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CHARTERED SURVEYORS &
HISTORIC BUILDING CONSULTANTS

DESIGN & ACCESS STATEMENT IN CONNECTION WITH PROPOSED EXTENSION TO LOWER NEWHOUSE FARM, CROSS LANE, WADDINGTON TO ACCOMPANY AN APPLICATION FOR PLANNING CONSENT

1.0 PROCESS – factors considered when deciding upon the use, design, scale, layout and materials used in the proposed development.

1.1 There is an overtly incongruous mono-pitched rear extension to the subject property which is entirely inappropriate for a traditional historic dwelling within the Forest of Bowland AONB (**Images 1 & 2**). The rear annexe and materials from which it has been constructed significantly compromise the character of the building.

1.2 Whilst retaining the original two-storey farmhouse adjacent, the applicant proposes to sympathetically extend the residential accommodation on the same footprint as the existing. Care has been taken to design the extension to ensure that its roof does not extend above the main house roof adjacent, thus remaining subservient.

1.3 There has been a longstanding problem of water ingress through the west gable which is exposed without appreciable ground cover. Whilst the proposed extension will afford weather protection in part to the existing gable, the exposed areas remain vulnerable. Paying due regard to British Standard 8104: 1992 Code of Practice for Assessing Exposure of Walls to Wind-Driven Rain it is proposed that the exposed areas be faced with a lime roughcast which is typical of the vernacular tradition: *Looking at early photographs and illustrations of buildings in the Ribble Valley many stand out bright in the landscape suggesting a rendered and/or limewashed finish (The Society for The Protection of Ancient Buildings)*.

1.4 The proposed extension will be constructed from materials to reflect the vernacular tradition – i.e. natural slate roof, natural stone elevations/quoins and natural stone window surrounds with black rainwater goods and white windows.

2.0 USE – the proposed use and justification as to why this is necessary.

2.1 The proposed use will be as per the existing – i.e. a single residential unit.

3.0 AMOUNT – size of the proposals including why these are necessary and appropriate

3.1 The proposals include for the formation of an additional bedroom with internal alterations to make better use of the available space – all within the footprint of the existing dwelling.

4.0 LAYOUT – how the proposed layout was selected and alternative options eliminated.

4.1 Save for internal alterations to make better use of the available space, there are no significant changes to the proposed layout. It is submitted that the works which form part of this application will significantly enhance the character of the subject property, which is a traditional historic dwelling within the Forest of Bowland AONB.



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Image 1



Image 2