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# **COMBINED DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT**

PROPOSED OAK FRAMED ORANGERY EXTENSION AT  
BOWLAND HOUSE, NEWTON-IN-BOWLAND,  
LANCASHIRE



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## Introduction

This Combined Design & Access Statement and Heritage Statement has been prepared by Prime Oak Buildings Ltd to accompany a planning application for a proposed oak framed orangery extension at Bowland House in the centre of the village of Newton-in-Bowland, which is to the north of Clitheroe. This statement should be read in conjunction with the drawings enclosed with the accompanying planning application, including:

- Location Plan at 1:1250 (drg. 17506/01);
- Proposed Site Plan at 1:500 (drg. 17506/02);
- Existing & Proposed Elevations at 1:100 (drg. 17506/03);
- Existing & Proposed Floor Plans at 1:100 (drg. 17506/04).

Prime Oak Buildings Ltd will be designing and constructing the proposed extension on behalf of the applicant. Prime Oak are specialists in the design and construction of oak framed buildings for all kinds of domestic use, utilising traditional mortise and tenon pegged joint construction techniques.

## The Proposal

The proposal is to provide a domestic single storey oak framed orangery extension to the rear of the house. The orangery would be predominantly glazed and would include a slate tiled mansard roof with glazed roof lantern. The oak frame would be carried on a low stone wall.

## Site Description & Assessment of Heritage Asset

Bowland House is located in the centre of the village of Newton-in-Bowland and within the heart of Newton Conservation Area. Newton-in-Bowland lies within a wider Area of Outstanding Natural Beauty (AONB).

The existing property is a detached stone cottage of a simple and unadorned design. It has a relatively low pitched roof of slate with a catslide over a single storey outshot visible from its west side and rear elevations. The proposed orangery would be tucked into the L-shape formed by the outshot.

The cottage is not listed and is not noted as a building of any townscape merit within the Newton Conservation Area Appraisal. Other listed buildings surround the property, although none directly adjoin it. The property does not therefore contribute to the character of the Conservation Area through any individual architectural or historic merit, but more because of its commonality of building materials with other properties in the village and its location grouped amongst other buildings on the main east-west axis through the village.

Being positioned at the rear of the cottage, the proposed orangery would not be readily seen from the principal road passing east-west through the village and Conservation Area. Although the road also forks to the south at Bowland House, the level of the road drops as it passes the eastern and southern boundaries of the property and the rear garden area is largely screened by an existing stone boundary wall and supplementary landscaping/planting.

The proposed orangery would not therefore be a particularly prominent or readily apparent feature within views into and out of the Conservation Area. None of the important views identified in the Newton Conservation Area Character Appraisal would be affected. The property would still appear as a relatively simple stone cottage grouped amongst the surrounding buildings, and that

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contribution to the character of the wider Conservation Area would not materially alter as a result of the proposed development.

The following sections of this Statement assess the proposal and its impact on the Conservation Area in further detail.

#### Use

The use proposed is entirely domestic. This is an extension to provide additional/enhanced living space for the main property. As such the use is entirely appropriate in principle for this existing residential property. The use in itself would have no impact on the wider Conservation Area.

#### Amount

The orangery would be located off the rear, or south elevation, of the existing property, infilling the L-shape formed by the existing layout of the building. As such the orangery would not extend beyond the limits of the southern and eastern extents of the existing footprint. The orangery would be 5.93m in width, contained entirely within the width of the existing rear elevation, and 3.115m in depth, contained entirely within the southern projection of the existing outshot.

The orangery would be 3.4m high to the top of the mansard roof and 3.9m high overall to the apex of the glazed lantern. This would keep the height of the orangery well below the overall height of the main house, including the catslide roof, and would still allow detail at first floor to be seen.

The overall size of the orangery against the larger main house, as described above, would mean that it would appear as an entirely subservient addition to the property. The amount of development proposed would not be visible from the main B6478 running east-west through the village, and would be largely screened in closer views where the road forks to the south. The amount of development proposed would therefore have no material impact on public views towards the site and would not materially impact on the wider character of the Conservation Area or AONB.

The existing plot is of a size to comfortably accommodate the amount of development proposed, whilst still retaining adequate areas of private garden/amenity space. The existing pattern of plots and plot ratios within this part of the Conservation Area would not be materially altered by the proposal.

#### Layout

The orangery has been sited to the rear of the property where it would serve the existing private garden area. As described above, it would be well screened and not readily visible from the highway or any other public viewpoints. The extension would therefore not be a dominant or even readily apparent feature in the street scene, and would have negligible material impact on the character or appearance of the wider Conservation Area or AONB.

#### Access

There would be no alterations to the existing parking and access arrangements. The extension itself would comply with relevant Building Regulations in terms of pedestrian or disabled access.

### Scale

The proposed extension is single storey and has been designed to appear subservient to the main house by reason of its siting, height and predominantly glazed/open appearance. As such the orangery would appear as a subordinate extension to the main property and would have no detrimental impact in terms of bulk or massing. The use of a mansard roof and glazed lantern would help to keep the overall height of the structure down in comparison to a fully pitched roof.

### Appearance

The proposal would be a traditional English oak framed construction, employing traditional mortise and tenon pegged joints and high quality materials/construction techniques. This would provide an attractive structure of high quality construction and appearance, appropriate in style and appearance for this Conservation Area setting.

The predominantly glazed and open nature of the structure would visually lighten its appearance, retaining the larger main house as the key dominant visual feature. The orangery would incorporate a slate roof to match the main house. The oak frame would be carried on a low wall to be constructed of stone to match the main house.

### Landscape

The existing grounds to the property are attractively landscaped and well maintained. Therefore no additional landscaping is specifically proposed as part of this minor householder application. No trees or significant areas of existing landscaping would have to be removed. The orangery will enhance the enjoyment of the existing garden and grounds and encourage their maintenance and enhancement into the future. This is a proposal that would be provided within a private domestic garden area and the wider scenic beauty of the AONB would not be affected.

### Sustainable Development

The new extension will be constructed of oak sourced from sustainable/renewable forests. The construction method of the extension itself is therefore highly sustainable. Furthermore, the provision of the extension will improve the adaptability and longevity of the main house, providing additional/enhanced living space for future occupiers. The orangery would face south to take maximum advantage of solar gain. Surface water drainage will employ sustainable methods, such as soakaways, should ground conditions allow.

### Conclusions

The above demonstrates that the design and layout of the proposed extension would be entirely appropriate to this property within Newton Conservation Area and the AONB. Because of its layout and position the orangery would not be prominent within the plot or from public views, would not result in the loss of any landscaping or significant areas of garden/amenity land and would not impact on any neighbouring properties. It would also be constructed from traditional materials and would not affect existing boundary treatments or important views. As such, the proposal would have no detrimental impact on the character or appearance of the Conservation Area or wider AONB.