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2.11.18

DESIGN AND ACCESS STATEMENT CONVERSION OF LOWER STONY BANK BARN INTO A SINGLE DWELLING.

The site

The site is an existing barn located in the Bowland Area of Outstanding Natural Beauty and within the existing farmstead of Lower Stony Bank adjacent to the B6478 between Slaidburn and Tosside. More detailed information regarding the site is within the Historic Building Record produced by Stephen Haigh, Buildings Archeologist) and included within the application documents.

Planning History

The barn has no previous planning history with the exception of the pre-application enquiry reference RV/2017/ENQ/0010 and concluded by the written response dated 26 October 2017.

The proposal

The proposal is to carry out a sensitive conversion of the existing barn into a two storey four bedroom family dwelling within it's own curtilage. A structural appraisal has been carried out by Phil Wright Associates (see the application documents) which confirms the barn is entirely suitable to be re-developed. The solidity of the external appearance will remain the same with the exception of some new and adapted openings respecting the internal layout and the proportions of the existing openings.

The proposal has been amended from the pre-application proposal in order to respect the comments and the internal layout has been revised accordingly.

The essential characteristics of the barn remain evident and the applicant will be carrying out the works in a way that respects the rural characteristics..

A replacement timber first floor structure is necessary as well as a new insulated ground floor slab. The existing timber trusses will remain in-situ and be exposed within the new layout but the roof will be subject to a complete overhaul. The existing 'grey slate' will be re-fixed. The walls will receive an internal lining of blockwork retaining a cavity and finished with an insulated plasterboard and skim finish. All new and adapted openings will have stone heads and cills to match the character of the existing features.

All new windows and doors are to be stained timber subject to approval.

Externally a new modest domestic curtilage is shown which includes the existing access from the highway. A right of way for the domestic use will be created as the equestrian and farm buildings will also need to continue to use the same access. There are two car parking spaces to be created at the rear within the curtilage as well as the bin stores.

The overall appearance will demonstrate a simple unobtrusive conversion.



Please refer to the drawings and reports (Historic Building Record, Structural appraisal, bat survey, location plan and architectural plans) which accompany this statement.



