

Design & Access Statement inc. Heritage Statement

Location: Delf Farm

For Mr & Mrs Mann

Date: 10th February 2023

Ref: 230210

HPA Chartered Architects 1





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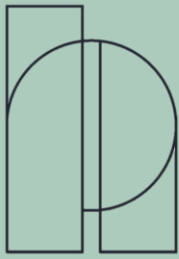
1.0 Introduction

This proposal seeks to erect a two-storey extension to the rear of the property, along with replacing the existing conservatory with a high-quality single storey extension.

This submission is a resubmission of recently approved application 22/00890/FULHH. The amendments to the application include:

1. Proposed additional 1.5m rear extension to the property
2. Additional roof light to be added to upstairs bedroom
3. Addition of GF window to east (Side) elevation extension.



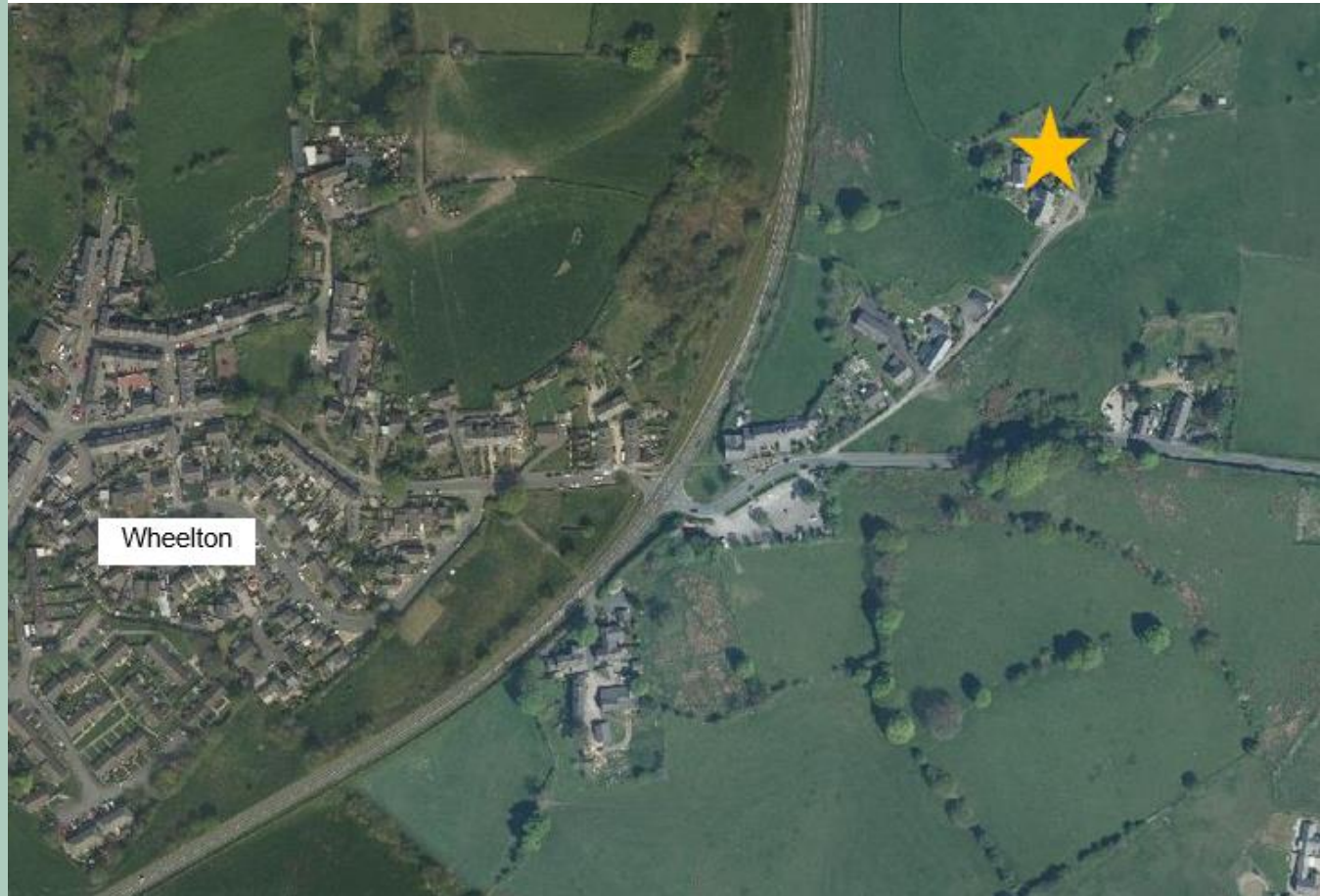


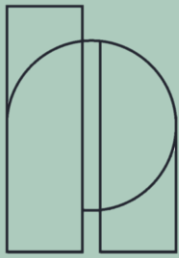
2.0 Location

Delf Farm is situated off Briar Brow on the northern peripheral of Wheelton, a village within the Chorley North-East Ward.

The property is outside the main settlement areas of Wheelton, being located off Briers Brow.

The property is located within the Merseyside and Greater Manchester Greenbelt. The sensitive nature of the site has been carefully considered during design development phases to ensure the alterations are of an appropriate scale and reflect the local vernacular.





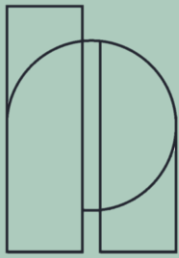
3.0 Background to this Application

The property is highlighted in yellow in the adjacent satellite image.

The property was first converted to provide an annex to the adjoining Slate Delf Cottage after gaining Permission for such in 1984 (84/00694/FUL).

The use of the site as an independent dwelling was granted in 1991, under Application reference: 91/00055/FUL.





4.0 Site History & Heritage Statement

Through studying historic maps, we can determine that the barn was constructed as part of the farmstead development at Delf Farm.

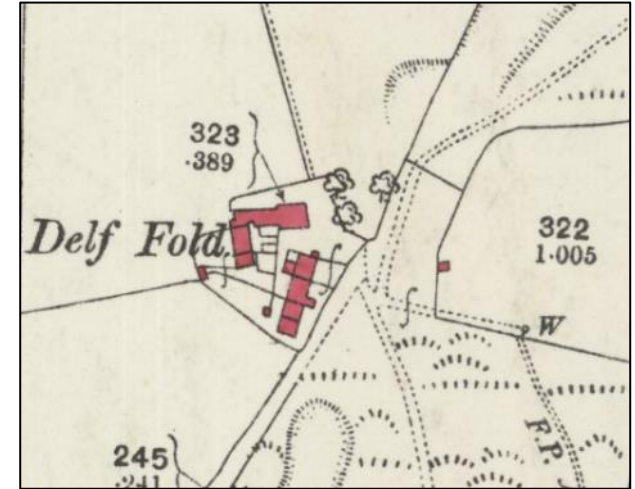
Given the barn's appearance on the 1845 map, we are able to establish that the origins of the barn predate this.

The map series shows the alterations made within the steading throughout time, including the addition and demolition of extensions. It is not unusual for an agricultural building to have been adapted at various points in time to fit the demands of farming activity onsite.

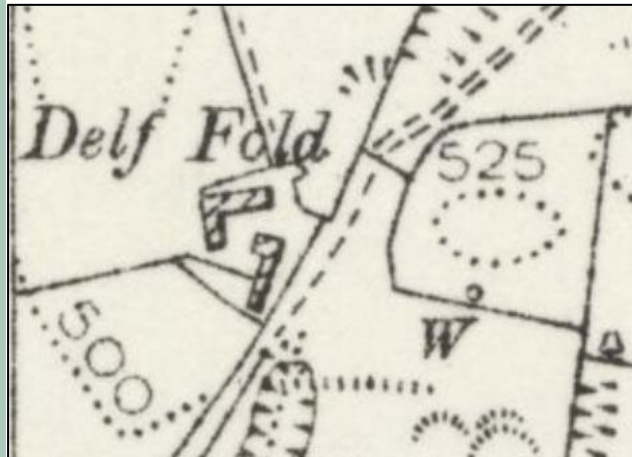
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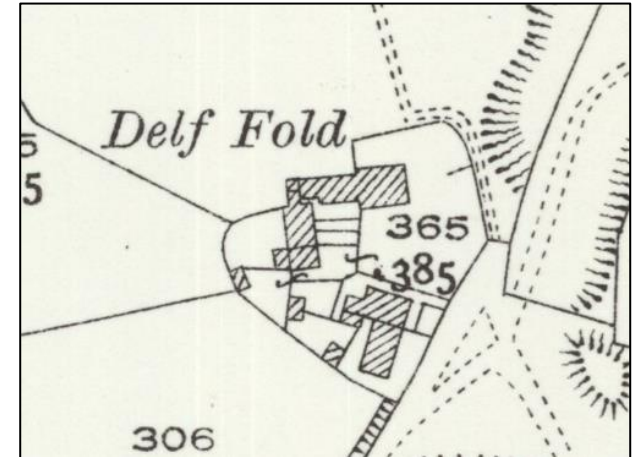
Extract of: *Lancashire Sheet LXX*
Surveyed: 1845 to 1847, Published: 1849.
Sourced: <https://maps.nls.uk/view/102343973>



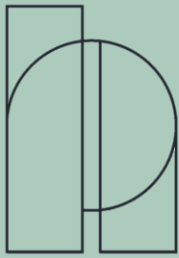
Extract of: *Lancashire LXX.13*
Surveyed: 1892 to 1893, Published: 1894.
Sourced: <https://maps.nls.uk/view/126518498>



Extract of: *Lancashire Sheet LXX.SW*
Surveyed: 1891 to 1893, Published: 1894.
Sourced: <https://maps.nls.uk/view/101102198>



Extract of: *Lancashire LXX.13*
Revised: 1928, Published: 1930. Sourced: <https://maps.nls.uk/view/126518504>



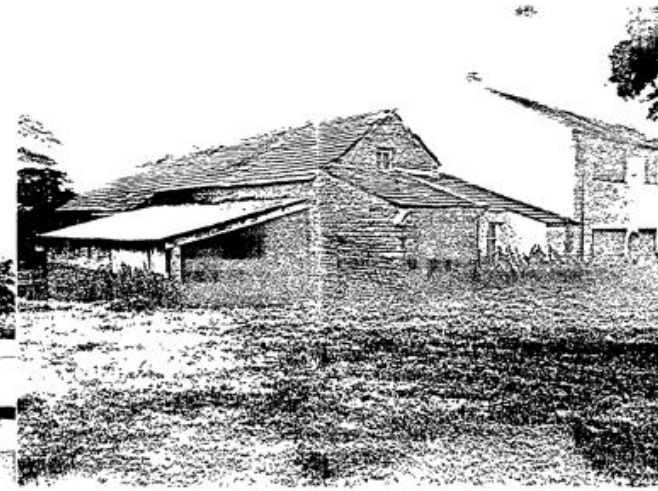
4.0 Site History & Heritage Statement

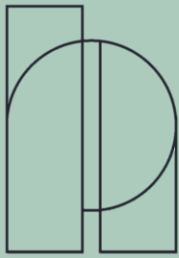
The 1984 Planning Application contains a series of photographs prior to the commencement of conversion works, copies of these are shown to the right.

The photographs show the inclusion of a large lean-to shipp on the rear of the property, along with ventilation holes on each elevation.

The roof has been recovered with slate in regular courses, rather than diminishing, and modern ridge tiles have been added.

When comparing these images to the existing dwelling it is apparent that considerable sections of the building have been reconstructed, likely during conversion works.

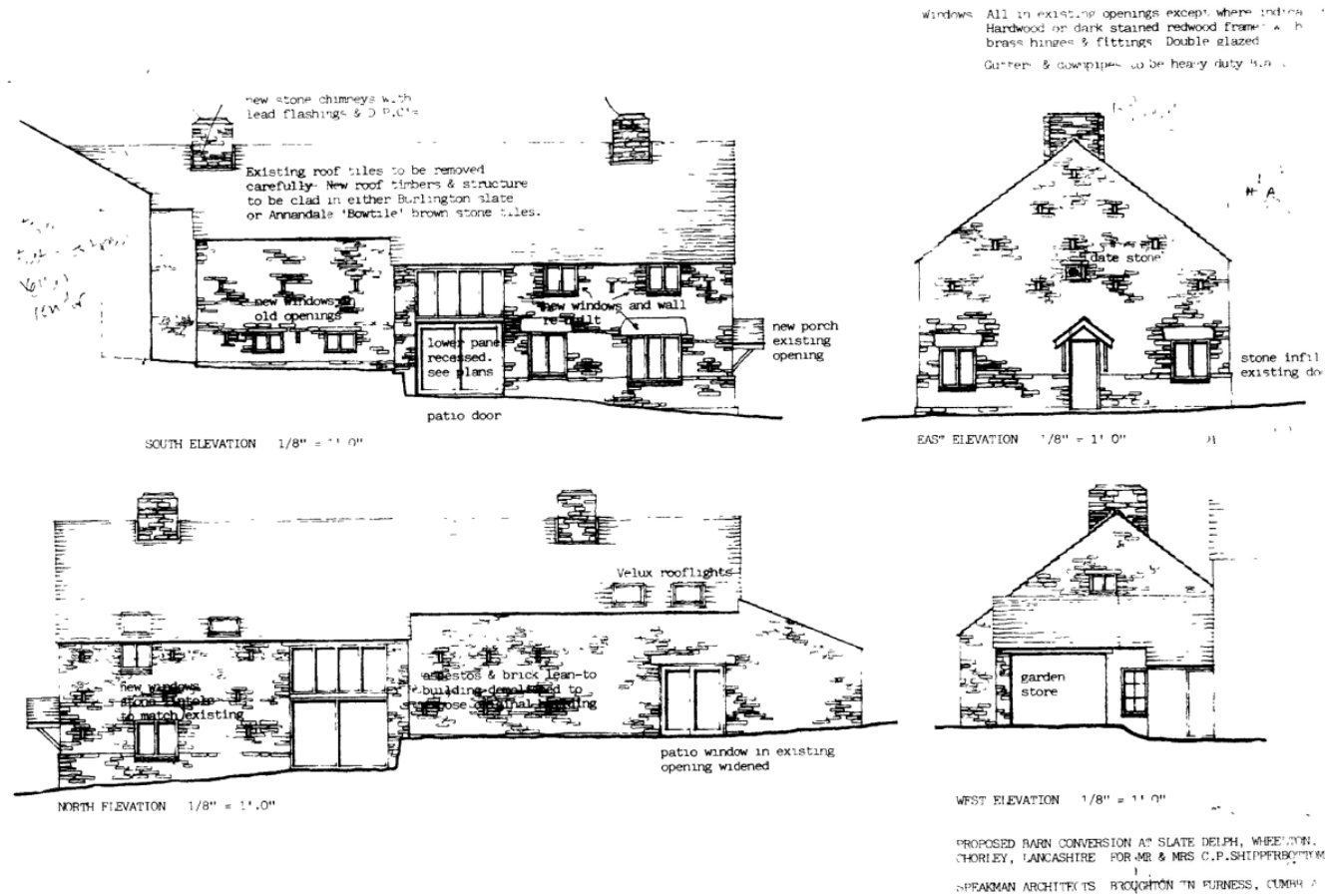


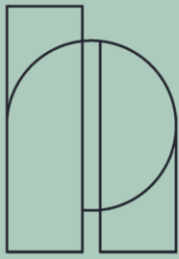


4.0 Site History & Heritage Statement

The 1984 Planning Application also includes the details of the proposed elevations, which were approved.

It is noted that unfortunately the conversion scheme largely overhauled the character of the barn to deliver a domestic looking building and windows were installed in more domestic proportions than those shown on these plans.





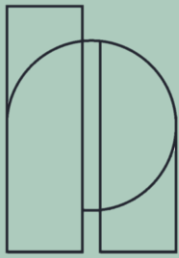
4.0 Site History & Heritage Statement

Historic England have published 'A Building Stone Atlas of Lancashire' which denotes the Bedrock Geology in this location as '*Millstone Grit Group – Mudstone, Siltstone and Sandstone.*'

The property is constructed of a red sandstone which is not dissimilar in colour to Birkett Stone, characteristically purple to red.

The top photograph demonstrates the masonry construction where weathering has taken place, with the lower photograph showing the masonry within the conservatory area which has been heavily cleaned, with the surface redressed to include a rusticated finish.

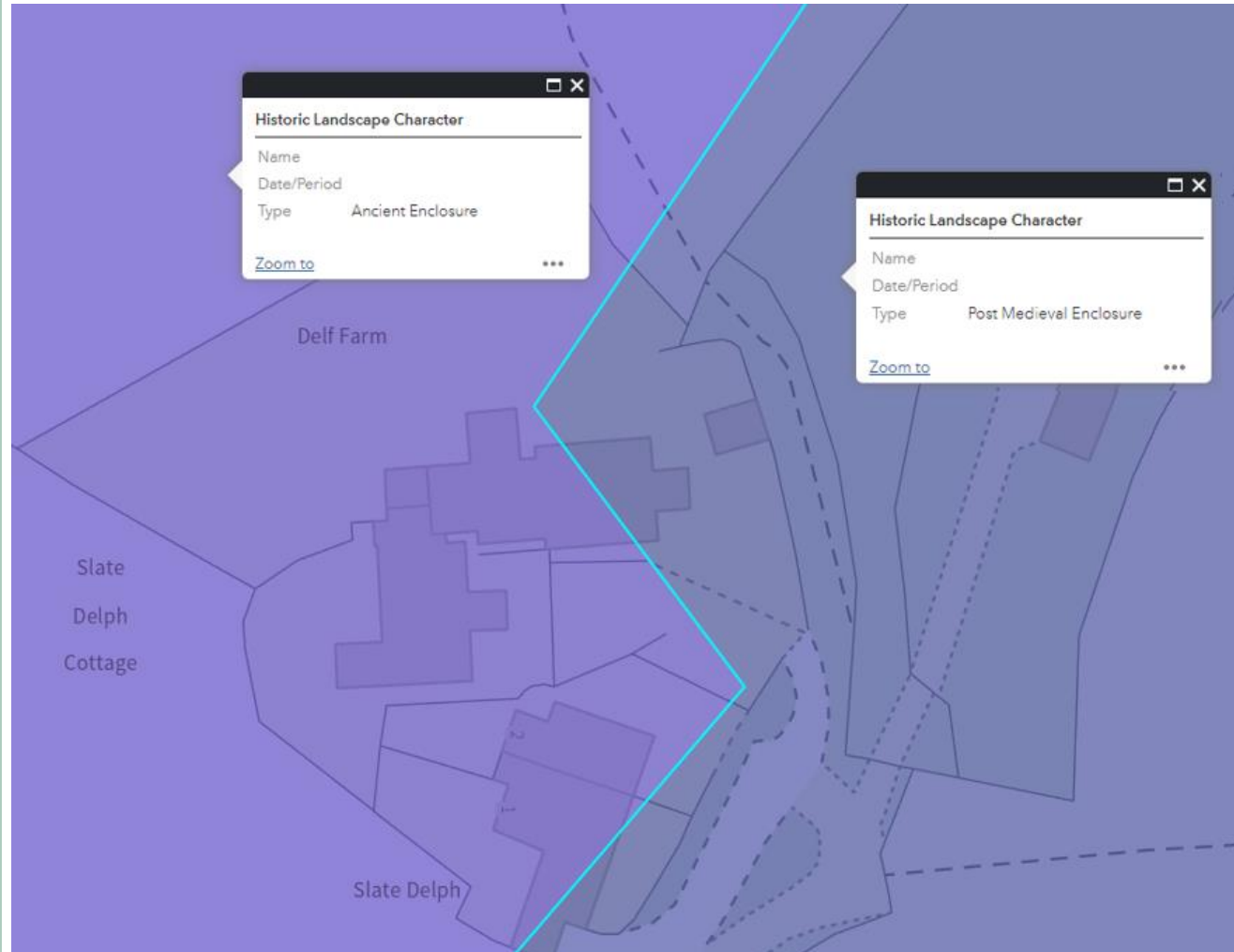




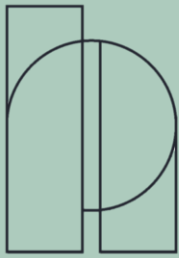
4.0 Site History & Heritage Statement

MARIO demonstrates that the property is situated on the boundary between two historic landscape character areas, with the west sitting in Ancient Enclosure and the east in Post Medieval Enclosure.

Given the age of the property, its inclusion on the First Edition OS Map, and its association with the local agricultural industry, it is noted that there is some historical value associated with the site.



Extract of Lancashire County Council MARIO Map (Maps & Related Information Online) showing Historic Landscape Character Area layer. Available from: <https://mario-lancashirecc.hub.arcgis.com/>

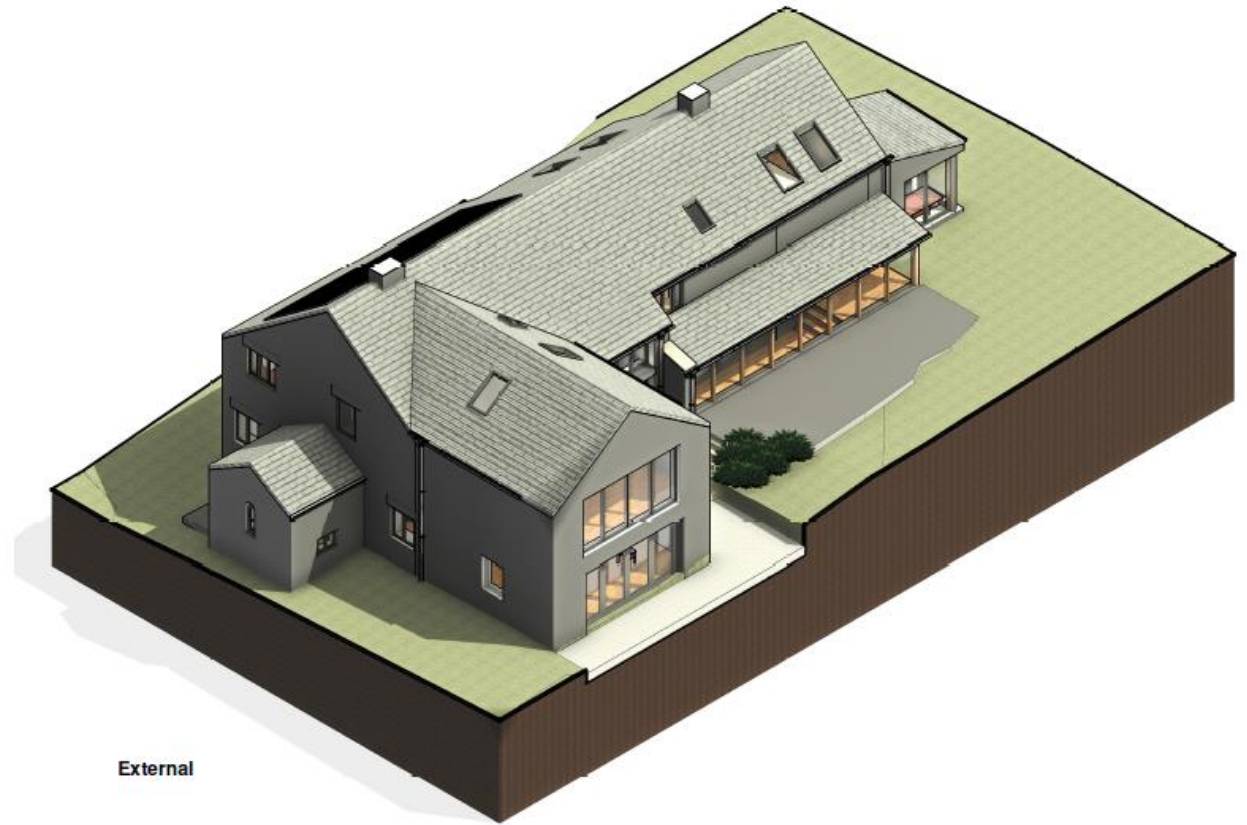


5.0 The Proposal

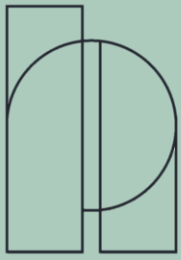
The proposal seeks to erect a two-storey extension to the north of the property, along with a single storey extension in place of the existing conservatory.

The proposals will help reconfigure internal spaces to improve circulation within the property.

The use of glazing will also ensure a stronger relationship is established between the internal and external environments.



External

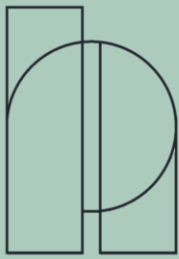


6.0 Planning Policy

Both National and Local Planning Policy has been considered as part of this development proposal. These are further explored in the following sections.

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6.1 National Planning Policy Framework 2021

Both National and Local Planning Policy has been considered as part of this development proposal. These are further explored in the following sections.

Section 8: Promoting healthy and safe communities

The section of the NPPF specifies that development must promote healthy and thriving communities. Given the resident's involvement within the village, and the establishment of their business which they run from home, the family's ability to remain living in their local community whilst enjoying a residence which caters for their needs is appropriate.

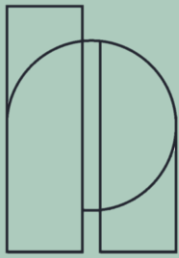
Section 12: Achieving well designed places

The importance of the special character of the local area has been embraced through the design development of the proposed extensions. The design has been carefully considered to ensure the development is complementary to the local vernacular whilst providing an architecturally interesting extension, which will be constructed to be energy efficient.

Section 16: Conserving and enhancing the historic environment

This section specifies the need to protect the historic environment.

Given the historical interests associated within the site, the materiality and form of the existing building has been key to the developing design to ensure any interventions blend seamlessly with the barn.



6.2 Local Planning Policy

The Central Lancashire Adopted Core Strategy – Local Development Framework (adopted July 2012) document provides Planning Policy guidance for Preston City, South Ribble, and Chorley Councils. This overarching position sets out the strategic objectives, within which each district sets specific guidance of how development should be considered and developed.

The Chorley Local Plan 2012-26 – Site Allocations and Development Management Policies Development Plan Document (adopted July 2015) sets out district specific policies.

As demonstrated by the information presented, the scheme wholly aligns with Local Policy.

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Core Strategy Objective SO3: *To reduce the need to travel, manage car use, promote more sustainable modes of transport and improve the road network.*

The proposed development will ensure that the family are able to continue to run their business from home, reducing the need to travel and use cars within the area.

Policy ST1: *New Provision or Improvement of Footpaths, Cycleways, Bridleways and their associated facilities in existing networks and new development.*

The property is adjacent to an existing public footpath. The use of this will not be disturbed during the construction period of the works and the development will not impact up on this.

Policy HS5: *House Extensions*

This proposal aligns with this policy in that:

- a) The extension is of an appropriate scale, size, design and will be of matching materials to the existing property.
- b) The scheme will not create an adverse effect on neighbouring properties.
- c) The proposal will not impact highway safety.
- d) The proposal will not increase the volume of the property in a disproportionate way.

Merseyside and Greater Manchester Greenbelt

This policy seeks to ensure that new development respects and complements the existing qualities of an area.

In this instance, this will be achieved through the provision of a high quality, contemporary extension and through the removal of modern, unsympathetic development which will reveal a spite wall.

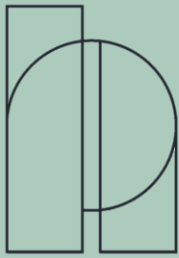
Historic Landscape Character

The eastern section of the property is located within the Post Medieval Enclosure and the western section of the property is within the Ancient Enclosure area.

Landscape Character Type

06 - Industrial Foothills and Valleys

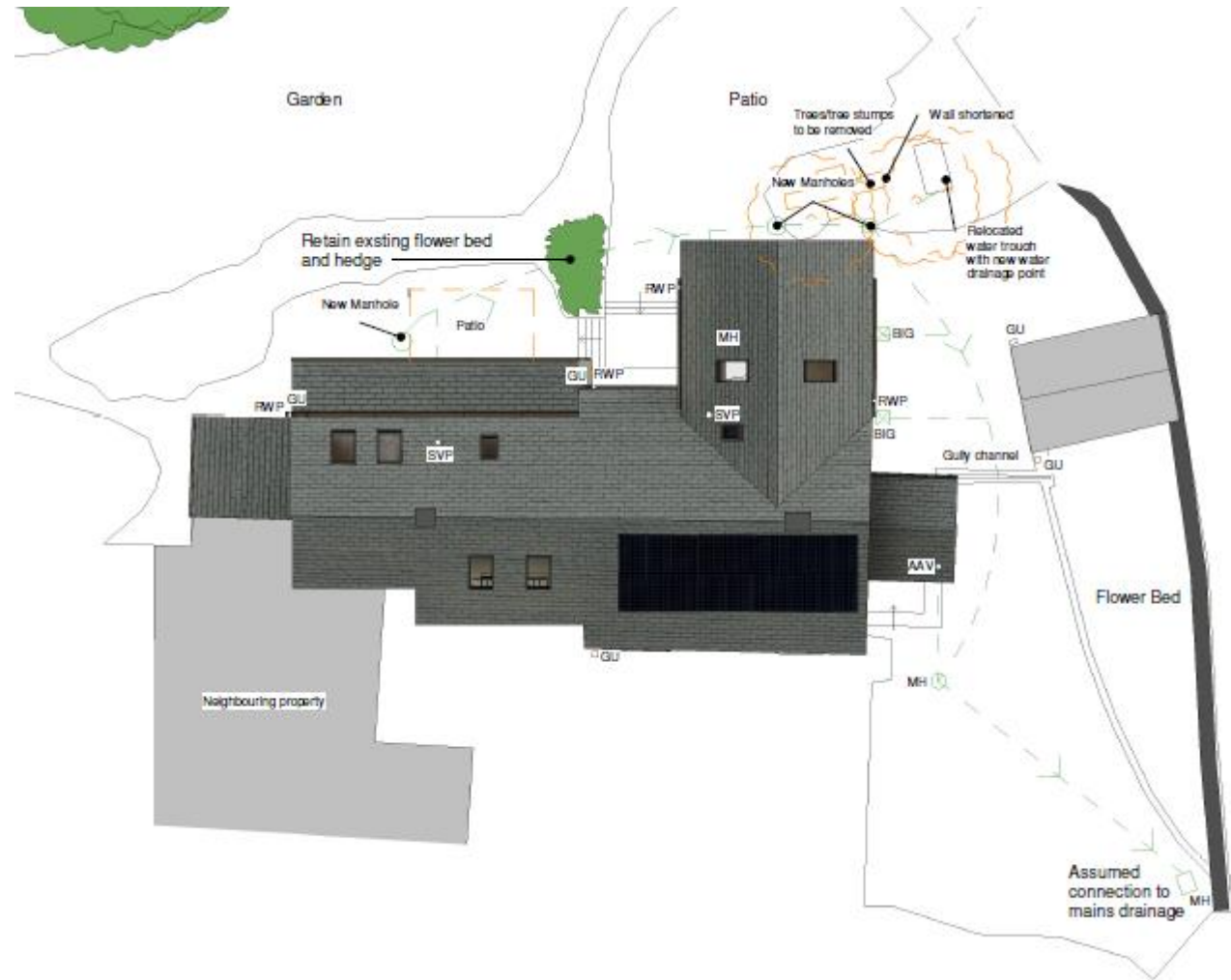
06b - West Pennine Foothills



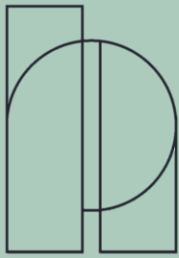
7.0 Highways and Access

The proposed extensions will occupy land to the north of the dwelling.

This will therefore not impact the existing car parking arrangements.



Proposed site plan showing no change to driveway



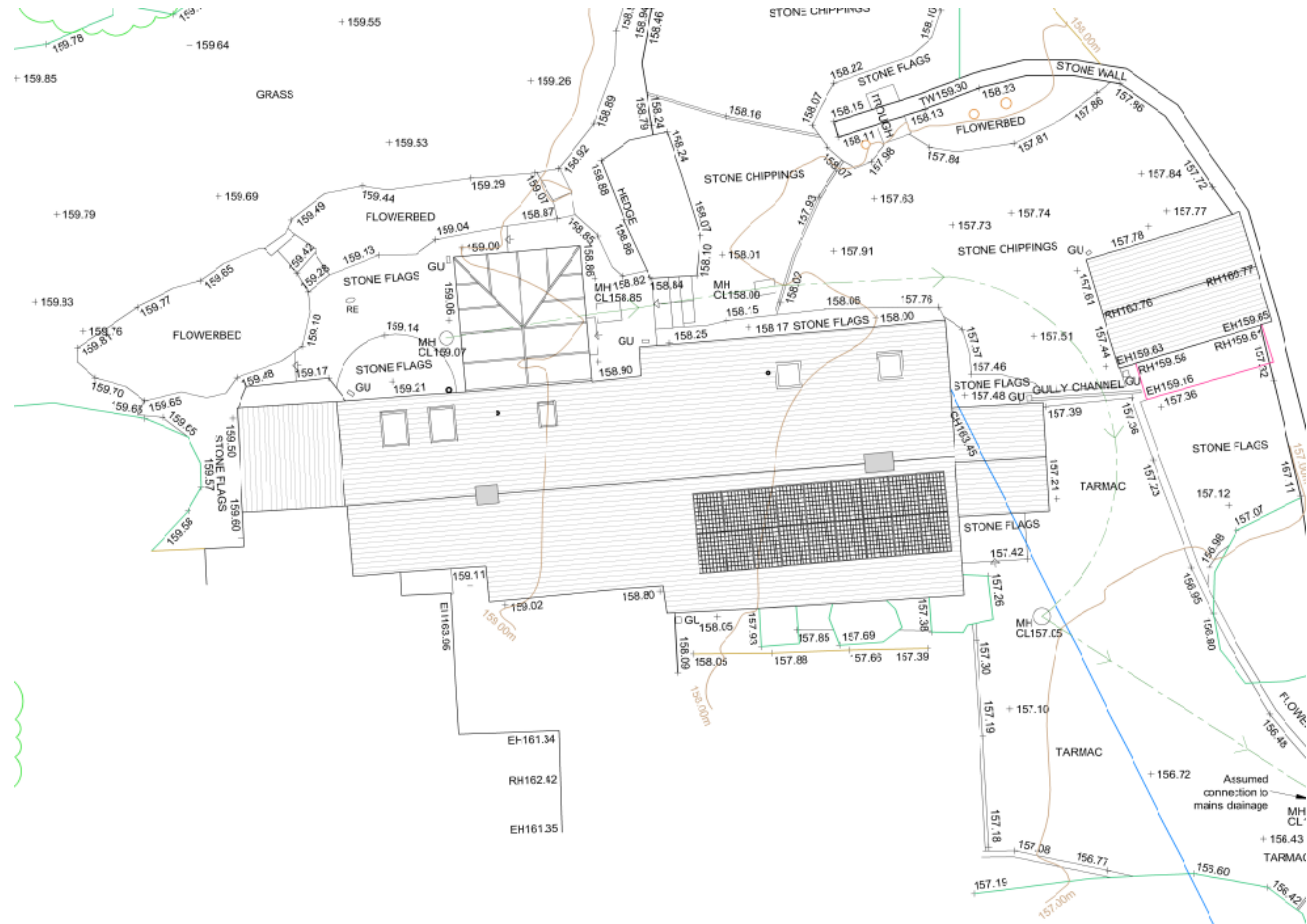
8.0 Energy & Environmental Statement

The property already benefits from the installation of solar panels on the south elevation.

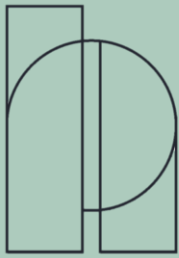
The proposed extension will be constructed in a thermally efficient way to ensure that the development does not contribute adversely to energy consumption within the site.

The proposed extension to the property will not disturb any existing trees within the site.

Given the modern construction of the replacement roof, the interventions that have taken place during the installation of solar panels and the conversion works which have taken place, it is perceived that it is highly unlikely for bats to be present.



Existing site plan showing solar panels to South roof.

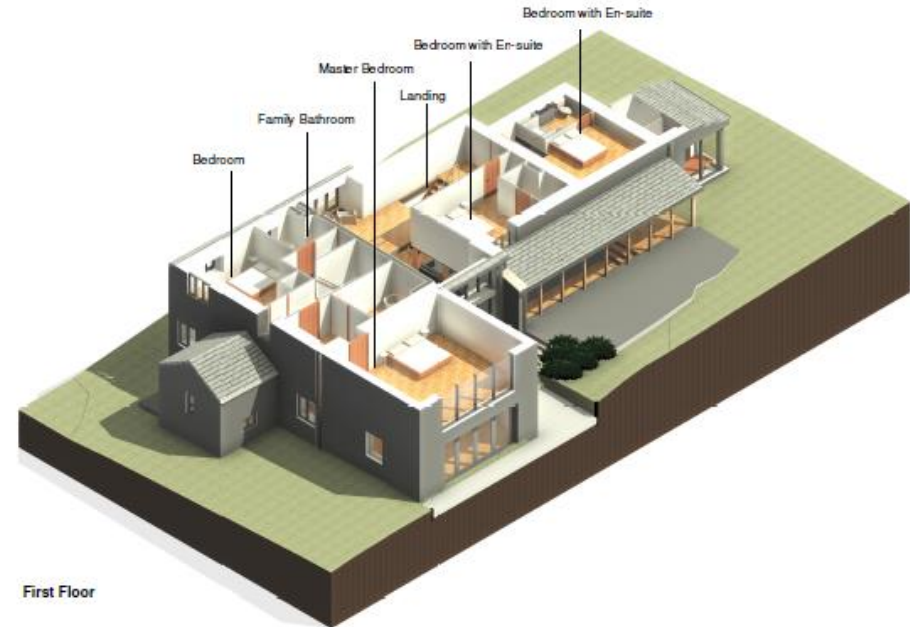


9.0 Conclusion

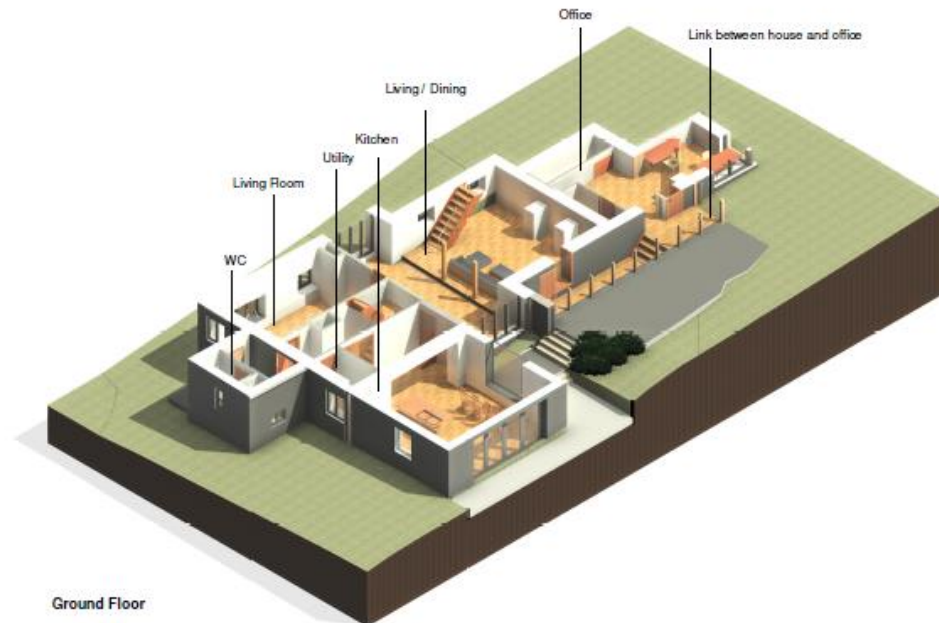
This exercise has exemplified how the proposal complies with both National and Local Planning Policy.

The proposal will deliver a high-quality development which is complementary to the existing site in terms of materiality, scale, and design.

Subsequently, the LPA are able to support this Application for approval.



First Floor



Ground Floor