

Granham House Barn Hothersall

design statement



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INTRODUCTION

This design and access statement seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within and that a sustainable approach has been adopted.

The statement also shows that the proposed development has been assessed for compliance with prevailing national and local planning policy.

APPLICATION

This householder planning application is for alterations to Granham House Barn, Hothersall, Preston.

The existing ground and first floors will be remodelled and reorientated, with exterior alterations being made to the windows and rooflights.

PLANNING HISTORY

Planning permission was granted for the conversion of the barn into two dwellings in 1993 (planning application number 3/1993/0564). One of the planning conditions removed PD rights.

A pre-application meeting took place on the 3rd July 2014, in which no overriding concerns in relation to the proposal were expressed by the planning authority.

BUILDING REGULATIONS

The current arrangement of rooflights in the third bedroom is not a building regulations compliant means of escape.



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EXISTING

The existing dwelling consists of the original stone barn and a lean-to extension. Prior to conversion the barn extension was a timber clad structure. When the barn was converted this lean-to extension was rebuilt and finished in white render.

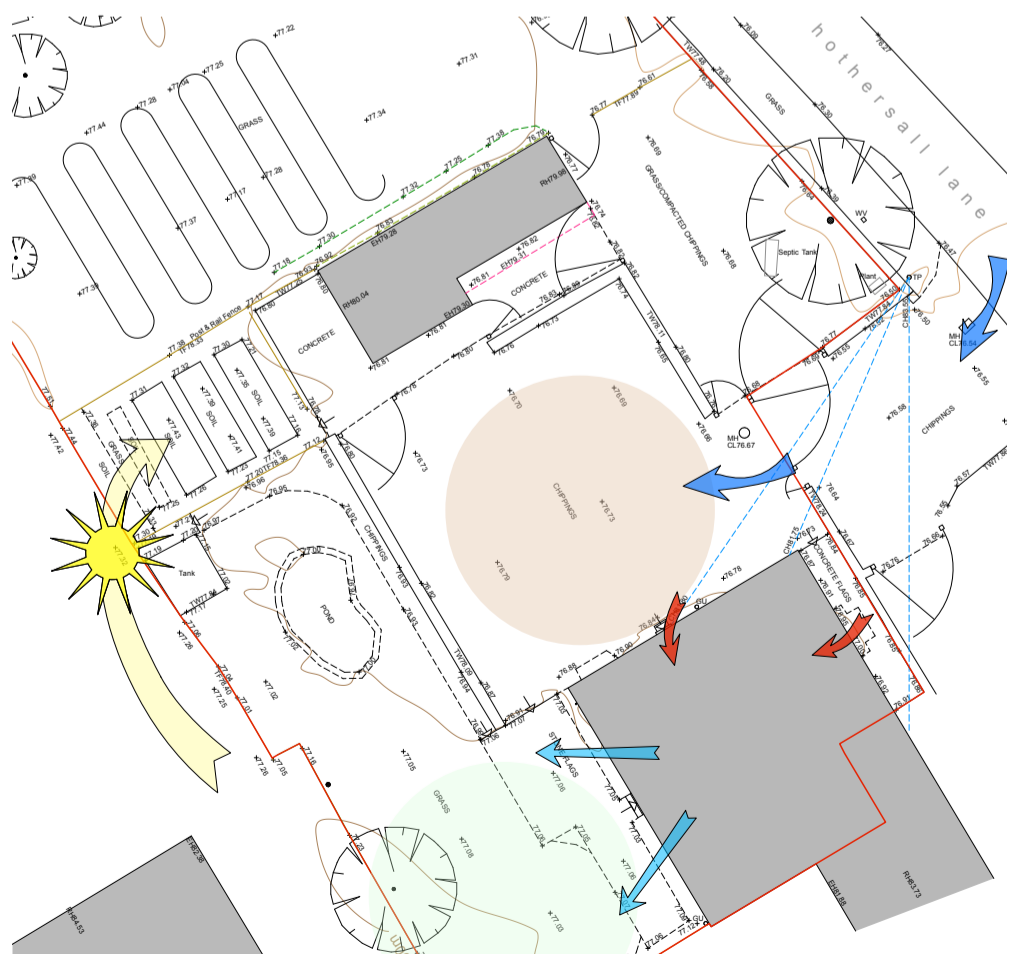
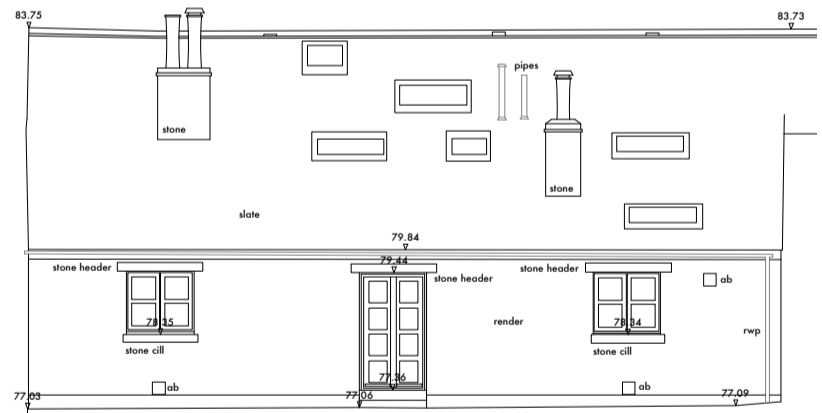
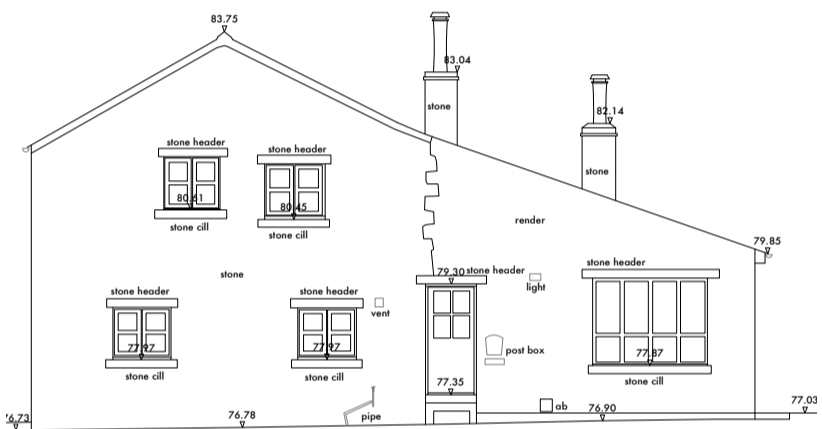
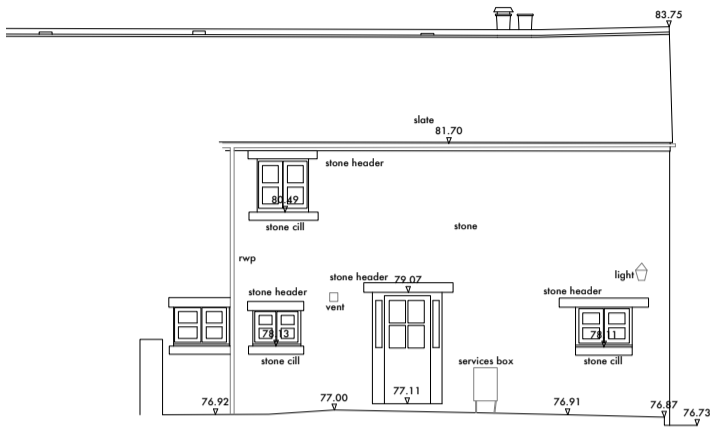
To preserve the character of the original stone barn no new window/door openings are proposed in this part of the dwelling.

The proposed changes in the elevational composition affect the rebuilt extension only. It is believed that if PD rights had not been removed these alterations would not require planning permission.

PROCESS

The proposal resulted from a detailed appraisal of the existing property and setting, followed by a feasibility exercise to explore options and potential.

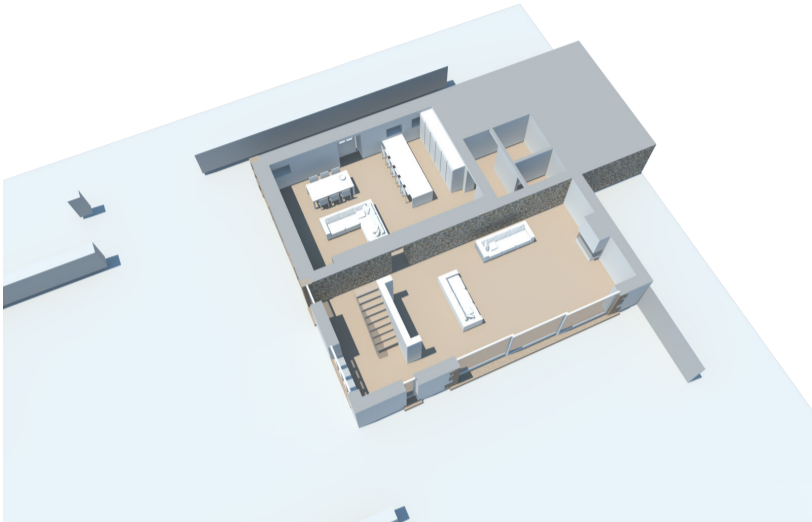
Careful consideration was given to the relationship of the proposals to the existing building and context.



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AS PROPOSED



The proposal does not extend the property, but instead reorientates the spaces within to provide greater access to light and maximise the inherent character of the property.

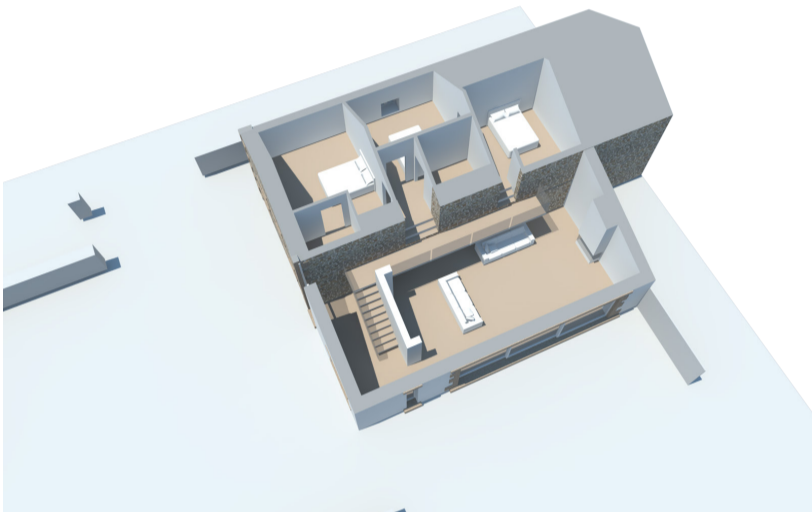
The utility and WC are relocated to the darker, poor quality spaces within the property.

The lounge is increased in size and orientated to provide views to the garden.

The former issue with the low ceiling height in the kitchen has been addressed by raising the first floor level by 360mm, allowing for more comfortable use of the new kitchen/dining space.

New stair access provides improved circulation within the building.

At first floor level, a new mezzanine landing allows for bedroom sizes to be maximised, with bedroom 1 gaining an en suite.



APPEARANCE

The proposals aim to respect the character of the stone-built barn and so exterior alterations are made only to the lean-to extension, built when the barn was converted in 1993.

Four new rooflights are added to the extension, to allow more natural light into the lounge.

Large, sliding glass doors open up from the lounge to the garden.



IMPACT

The impact on neighbouring properties will be minimal. The proposal will result in no overlooking issues to any of the neighbouring properties.

BIODIVERSITY AND ECOLOGY

The proposed extension will have minimal impact on the existing property, however, an endangered species survey will accompany this report.

PARKING

The proposals will have no change or impact on the car parking requirements or provision for both Granham House Barn and the surrounding properties.