to connect the two elements of what would become the new house.

The large dilapidated concrete block Building 3 would be completely demolished and rebuilt to form domestic garage and visiting family annexe.

Buildings 8 and 9 will be demolished whilst Building 6 will be replaced with a greenhouse.

Scale

The 3D drawings, existing and proposed, clearly illustrate the cluster of buildings and the reduction in size resulting from the proposed scheme. The proposed replacement barn and house would be precisely the same height and width with a slight increase in length whilst the detached barn will remain unchanged in size and structure apart from the insertion of a new window.

Landscaping

The residential curtilage will utilise existing boundaries as agreed at pre-application stage. Otherwise all landscaping works are within the curtilage of the buildings with the only change being the introduction of a new stoned access track to Building 4 (the agricultural building). There are no trees or hedges affected by the development.

Appearance

The whole project will be a construction of random rubble walling with slate roofs and timber doors and windows to replicate the original house with the original lean-to slightly increased in height and footprint. Existing lean-to and green house on the South elevation of the house would not be re-built. The main purpose for this is to take advantage of the Southerly aspect by providing additional windows which will benefit solar gain. The agricultural building will have Yorkshire boarding at high level with an profiled cement sheet roof cladding.

Access

Access to the project will continue to use the existing farm track from Garstang Road and the existing concrete yard dug up and re-surfaced with tarmac and stone sett edgings. New stone retaining walls will be created within the yard area to construct a level access ramp up to the link.

The public footpath currently runs through the farmyard between the detached barn and the barn attached to the house. An application has been made to Lancashire County Council to divert the path around the West side of the farm. Clearly until this is approved and constructed the link to the detached barn cannot be constructed. In the mean time this will be constructed and utilised as an annexe.