

# DESIGN AND ACCESS STATEMENT FOR CHANGE OF USE FROM REDUNDANT BARN TO 4 BEDROOM HOUSE MILL HOUSE FARM CHIPPING ROAD CHAIGLEY NR CLITHEROE LANCASHIRE BB7 3LS

## SITE

The application site is a redundant stone barn attached to the farmhouse constructed in local random coursed stone under a pitched asbestos cement sheet roof. The original building was a simple aisled barn with a central cart access on both sides, a lean-to extension was added on the rear elevation to provide a small milking parlour.

The surrounding land is open hillside used for grazing sheep, the building is not suitable for current farm operations.

The buildings is structurally sound with solid masonry walls and principle truss,s purlins and rafters. The original roof slates were removed and replaced with profile asbestos sheets which are not acceptable in this location.

## LOCATION

The site has a stoned access road off Chipping Road, visibility splays will be improved to 120 x 2.4 metres at the junction as agreed with Mr T Lewis of LCC.

The road gives access to the paved yard surround the site which is enclosed by 1m high stone and block walls.

## PROPOSED USE

The existing building will be converted into a single family dwelling within the existing structure, no extensions are required, a new floor will be inserted within the original volume to provide first floor bedrooms. There is sufficient height between the floor and roof truss to build a mezzanine floor.

The asbestos sheet roof will be removed and replaced with a natural slate roof, existing blind openings will be opened up.

## PLANNING POLICIES

The relevant policies relating to the conversion are H15, H16 and H17.

The cost will be borne by the applicant the existing infrastructure has capacity for the house. There will be no effect on the landscape, the replacement of the cement fibre sheet with slate will improve the landscape amenity.

The will be no effect on conservation interest.

The new roof will improve the building in the landscape.

The building is structurally sound and requires minor works to effect the conversion, there will be no affect upon the appearance of the buildings.

The building is of sufficient size and is worthy of retention.

The design respects the form of the existing building and the replacement roof slate in keeping with local materials.

The parking is in the existing service yard, the external space at the rear within existing walls.

The existing access is sufficiently wide and constructed, the visibility splays will be improved following consultation with LCC highways department.

## CONSULTATION

Pre-application discussions have taken place with the duty planning officers who considered it acceptable in principle and advised we consult the relevant planning policies and contact LCC for highway issues.

The access was discussed with Mr T Lewis of LCC who advise 120 x 2.4 visibility splays would be acceptable.

## ACCESS

The building has an existing vehicular access to the highway network and the existing doors permit full access to the building, the ground floor toilet will be fully accessible.

## CONTEXT AND EVALUATION

The site is a stone built barn attached the farmhouse on a working farm in the Ribble Valley an area of outstanding natural beauty. The buildings form an attractive group in the landscape and are worthy of retention.

The building is structurally sound and can be converted without extension or major works.

## DESIGN

The existing building buildings plan and elevations have generated the design solution. The ground floor will be the principle living space with service rooms located in the existing cellular rooms.

The conversion is a sustainable re-use of an existing building providing a new use which will enhance the existing building and improve its appearance when viewed from the surrounding landscape.

Traditional buildings have simple roofs without dormers and few roof-lights, solar panels would be intrusive on the building and unsightly in the landscape. Solar slates are being considered to provide renewable energy generation, they are slate sized units which are laid in course with the slates retaining the roof line and visually blending with the roof.

A new floor will be inserted in the main barn to provide first floor bedrooms, the floor will be omitted in front of the main door giving a double height space so the roof structure is visible and natural light penetrates the living space.

Externally existing openings will be opened and ventilation slots adapted to provide natural light to the bedrooms.

The integrity of the building will be retained and enhance by the conversion providing a good family home and enhancing the setting of the building in its setting.