19th October 2011

SH/1038/A341/06/DAS

DESIGN AND ACCESS STATEMENT
CHANGE OF USE OF VACANT MILKING PARLOUR TO TWO DWELLING UNITS
ASSOCIATED PARKING AND DEMOLITION OF AGRICULTURAL SHEDS.

WATTS CLOSE FARM, BURNLEY ROAD, GISBURN, CLITHEROE, BB7 4JJ

Rev 001 - For planning purposes

1. Introduction

1.1. This Design and Access Statement (DAS) accompanies an application for the conversion of a vacant agricultural building to 2 number semi detached dwelling units.

1.2. The building has remained vacant for approximately 24 months, prior to which its last use was as a milking parlour.

1.3. The DAS makes reference to the Ribble Valley Districtwide Local plan, with particular emphasis on Chapter 3, General policies; Chapter 5, Housing guidance and Chapter 8, Transport and Mobility.

2. Design Principles and Concepts

2.1. Use

2.1.1. The application site / building is situated at the centre of Watts Close Farm. The farm is accessed off the Gisburn to Nelson Road via a maintained un-adopted metalled farm road.

2.1.2. Until relatively recently the farm functioned as a dairy farm. There is currently no dairy or meat livestock on the farm; and the land has been turned over to arable farming.

2.1.3. Some of the buildings on the site appear to be pre C19th. The older buildings are constructed predominantly in stone and consist of the following:

2.1.3.1. Farmhouse with late 19th extension to the west. (Not part of the application site). The farmhouse is reputed to have functioned as an Quaker Meeting House.; likely considering the proximity to Pendle Hill and the founding of the Society of Friends (Quakers) in 1648. The window light over the reinstated door and the arrangement of rooms at ground and first floors support the argument that the easterly accommodation functioned as some form of meeting room or chapel.
Farmhouse showing the C19th extension to the rhs, (brickwork with roughcast render). Facade recently repointed and entrance door reinstated.

2.1.3.2. Barn (milking parlour / application site); the building has been much altered to accommodate the milking plant and machinery. There are some interesting details such as the arched personnel door on the west front. The traditional barn arch on the east front is lop sided possible as a result of C20th alterations to accommodate blockwork partitions etc.

Stone barn / milking parlour showing inside face of personnel door opening to west front; and lop sided arch to east front.

2.1.3.3. Small stone barn; this forms part of the application site and it is proposed to use this building as a garage for 2 cars.

Existing small stone barn, part of the application site
2.1.3.4. low barn;

Low barn, not part of the application site

2.1.4. The traditional stone farm buildings are surrounded by C20th farm buildings / structures constructed from concrete blockwork, profiled metal sheet, or profiled asbestos sheet. The external hard standing consists of in situ concrete and tarmac.

2.2. Amount
2.2.1. 2 semi detached dwelling houses will be formed from the conversion of the traditional stone barn and a mid C20th brick lean to extension.
2.2.2. The footprint of the 2 combined dwelling houses is 199 sq metres.
2.2.3. The proposed accommodation will be over 3 floors; with the 2nd floor accommodation consisting of an attic bedroom within the roof space.
2.2.4. The dwelling houses will have external soft landscaped amenity space. One dwelling will have a detached garage formed from the conversion of a stone barn. The second dwelling will have an external parking area.

2.3. Layout
2.3.1. The proposed accommodation is orientated to avoid overlooking the existing farm house. The 2 number existing ground floor windows will be closed up and concealed behind rough cast render, (see finishes).
2.3.2. The access arrangements have been carefully considered to afford the existing dwelling and the proposed dwellings the maximum amount of privacy.
2.3.3. Internally the proposed dwelling houses will be orientated to benefit from east and west light; with the principle kitchen / living room benefitting from both aspects. Both dwelling houses will benefit from open views across the countryside to the east.

2.4. Scale.
2.4.1. There is no proposed alteration to the scale of the existing building /s

2.5. Landscaping
2.5.1. A tarmac wearing course has already been applied to the external areas adjoining the farmhouse, concealing in situ concrete. Footpaths / patios etc will be formed in natural stone paving slabs. Parking and turning areas will
be formed in tarmac. All remaining areas will be soft planted.

2.6. **Appearance**

2.6.1. Existing stonework will be re-pointed using a lime based mortar.

2.6.2. The roof will be re-roofed using a combination of existing slates and second hand slates.

2.6.3. Windows and doors will consist of painted timber or natural hardwood frames. (Painted timber will be used predominantly to window openings whilst natural hardwood will be used for the door openings and larger window openings). The mid C20th lean-to agricultural extension will have a large timber and glass screen because the proposed west wall is brand new.

2.6.3.1. The proposed layout will utilise existing window and door openings. It is proposed to form 3 new window openings at first floor.

Existing west elevation currently concealed by a lean-to structure.

Existing north elevation
2.6.4. The existing brick agricultural extension will be insulated and rendered in a rough cast render with a natural finish to match the render of the existing farmhouse.

2.6.5. The proposed rooflights at 2nd floor will be of a conservation type.

2.6.6. The re-pointed stone work, new roughcast render etc will contrast with the use of natural stone dry stone walling boundary walls formed predominantly from stone off the farm.

2.7. Flood Risk Assessment

2.7.1. The site is 20m from a watercourse and is not within a designated flood zone.

3. Access

3.1. The site is situated approximately 1.4miles from Gisburn town centre and is accessed from the A682.

3.2. The application site is accessed via the unadopted metalled farm road.

3.3. A minimum of 2 car parking spaces will be provided for each dwelling.

3.4. Access into and within the extension will be Part M compliant.

Prepared by
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