



JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

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DESIGN + ACCESS STATEMENT

Barns. (A) + (B) Painley Farm, Knott Lane, Newsholme, Gisburn BB7 4JF

Design :

Both barns are of traditional stone construction, of generous floor area and internal height.

Their setting has been severely affected by ad-hoc extensions of contemporary construction. The extensions are in poor condition, are derelict and could be removed retaining the stone barns for conversion, resulting in the creation of two dwellings and a major improvement in the setting of Painley Farm.

Barn (A) has been further compromised by rebuilding some sections in concrete block walling. This blockwork can be replaced by stone facings to further restore the barn to its original form.

The design of each conversion has been informed by making effective use of all existing openings and the formation of the minimum number of new openings to meet daylighting and emergency egress Building Regulation requirements.

Barn (A) requires a new roof structure, Barn (B) retains its original trusses. Existing eaves and ridge heights will be maintained.

Access :

Both conversions are designed to comply with Part M 'Building Regulations' with level access at each ground storey doorway.

Refuse bin storage space is available in building (C) and within the gardens.

Unit (A) has two carspaces off the existing access road.

Unit (B) will use outbuilding (C) as a carport.

Outside :

Small residential curtilages are to be formed around each barn over lesser footprint than existing sheds to be removed. The curtilages will be enclosed by dry-stone walls.

The existing farmhouse will retain its front and rear gardens.

A new 12 person capacity sewage treatment plant is proposed to be sited to the south west of the site, with an outfall to an existing stream - subject to appropriate Environment Agency consent.

John R Wharton . Architect
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