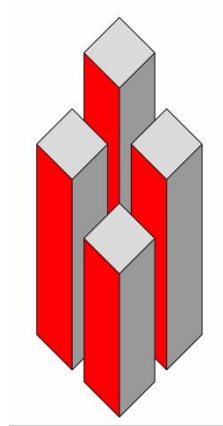


Job: Welch House Barn,
Hothersall Lane, Preston
PR3 2XB
Job No: 2037

WALKERDESIGN



DESIGN & ACCESS STATEMENT



ON BEHALF OF

MR G VALENTINE

PROJECT

**WELCH HOUSE BARN
HOTHERSALL LANE
PRESTON
PR3 2XB**

1.0 Application

This statement has been prepared on behalf of Mr. Valentine who owns Welch House Barn. The property contains an existing house with a detached lodge overlooking the countryside. This application proposes a covered glazed extension between the existing house and lodge which aims at providing sheltered and secure link between the properties to be used in adverse weather conditions.

2.0 Site and Property Description:

The site is located in Hothersall in Ribble valley within close proximity to Longridge. The property can be accessed via Hothersall Lane provides excellent links to the M6. The site contains an existing residential property converted from a traditional stone barn with a detached lodge used as a private office.

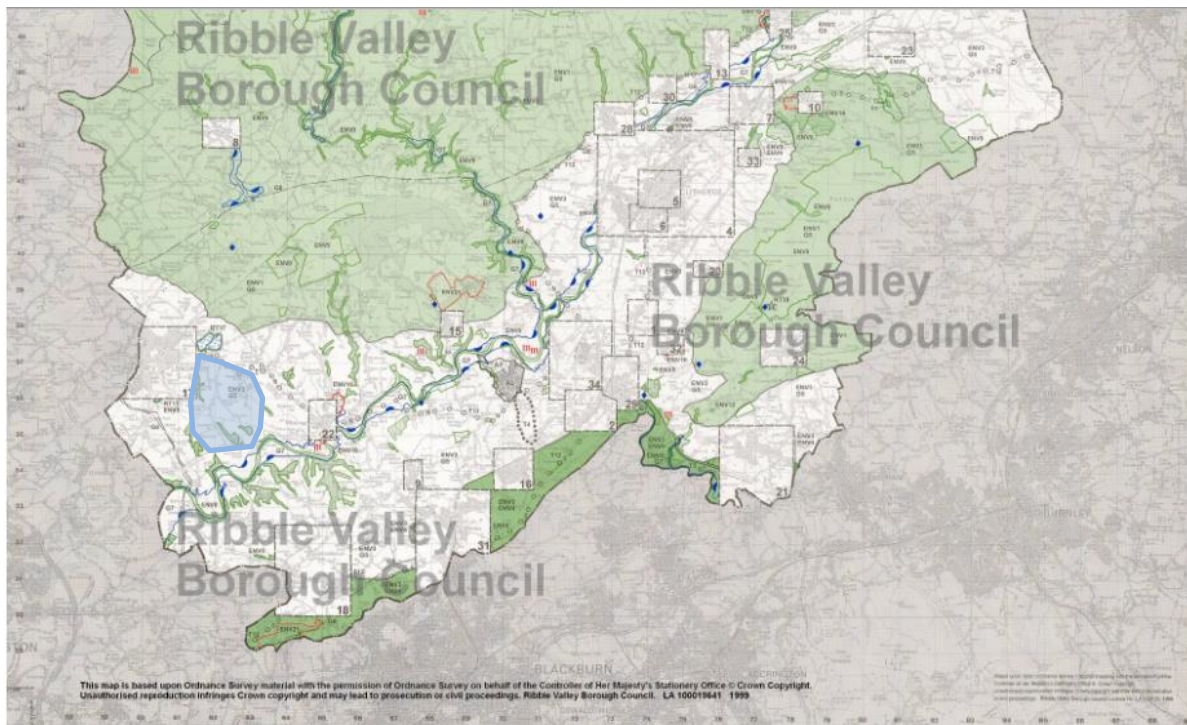
3.0 Proposed Development

The proposal includes the construction of a glazed extension located between the house and lodge. The main aim is to provide for an enclosed and secure link to facilitate movement during adverse weather conditions.

The existing property overlooks the country side along the east and west providing appealing visual links. In order to retain this and ensure a minimal extension, the proposal includes a glazed extension which will retain the visual links beyond and serve the purpose of the extension without adding to a bulky elevation.

5.0 Planning Policy

The Ribble valley council has adopted a Core Strategy adopted in 2014 which provide guidelines for various developments. The council also provides district wide Local Plan Maps



which sets out detailed policies and proposals for the development and use of land in the area. As per the image, the site is located under the ENV3/ G5 classification of land use (indicated in blue) which categorizes it as open countryside outside the area of outstanding beauty.

As per the core strategy, the development is required to keep in character of the landscape area. It also states that proposals need to conserve, renew and enhance landscape features. The policy states that the open countryside is worthy of conservation and enhancement. The proposals must ensure the benefits to the surrounding area and adhere to the guidelines stipulated by virtue of the size, design, use of materials, landscaping and siting.

6.0 Site Assessment

The site is located in a rural setting surrounded by open countryside. The existing property contains a residential unit converted from a traditional barn and a detached lodge used as a private office. The property constructed in stone with slate roof tiles and supporting timber provides a traditional appearance. As per the guidelines stipulated by the planning policy, any development is required to keep in character with the surrounding landscape. To ensure visual links and minimal change to the massing of the existing property, the proposed extension employs the use of a glazing to provide a secure enclosed connection between the detached lodge and the existing residential property. This also ensures unobstructed visuals of the surrounding landscape and countryside.

7.0 Design and Access:

Amount and Layout:

The proposed extension has an area of 11.5 sq. m which is approximately 4% of the current internal floor area of the detached lodge and residential property. The extension is located within the area between the existing properties providing an enclosed secure access.

Scale and Appearance:

As mentioned above, in keeping with the surrounding landscape and countryside situated along the east and west of the existing property, the proposal aims at maintaining the visual links and provide minimal changes to the massing of the property. The use of glazing in opposition to the construction of a solid extension aims to ensure a minimal approach visually which provides the properties with the facility of an enclosed connection during adverse weather while adding value to the vast countryside around the property.