

DESIGN & ACCESS STATEMENT

JOB 16066

**PROPOSED EXTENSION TO DETACHED SINGLE GARAGE TO PROVIDE DOUBLE GARAGE
INCORPORATING PITCHED ROOF
AND
PROPOSED STOREROOM EXTENSION TO**

Lower Monubent Barn
Hellfield Road
Bolton By Bowland
Clitheroe
BB7 4LY

Introduction

This design and access statement has been prepared to support the householder planning application for the proposed extension to the detached single garage to provide a double garage incorporating a pitched roof and the proposed storeroom extension to the gable elevation of Lower Monument Barn.

Lower Monubent Barn is set in a rural setting where lack of public transport puts great emphasis on private car ownership, essential for travel to and from the nearest town of Clitheroe. I am grateful for the guidance and advice received from Rebecca Halliwell at our joint meeting on 3/8/16.

Design

Design influence is generated by the external appearance which must be in keeping with the host barn conversion located in the Ribble Valley.

The garage extension has been appropriately designed with a new double pitched roof to link the extension to the original garage building which eliminates the former mono pitched roof form. Thus provided a well balanced double garage with vertical boarded individual garage doors, the finishes match the host barn of stone walls and stone slab pitched roof, the ridge of which is parallel in sympathy with the ridge of the main barn roof.

I now turn to the store room extension attached to the gable wall of the main barn. Taking account of the advice given by Rebecca, this extension is set back from the main barn front wall by 30cm and is certainly subservient to same.

The front facing wall has a window to match the main barn windows with stone cill and head surround.

The matching pitched roof is similarly set back, both stone roof slabs and stone walls of the extension match existing. The gutter board is set lower than the main house.

The gable of the store room is blank stone work with pointed verges.

On the rear wall of the store there is a 100cm wide door opening with vertically boarded door and no windows, the window to the front being sufficient.

This stone extension like the garage is in harmony with the host barn.

Plan and Areas

The existing internal floor area of the garage is circa 13.50m²

The internal floor area of the new garage extension is about 13.50m²

The internal floor area of the new stone extension is about 12m²

ACCESS

Access to and within the site.

Vehicle access to double garage with internal turning is achievable from the adopted highway. A dwelling of this scale requires at least a double garage and our scheme provides this expected asset.

Summary

The proposed garage extension and attached store room extension are entirely in keeping with barn extensions and garages in the Ribble Valley. The accompanying photographs of similarly acceptable extensions illustrate this point.

The proposed extensions both conserve and enhance the existing dwelling being constructed in matching materials for wall, windows, doors and roof covering, consequently are entirely sustainable in this location and merit planning permission.