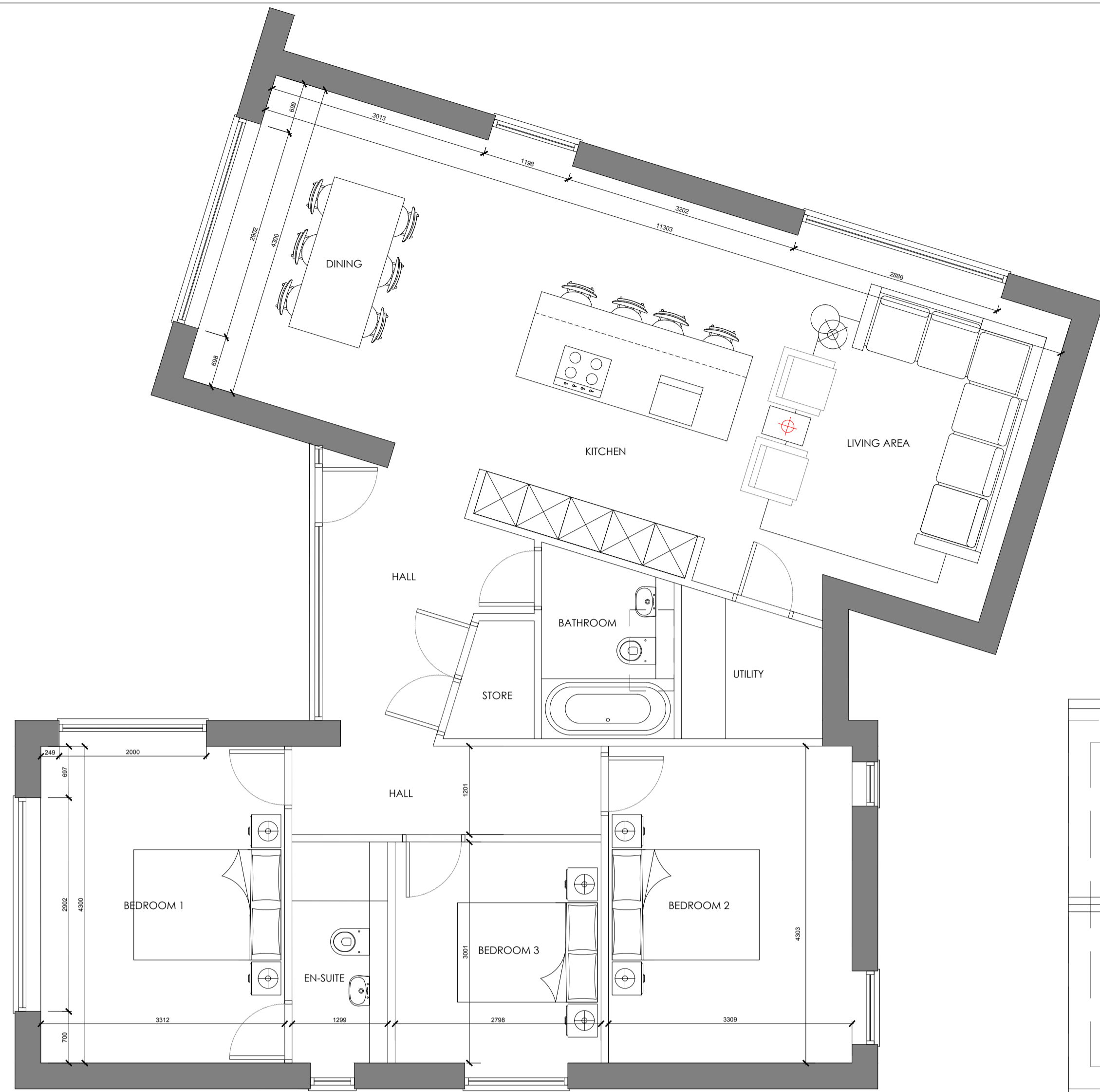


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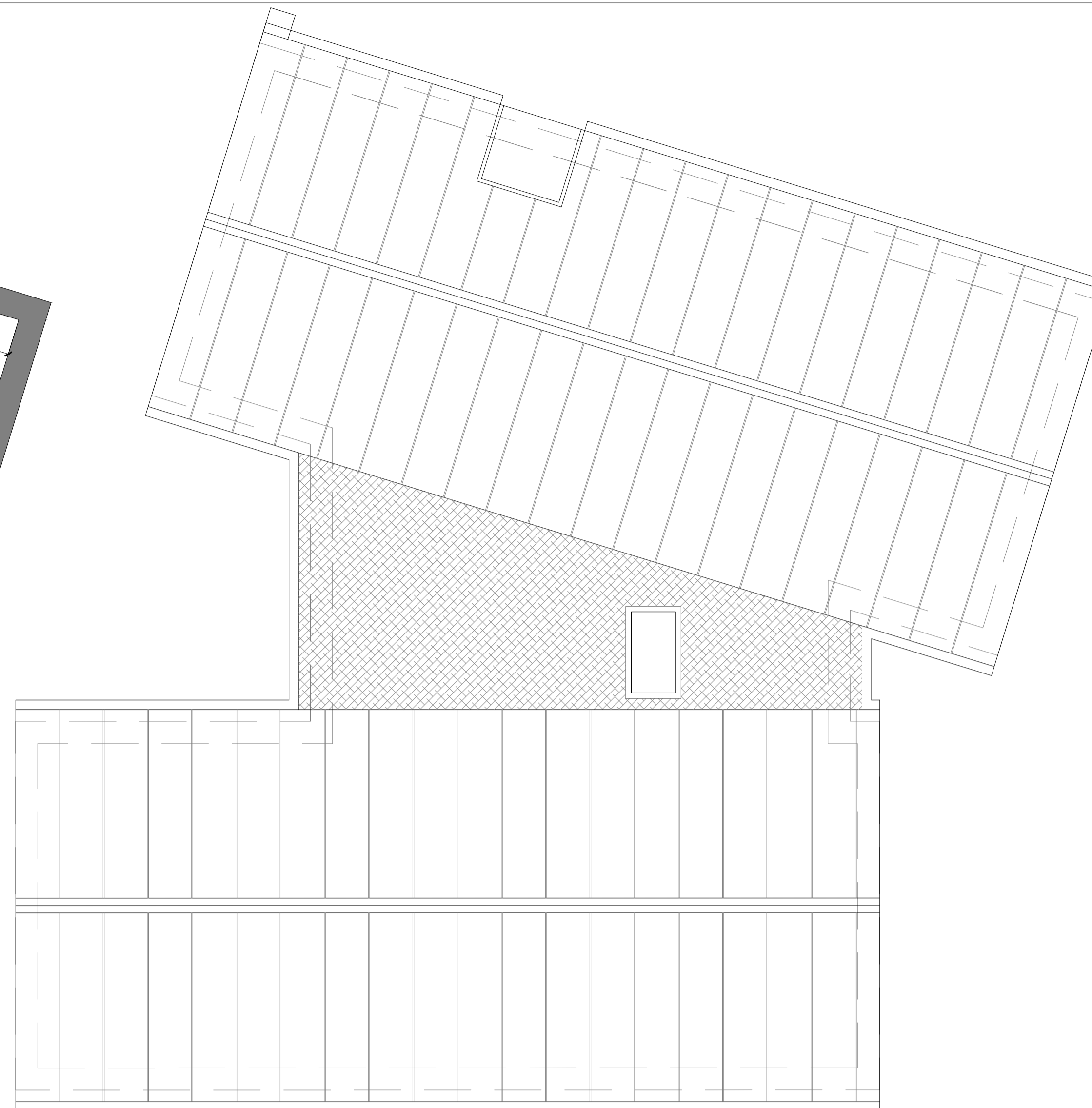
ALL DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY DISCREPANCIES ARE TO BE REPORTED TO THE DRAWINGS AUTHOR. DO NOT SCALE FROM DRAWING.

FACING MATERIALS KEY

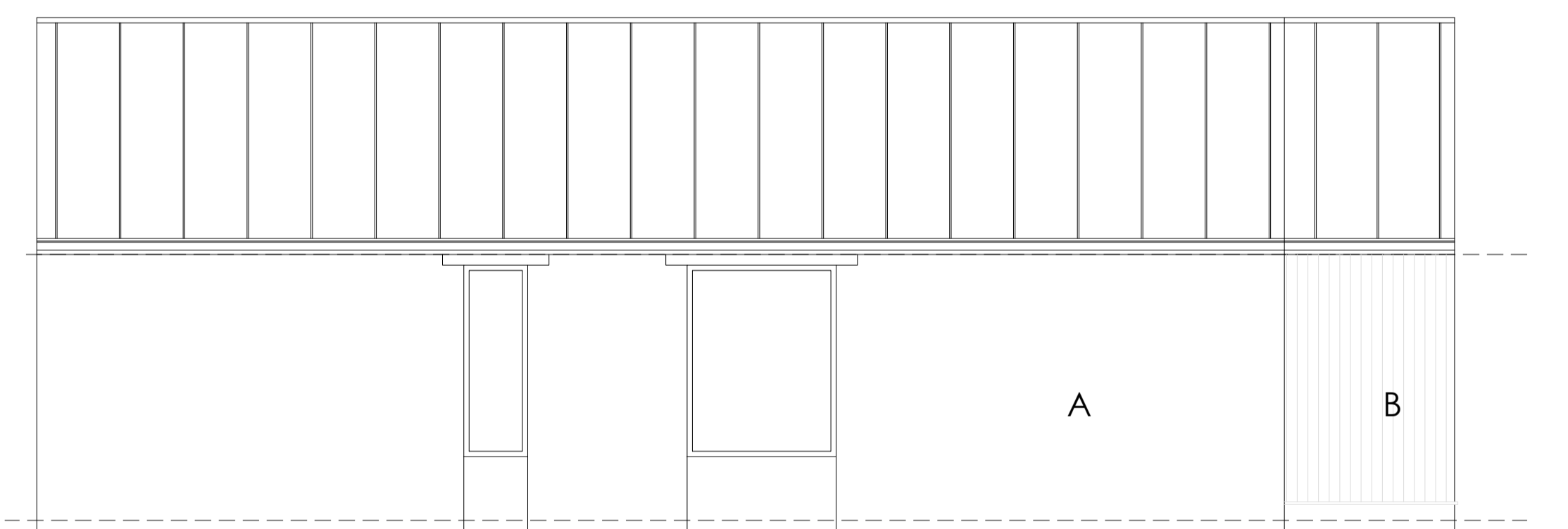
- A NATURAL STONE FACING
- B VERTICAL TIMBER CLADDING
- C ALUMINIUM PPC WINDOW SYSTEM
- D STANDING SEAM ROOF COVERING
- E HALF ROUND GUTTERING AND ROUND DOWNPIPE PPC



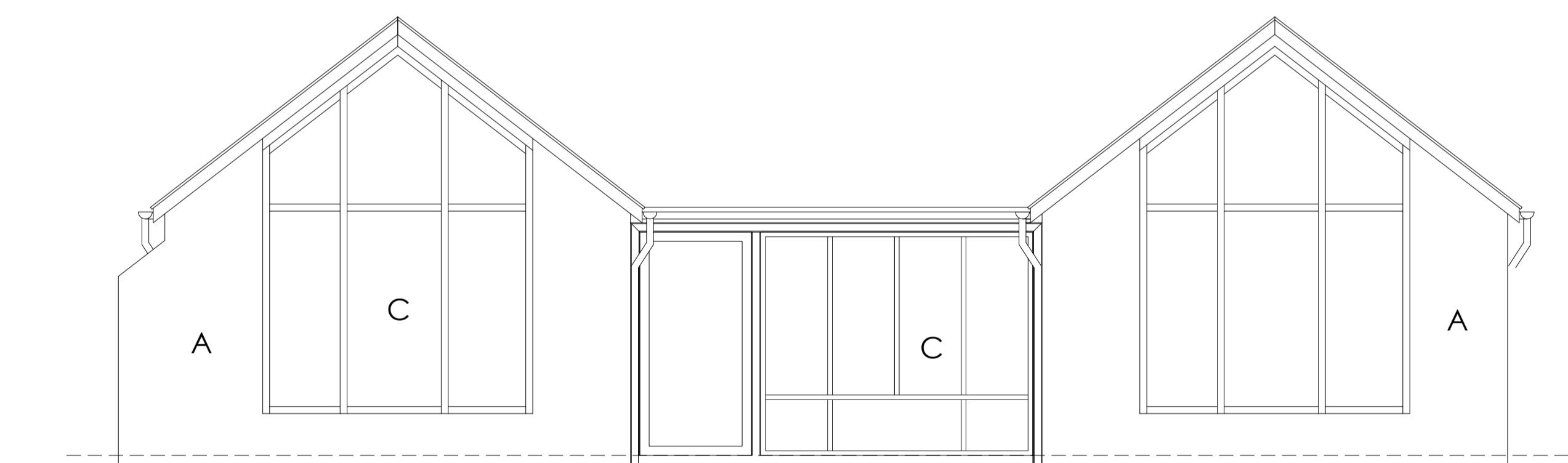
PROPOSED GROUND FLOOR PLAN - 1:50



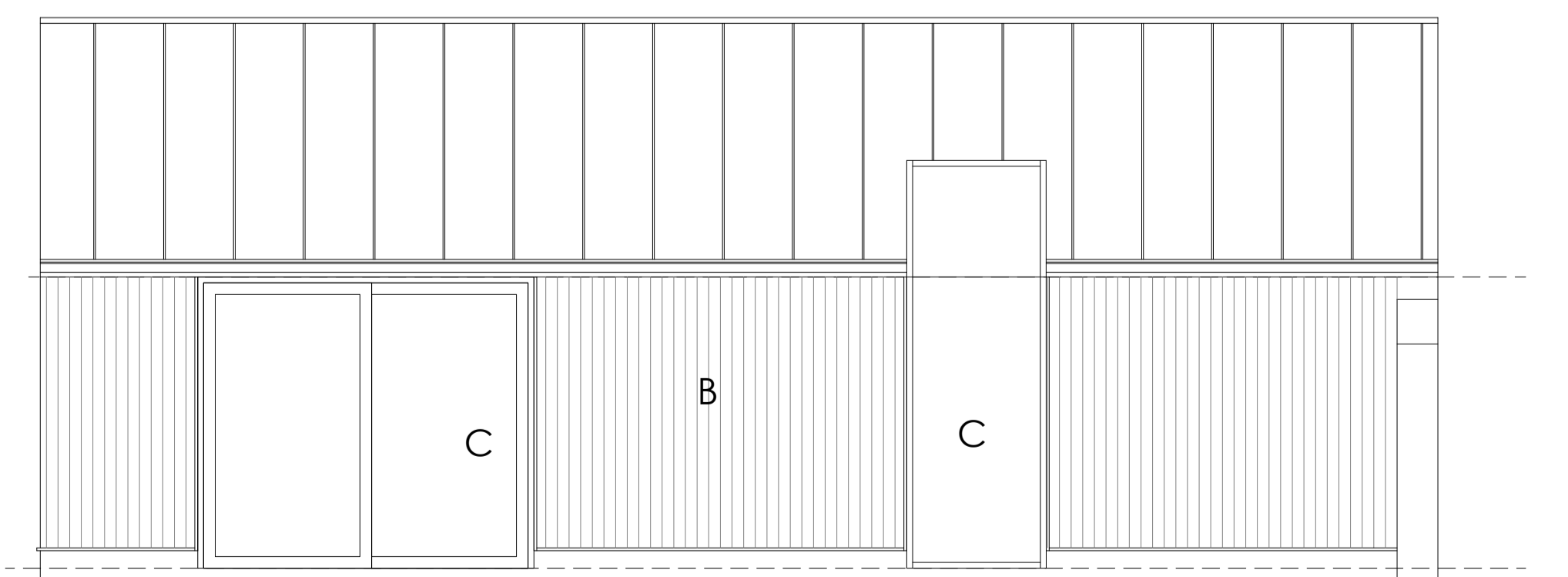
PROPOSED ROOF PLAN - 1:50



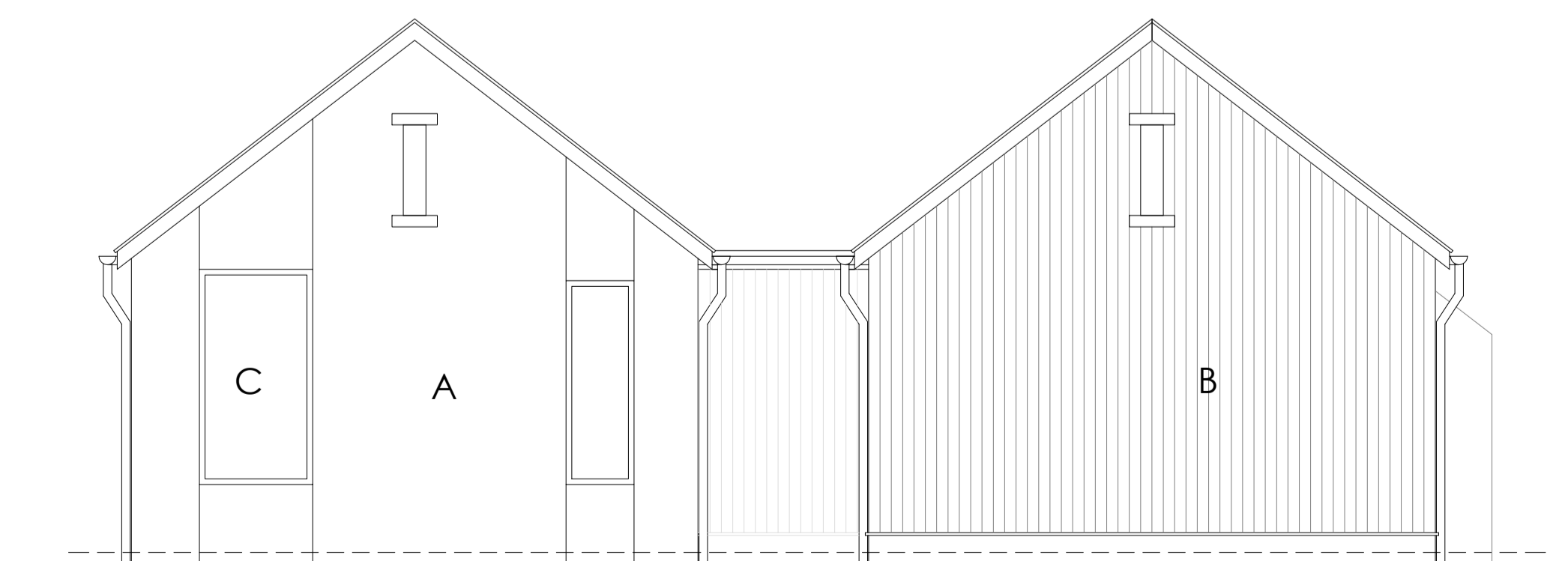
PROPOSED SIDE ELEVATION - 1:50



PROPOSED FRONT ELEVATION - 1:50



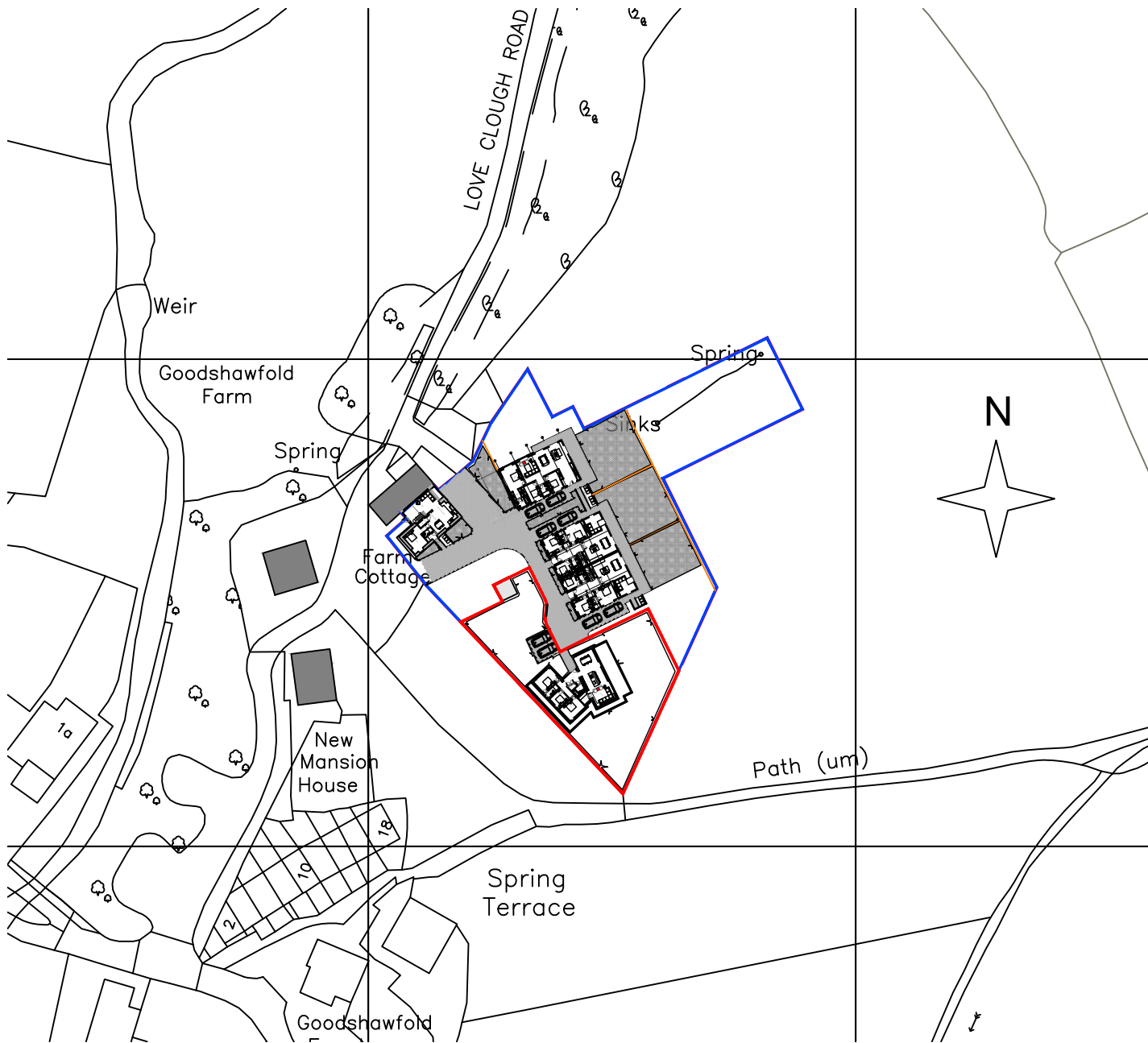
PROPOSED SIDE ELEVATION - 1:50



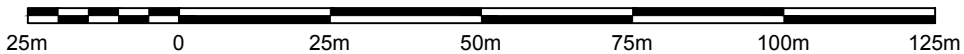
PROPOSED REAR ELEVATION - 1:50

Rev	Date	Description	Rev By	Chk'd By
A	07-12-20	GENERAL UPDATES	JSM	JSM
Project Title: PROPOSED DWELLING				
BARN 4 AT GOODSHAW FOLD CRAWSHAWBOOTH LANCASHIRE BB4 8QS				
Client: LUCA DEVELOPMENTS				
Status: PLANNING				
Scale: AS SHOWN		Drawing Size: A1		
Drawn By: JSM	Checked By: JSM	Date: 11/20		
Drawing Title: BARN 4 PROPOSALS				
Job-Dwg No: 410ROS-103				
ABODE				
MANCHESTER 0161 711 0858 No.1 Spinningfields, WeWork (Abode) Quay Street, Manchester, M3 3JE				
LONDON 020 3053 8255 1 Knightsbridge Green, 7th Floor, Office 7.02 London, SW1X 7NE				
info@abode-architecture.co.uk www.abode-architecture.co.uk				

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1:1250

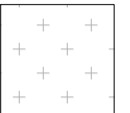
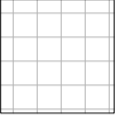
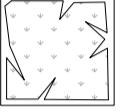



Rev	Date	Description	Rev By	CHK'd By
Project Title				
PROPOSED DWELLING				
BARNs AT GOODSHAW FOLD CRAWSHAWBOOTH LANCASHIRE BB3 8QS				
Client				
LUCA DEVELOPMENTS				
Status				
PLANNING				
Scale				Drawing Size
1:1250				A4
Drawn By	JSM	Checked By	JSM	Date
12/20				
Drawing Title				
LOCATION PLAN				
Job-Dwg No				
410ROS-104				
ABODE				
MANCHESTER 0161 711 0858 No.1 Spinningfields, WeWork (Abode) Quay Street, Manchester, M3 3JE				
LONDON 020 3053 8255 1 Knightsbridge Green, 7th Floor, Office 7.02 London, SW1X 7NE				
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LEGEND

-  Denotes areas to be tarmac surfacing with cobble border
-  Denotes natural paved areas
-  Denotes soft landscaped areas
-  Denotes post and rail timber fence 1.2m high

Existing boundary fences to be retained to perimeter of site



Rev	Date	Description	Rev By	Chk'd By
A	07-12-20	GENERAL UPDATES	JSM	JSM
Project Title		PROPOSED DWELLING		
Client		BARN 5 AT GOODSHAW FOLD CRAWSHAWBOOTH LANCASHIRE BB4 8QS		
Status		PLANNING		
Scale		AS SHOWN	Drawing Size	A1
Drawn By	JSM	Checked By	JSM	Date
Drawing Title		BARN 5 SITE PLAN		
Job-Dwg No		410ROS-105		
ABODE MANCHESTER 0161 711 0858 No.1 Spinningfields, WeWork (Abode) Quay Street, Manchester, M3 3JE LONDON 020 3053 8255 1 Knightsbridge Green, 7th Floor, Office 7.02 London, SW1X 7NE info@abode-architecture.co.uk www.abode-architecture.co.uk				

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ABODE Architecture

Design & Access Statement

ABODE Architecture Ltd

ABODE

Job Ref - 410ROS

Date - 03.12.2020

**Barn 5 at Goodshaw Fold,
Crawshawbooth, Lancashire**

Introduction

This design and access statement aims to support the application for the construction of 1no. single storey dwelling.

The proposals consist of the construction of 1 no. barn style dwelling comprising of open planning living, dining and kitchen area with 3 double bedrooms along with associated car parking and garden space.

The site has since been acquired by Luca Developments this subsequent application aims to further enhance the pre-existing scheme of developing the existing derelict barns and forming a high-quality residential hamlet.

Location

The site is located within the small town of Crawshawbooth, the site previously operated as a farm but in recent history this use has ceased and the requirement for agricultural buildings has subsided.

The site itself is bound to the North and East by agricultural fields, to the South a small residential area and hardstanding's created by its previous owners and to the West a stone-built barn which has been converted into one residence.

The site benefits with approval for the conversion of the existing agricultural sheds to form 3 dwellings application reference 2020/0439.

The new barn footprint sits within a brownfield site on previous hardstanding utilised for storage of plant, goods and other farming associated items.



Design

The design of the proposed dwelling has been developed with a view to minimise the impact upon the site and its surroundings.

The form has been developed to ensure the dwelling can be sited tight into the South East corner of the plot, an area which was formally used as hardstanding for storage of hay bales. Since the original use of the site for farming has ended the hardstanding area has been left to overgrow and is utilised.

The form has been influenced by the form of stable blocks to maintain the agricultural feel of the development. The two stable blocks have then received a modern infill construction to provide a physical link between the two forms. By glazing the North facing elevation of the infill reduces the visibility of the link casting reflections further reducing the visual impact. The roof over the link has a low profile again to reduce the overall appearance of mass between the two 'stable' blocks.

The proposals have been kept to a single storey to conceal the building below the existing bund that forms the South Eastern boundary.

The materials have been selected to be coherent with both the previously approved schemes utilising agricultural materials of timber and metal cladding while also adopting natural stone finishes influenced by the existing listed barn.



The materials have been deliberately located on the facade to minimise the visual impact of the proposals. Where the elevations are clearly visible from the development, a natural stone has been used to mimic that of previous existing built form on the site.

On elevations which face towards the existing fields to the South and East a timber facade cladding has been proposed, the use of natural timbers will allow the elevation which will weather into the landscape.

Material Schedule

- Timber cladding to be formed using Siberian Larch
- Metal cladding to be formed using Greencoat PLX Mountain Grey
- Natural random coursed stone to match existing listed barn
- PPC Rainwater goods to match proposed metal cladding
- Composite timber and aluminium PPC windows and doors



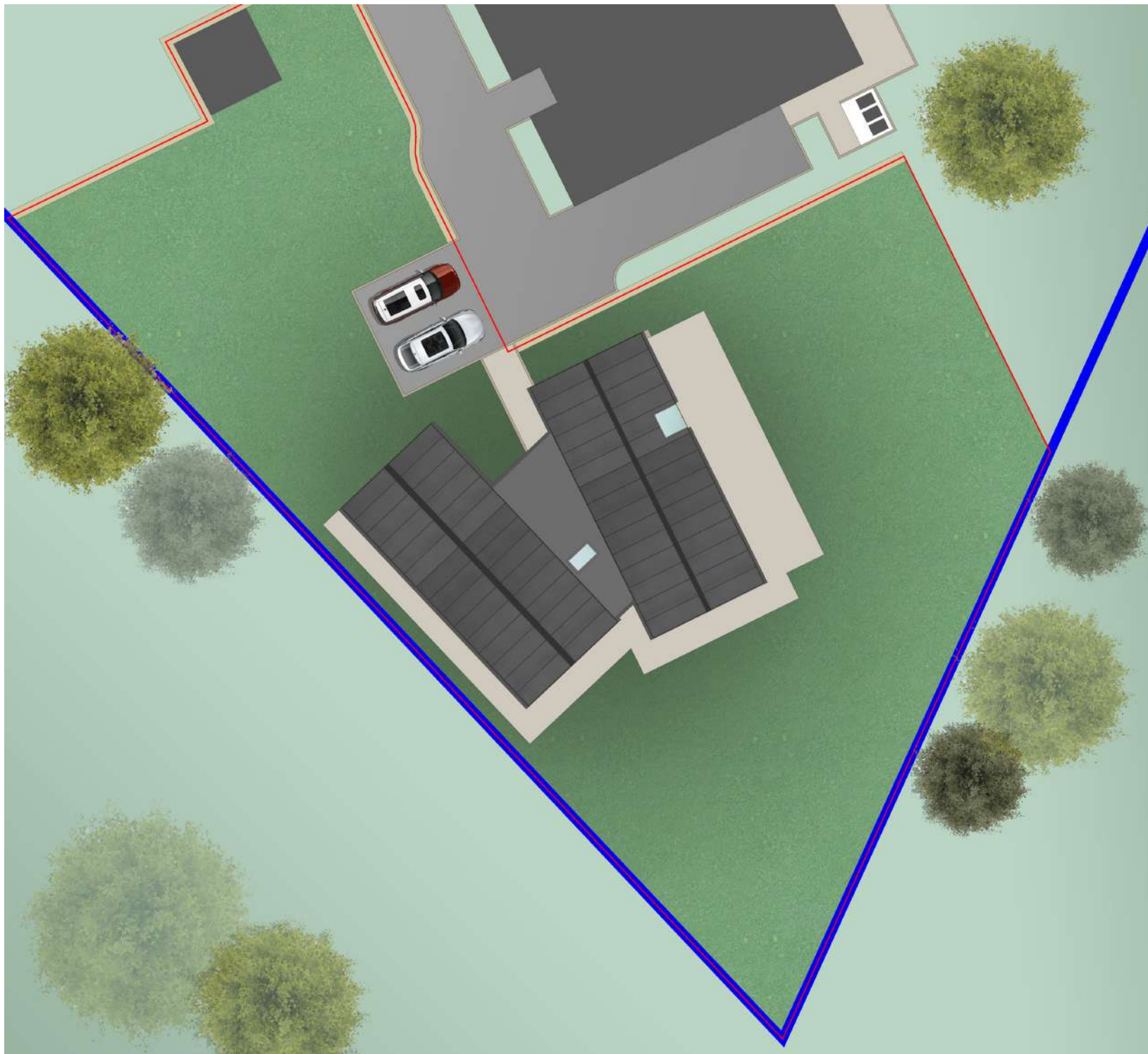
ABODE **LUCA**
DEVELOPMENTS



Rendered Entrance Elevation



Rendered Side Elevation



Rendered Site Plan

Planning Policy NPPF 2019

Relevant policy relating to the development of dwellings within rural settings

"Paragraph 77 - In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this."

"Paragraph 78 -To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."

Housing supply as denoted within Chapter 5 of Rossendale's core strategy denotes an increase in supply of homes totalling 3700 units between 2011 and 2026. The site and its development keys in with core strategy by developing small desirable areas to the West of the borough without overdeveloping attracting residents to the borough without imposing unnecessary pressure on local services, as outlined in point chapter 5 point 195.

Accessible Design Statement

Purpose of this statement

The design of the proposed dwelling seeks to achieve the highest standards of accessibility and inclusion. The design has been developed to provide a simple and clear layout which is easy to use for all regardless of disability, age or gender.

Circulation

The circulation areas have been designed to ensure unobstructed movement and access to the buildings.

Access Externally

Access to and around the building is formed with new hard landscaping and vehicular access to the entrance of all properties.

Access Internally

The dwelling will be entirely on one level with internal layouts designed to ensure free flowing movement within the building, ensuring compliance with Part M of the building regulations.

Refuse and Recycling

Waste

The dwelling will benefit from separated waste bins within locations as denoted on the site plan

Servicing

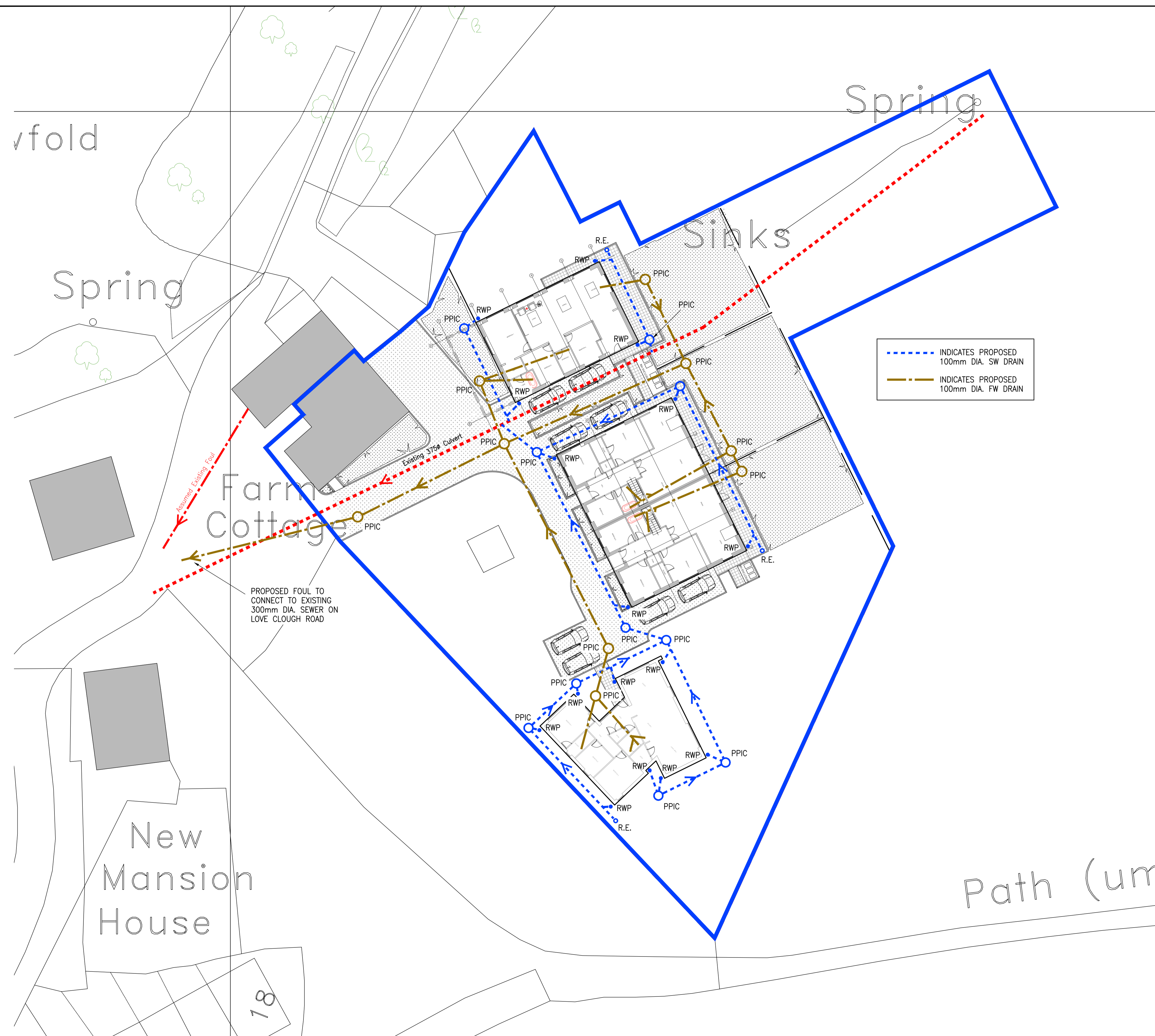
It is proposed that servicing of the property will be as per the existing arrangements for neighbouring properties utilising the existing access road for access and refuse collection.

Parking

The development provides 2no. parking spaces per dwelling.

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 ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR.
 ANY DIMENSIONAL DISCREPANCIES TO BE REPORTED BACK TO HEALEY
 CONSULTING PRIOR TO PROCEEDING WITH CONSTRUCTION



--- INDICATES PROPOSED
 100mm DIA. SW DRAIN
 --- INDICATES PROPOSED
 100mm DIA. FW DRAIN

EXISTING SW GULLIES NOT USED
 IN PROPOSED DRAINAGE SCHEME
 TO BE GRUBBED OUT

REV	DATE	BY	DETAILS OF REVISION
B	03.12.2020	SS	DRAINAGE ADDED FOR NEW UNIT
A	23.11.2020	SS	FOUL DRAINAGE ALTERED TO FACILITATE INSTALLATION

ARCHITECT / CLIENT
LUCA DEVELOPMENTS LTD
 PROJECT
 Proposed Barn Conversion
 Goodshaw Fold, Crawshawbooth
 Lancashire

TITLE
**PROPOSED DRAINAGE
 GENERAL ARRANGEMENT**
 DRAWING NO.
HC-20516-(30)-02
 DRAWN BY
S.S.
 DATE
02/11/20
 SCALE
1:200
 REVISION
B

HEALEY CONSULTING
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