

Higher Gibfield Barn,  
Manchester Road Barn,  
Burnley, BB11 5NS

# Design & Access Statement



Revision /

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**SOLID  
VOID**

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## **1.0 Introduction**

This Design and Access Statement has been prepared by Solid Void on behalf of Chris Karoo to supplement a full planning application for demolition for the existing, dilapidated, agricultural barn and new build residential dwelling to be erected on its footprint.

The site is approximately 1.75 acres of agricultural land with access off Manchester Road via a single-track lane to a cattle gate and is abounded by a wire mesh fence boundary. The existing barn is in an extremely dilapidated state of repair, with broken sheet cladding to the walls and roof.

The centre of Burnley is 3km due north of the site, along the A682, with Rawtenstall 7.5km to the south. The area is largely rural in character with nearby country pubs, working farms and converted barns into family dwellings. As Public Right of Way crosses the site to the west of the existing barn but remains unaffected by the proposals and does not result a requirement to divert or extinguish a PROW.

The site sits within green belt and the predominant focus of this designation is to prevent over-development, urban sprawl and maintain the openness of the green belt. Therefore, these proposals seek to re-build a new structure on the same footprint, to the same height and massing as the existing, and to the identical volume. On this basis, the proposals do not create 'harm' and preserve the openness of the greenbelt.

## **2.0 Planning Policy**

The applicable planning policies in respect of this application are as follows:

Burnley's Local Plan 2018

- SP1 – Achieving Sustainable Development
- SP4 – Development Strategy
- SP5 – Development Quality and Sustainability
- HS3 – Housing Density and Mix
- HS4 – Housing development
- EMP6 – Conversion of rural buildings
- IC3 – Car parking standards

National Planning Policy Framework 2021

## **3.0 Planning History**

In 2018, a planning submission was refused for Prior Approval (NOT/2018/0596).

This application sought a "Proposed change of use of agricultural building to 2no. dwellings with associated car parking"

## **4.0 Use**

This planning application seeks permission to demolition the existing, dilapidated, barn structure and provide a replacement dwelling, built upon the same footprint, volume and massing, as existing.

The dwelling will be use class C3.



**Above:** View of the existing, east, barn elevation showing broken/missing sheet cladding, heavily rusted doors, areas of damp and vegetation growing out of the gutters



**Above:** View of the existing, south, barn elevation showing rusted doors and weathered cladding

## **5.0 Amount**

The proposals seek to create one, 5-bedroomed, family home.

## **6.0 Layout**

The main entrance to the dwelling will be placed on the southern elevation, leading directly to the hardscaped parking area and existing access driveways onto Manchester Road.

Internally, the house is arranged over a single storey with a centralised circulation corridor providing access to rooms either side. The main living space is at the end of the corridor, to the north, with a large, open-plan, kitchen/dining/lounge, and a covered, external sitting area beyond.

## **7.0 Scale**

The scale of the building will identically match the existing structure.

As noted on drawings 2005 & 2006, the volumes amount to 1,715.2m<sup>3</sup>

## **8.0 Landscaping**

The existing landscaping around the barn is agricultural grassland with concrete hardstanding forming the driveway and small area of parking adjacent to the barn's southern elevation. The proposals seek to segregate a relatively modest portion of land to be used as the dwelling's formal garden, to the east. The garden has been positioned here so that acoustically, the dwelling will buffer the noise from Manchester Road and this private amenity space will feel relatively tranquil and hidden from the view of the main road.

Segregation of the formal garden and informal agricultural grasslands beyond is proposed with a 600mm high, timber, stock-proof fence to create an aesthetic which is typically rural in its appearance.

## **9.0 Appearance**

The new dwelling will largely replicate the form of the existing barn in its height, scale, and massing. However, the re-build offers the opportunity to use high quality, new/reclaimed materials including natural stone, black timber cladding and metal standing seam roof.

New windows are applied to elevations in a variety of heights and sizes to create an intentionally 'random' aesthetic which is akin to the organic way in which historic barns 'evolve' over their lifetime.

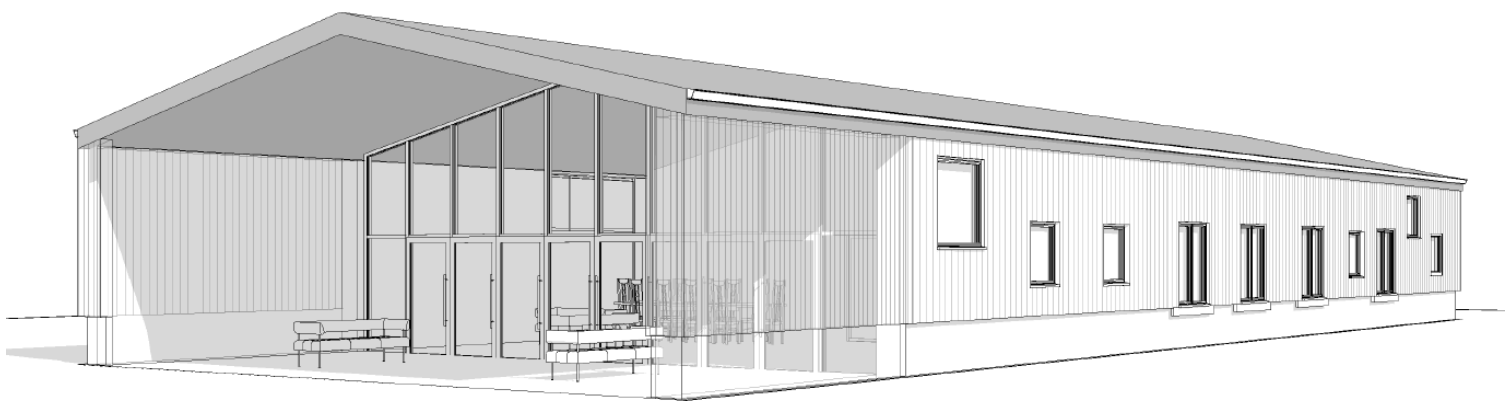
The close boarded, vertical timber cladding 'opens up' adjacent to the covered sitting area to allow more natural light through. Behind the open timber cladding is proposed polycarbonate sheet, to allow light through, but to also shelter the area from wind and rain.

## **10.0 Access**

The existing vehicular access is proposed to be retained onto Manchester Road including the space for 3no. car parking spaces. The new dwelling will be highly accessible with all rooms arranged over a single storey with level thresholds throughout.



**Above:** Architectural precedent of a contemporary home with agricultural references



**Above:** Proposed view of the feature northern elevation with its large, glazed gable end and sheltered sitting area