

mpas

Design and Heritage Statement

Proposed Extension And Other Associated Alterations To Form Agricultural Farm Workers Annexe To Existing Dwelling At Listers Farm, Newsholme, Clitheroe. BB7 4JF

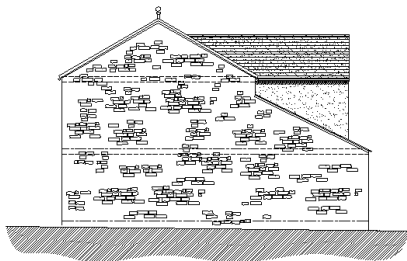
Revision B 12-01-2021



South Elevation
Scale 1:100



West Elevation
Scale 1:100



East Elevation
Scale 1:100



North Elevation
Scale 1:100



Practice Reference Number F3249

martin peacock architectural services limited

The Old Reading Room, Main Street, Stainforth. Settle. North Yorkshire. BD24 9PE.

office: 019 4381 6082 mobile (07765) 224 261 email: mp-as@btconnect.com

website: www.mp-as.co.uk

Director: Martin Peacock

Company Registration No: 10739145

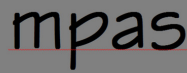


TABLE OF CONTENTS

1. Proposal For Extension of Existing Dwelling	
Proposal For New Opening To Gable End Of Existing Hay Barn	
2. Design And Heritage Statement	
3. Site Access	
4. Sustainability Assessment	
5. Lighting Assessment	
6. Vehicular Access And Parking	
7. Photographs.....	
(i) Existing Survey	
8. Drawings	
(i) Location Plan	
Drawing 2021 – 04 – 400	
(ii) Site Layout As Existing	
Drawings 2021 – 04 – 500 / 510	
(iii) Site Layout As Proposed	
Drawing 2021 – 04 – 501 / 511	
(iv) Plans And Elevations As Existing	
Drawing 2021 – 04 – 100 / 101 / 105 /106 / 115	
(v) Plans And Elevations As Proposed	
Drawing 2021 – 04 – 205 / 206 / 215	



Practice Reference Number F3249

martin peacock architectural services limited

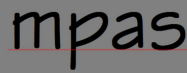
The Old Reading Room, Main Street, Stainforth. Settle. North Yorkshire. BD24 9PE.

office: 019 4381 6082 mobile (07765) 224 261 email: mp-as@btconnect.com

website: www.mp-as.co.uk

Director: Martin Peacock

Company Registration No: 10739145



1. Proposal For Extension of Existing Dwelling

Listers Farm is a family run farm, notably having three generations of their family occupying the current arrangement of buildings and dwelling. The proposal is to extend the existing farm house to provide a single storey 'linked' annexe.

With recommendations for housing stock requirements as outlined in LPA Assessment, the addition of the proposed extension to provide accommodation for an agricultural farm workers dwelling allowing extended family to live and work independently on the farm will contribute to the local economy, by supporting existing services, local shops and businesses.

The addition of the annexe, will lend itself well to services already available in this locality, thereby building on the sustainability of the area as a working and maintainable, thriving rural community.

The site is self contained and proposes access from A682. Further improvements by means of work to the entrance and existing curtilage within the site could be beneficial. All local authority and Highways approvals would need to be given where appropriate.

There are existing residences to the North East and South West of the site, which are located sufficiently far away, so as such, we believe will not be detrimentally affected by the proposed development.

Proposal For New Opening To Gable End Of Existing Hay Barn

As a family run farm the applicants rear a large number of ponies and horses in the stables and yard immediately to the rear of the hay barn, itself situated on the roadside (A682) the main road from Long Preston to Gisburn. However, this road has now become a main thoroughfare for large vehicles, farm plant / tractors and wagons, as well as private cars and cyclists.

Historically the barn would have been accessed from the roadside (Southern elevation) by a much simpler means; namely horse and cart, and the existing opening to the front of the hay barn reflects this.

It is not viable for the applicant to produce their own stock of hay and therefore have a regular delivery from a neighbouring farm. The current arrangements for the delivery proves hazardous as the only means of offloading the hay is for the truck to stop adjacent to the entrance gates to the yard, and offload the hay by hand and take it round to store in the barn. The applicant feels that a more suitable means of access directly into the existing hay storage area will be achieved by the proposal.

It is therefore beneficial to create a safer means by which the hay can be delivered to the barn by accessing the barn from the gable end (Eastern elevation) allowing the wagon to rest on the existing area of hardstanding giving the operatives a safe working area.



Practice Reference Number F3249

martin peacock architectural services limited

The Old Reading Room, Main Street, Stainforth. Settle. North Yorkshire. BD24 9PE.

office: 019 4381 6082 mobile (07765) 224 261 email: mp-as@btconnect.com

website: www.mp-as.co.uk

Director: Martin Peacock

Company Registration No: 10739145



2. Design And Heritage Statement

Listers Farm House itself dates back to Circa 1675. Historic England List the farm house Under Ref: 1317593 as a 2 storey 3 bay dwelling. The main structure is of traditional construction being built from natural stone, pebbledashed rubble walls and traditional timber roof with natural stone slate finish.

Windows to the South East elevation are mullioned with hollow chamfer or double chamfer features. The ground floor windows are of 4 lights, the left hand one having a hood. Those on the first floor are of 3 lights. The middle ground floor window has a hood which encloses the main entrance door which is chamfered with elliptical arched head feature and date inscription on the lintel. The chimney on the left hand gable and middle bay are constructed in natural stone. A small stone finial is placed on the right hand gable.

The North West (rear) single storey elements of the buildings – the house and the storage barn have undergone adaptations to suit more recent family living requirements within the last two decades ie extended utility room and wash facilities to the main house and construction of an open structure / car port for suitable parking arrangements. **See Photo 5, Photo 6, Photo 16, Photo 17**

There are existing outbuildings to Eastern end of the dwelling. Although there have been a number of improvement works during the life of the buildings there have not been any significant internal alterations or extensions of the property within this time and will remain by and enlarge unaltered by this proposal.

Internally the new annexe will require appropriate fitting out to ensure the suitability and compliance for use as a dwelling. The proposed new roof finish is to be Natural Stone Slate. External walls are to be blockwork with render finish to match the existing. New windows and doors are to be timber, triple glazed, again painted / stained to match the existing to all Local Authority approvals.

Refer to Drawings 2021 – 04 – 205 / 206 / 215 Proposed Plans And Elevations.

3. Site Access

Access to the site is proposed from A682, which itself runs through this part of Newsolme is both wide enough to suit this proposal and affords the necessary sight lines. Other modification may be necessary and should be approved by Local Authority Highways Department. Landscaping and making good works to the more dilapidated areas will improve the visual amenity of the site.

**Refer to Drawing 2021 – 04 – 500 / 510 Site Layout As Existing
501 / 511 Site Layout As Proposed.**



Practice Reference Number F3249

martin peacock architectural services limited

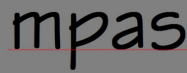
The Old Reading Room, Main Street, Stainforth. Settle. North Yorkshire. BD24 9PE.

office: 019 4381 6082 mobile (07765) 224 261 email: mp-as@btconnect.com

website: www.mp-as.co.uk

Director: Martin Peacock

Company Registration No: 10739145



4. Sustainability Assessment

The proposal is to add a linked annexe to the existing dwelling, which will give ideal opportunity to the applicant's family to continue to live and work in the heart of a community. However, this should not significantly increase carbon emissions in an overall use of the site, as historically there is an already residential element to the site. The new build element of the scheme would incorporate energy efficient, environmentally friendly measures where appropriate.

The site is in a suitable and sustainable location for residential development being located with, although limited, access to public transport from the nearby village of Gisburn and local amenities close by to the hamlet so residents here will not be reliant on a car. There is also access to footpath and cycleway networks in the vicinity of the site.

Any new drainage runs are to be installed with all the appropriate Local Authority approvals with the intention to connect into the existing foul and surface drainage infrastructure. The development will not have an unacceptable impact on drainage systems so there will be no significant increase in surface water discharge arising from the proposal.

5. Lighting Assessment

There are no proposals to introduce illumination, such as high intensity security lighting that would impact detrimentally on the immediate surrounding area. Low level lighting etc to the parking areas and paths, may be introduced. Domestic security lighting as a matter of course would be beneficial in protecting the site and will be installed to all necessary Local Authority approvals.

6. Vehicular Access And Parking

There are approximately 8 No existing parking spaces within the curtilage of the land to the North West of the property and also provision for cycles / bikes / smaller vehicles in the outbuildings to the East end of the buildings.



Practice Reference Number F3249

martin peacock architectural services limited

The Old Reading Room, Main Street, Stainforth. Settle. North Yorkshire. BD24 9PE.

office: 019 4381 6082 mobile (07765) 224 261 email: mp-as@btconnect.com

website: www.mp-as.co.uk

Director: Martin Peacock

Company Registration No: 10739145

mpas

7. Photographs – Existing Site and Buildings



1. Site Looking South



2. Site Looking East



3. Site Looking South East



4. Site Looking South



5. Site Looking South



6. Site Looking South



7. Site Looking South West



8. Site (A682) Looking South West



9. Site (A682) Looking South West



Practice Reference Number F3249

martin peacock architectural services limited

The Old Reading Room, Main Street, Stainforth. Settle. North Yorkshire. BD24 9PE.

office: 019 4381 6082

mobile (07765) 224 261

email: mp-as@btconnect.com

website: www.mp-as.co.uk

Director: Martin Peacock

Company Registration No: 10739145

mpas



10. Site Looking North West



11. Site Looking North West



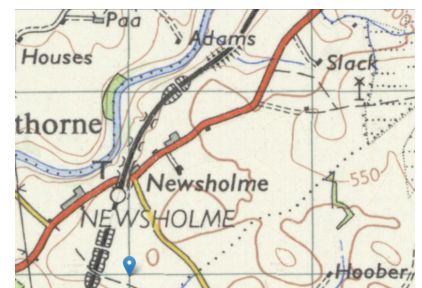
12. Site Looking North East



13. Site Looking East



14. Historic Map 1888-1913



15. Historic Map 1955-1961



16. Listers Farm House
(Photo Taken Oct 2003) Showing
Existing Rear Single Storey Extension



17. Listers Farm House
(Photo Taken June 2012) Showing
Alterations To Single Storey Roofing
And Rear Extension.

Prepared By Martin Peacock MCIAT mpas Ltd. Rev B 12-01-2021



Practice Reference Number F3249

martin peacock architectural services limited

The Old Reading Room, Main Street, Stainforth. Settle. North Yorkshire. BD24 9PE.

office: 019 4381 6082

mobile (07765) 224 261

email: mp-as@btconnect.com

website: www.mp-as.co.uk

Director: Martin Peacock

Company Registration No: 10739145