

## DESIGN AND ACCESS STATEMENT

Teewood Farm Barns  
Slaidburn Road  
Waddington

For Mr Michael and Dr George Fisher

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## **1. Introduction**

The vernacular barns at Teewood Farm are part of a group of traditional and modern farm buildings owned by the Trustees of the Colthurst Estate. The barns are no longer used for farming on the estate and therefore an alternative sensitive use for the vernacular barns is sought to allow retention of those buildings. Our conservation specialists have produced a report at this pre-application stage which concludes that the buildings have a heritage value in their local context. Similarly, our client's and their planning consultants, Steven Abbott Associates LLP, take the same view. Consequently, for the purposes of the pre-application submission the buildings are treated as heritage assets.

Teewood farm is located approximately half a mile along Slaidburn Road from the village of Waddington.

Teewood Farm Barns are a mixture of two traditionally constructed stone built agricultural barns with natural slate roof laid in random widths and diminishing courses and a modern concrete walled building, with a profiled sheet roof. Full descriptions of the barns are included in the Statement of Significance and Condition Report.

## **2. Design Statement**

### 2.1 Amount

It is proposed to convert the larger of the two stone barns at Teewood Farm into a single 4 bedroomed dwelling house and re-use the smaller one as one bedroomed annex to the former.

### 2.2 Layout

It is proposed that the prominent, dilapidated and unsightly modern agricultural buildings are demolished and their site cleared. Part of the lean to on the east of the larger stone barn will therefore also be demolished. It is proposed that this is rebuilt and roofed to match the existing stone barn. This will provide a living space to the dwelling. In addition, the main body of the traditional larger barn will house a kitchen/ dining/ family room, a ground floor bedroom and en-suite, a utility and entrance hall. At first floor there are 3 further bedrooms, an en-suite and a family bathroom. The smaller detached barn to the south is proposed to be used as ancillary accommodation to the new dwelling with a studio office space and an additional bedroom. The existing yard will form a small court yard in front of both barns and a bicycle storage room is proposed adjacent to the front door - this will form part of a canopy over the front door. The layout only requires two new external openings in the elevations.

### 2.3 Scale

The overall appearance and industrial scale of the building will be vastly improved with the removal of the modern agricultural buildings. This will expose the existing form of the traditional group of barns and existing farm house. The lean to which will be rebuilt is in scale with the existing lean to, therefore the form of the original larger stone barn will not change.

## 2.4 Landscaping

The proposal includes a new vehicular access to the farmhouse which will also serve the converted barn. The existing vehicular access (to the south of the barns) has virtually no visibility and is therefore dangerous. It is proposed that this existing access will be blocked up in accordance with details to be agreed with the Council and the AONB Unit. The new access will serve the existing farm house and proposed barn conversion. Parking for the farmhouse will be retained in the courtyard to the south of the house. A new drive will be formed for the barn conversion which will provide parking and turning for the new dwelling. The garden will be to the east of this drive. The concrete roadside boundary wall will be replaced with a natural stone wall to match the existing stone boundary walls. This will be far more in keeping with the farmstead. The existing courtyard between the barn and the ancillary barn will be retained and will form part of the domestic curtilage. The patio area will be finished in stone flags and the driveway will be finished in stone chippings to match the existing.

## 2.5 Appearance

The conversion of the barn into a dwelling will result in the improvement of the appearance of the farmstead as a whole. The proposed removal of the modern barns will allow the older buildings to be seen and appreciated, particularly from the north coming down the hill where the ugly modern buildings are prominent. The proposed layout has been designed to utilize existing openings and where new openings are proposed to keep them as small as possible. Where the existing building has been altered unsympathetically in the past, it is proposed to repair and provide a more sympathetic finish. The living room lean to will need to be rebuilt. After close consideration it was decided that rather than replacing the concrete sheet wall with stone a modern glazed intervention would be more appropriate.

The ancillary barn will retain the three blank stone wall elevations, with all its openings being located on the west elevation, thus keeping a very simple agricultural appearance.

Both barns will be recovered with natural slates to match the existing and will also be repointed in lime mortar to match the existing. All the windows and doors will be constructed in timber with a painted finish.

The existing large barn doors on the south elevation will be restored allowing them to be used as shutters to the ground floor bedroom.

## **3. Access Statement**

### 3.1 Convenience of Access

The site is accessed off Slaidburn Road (B6478) between Waddington and Newton in Bowland. It is located approximately half a mile from the village of Waddington and is relatively close to the town of Clitheroe which is served by railway services and many bus routes. Waddington is connected by bus services. The Planning Statement points out that the village also has a good nucleus of facilities including a small convenience store/post office, a primary school in nearby West Bradford, pubs, a social club, a cafe, and places of worship.

### 3.2 Access for Emergency Vehicles

The New dwelling will have access for emergency vehicles. The proposed access off the highway will be far safer than the existing. Vehicles can park next to the entrance door to the dwelling.

### **4. Conclusion**

The conversion of the buildings into residential use will result in an improvement to the farmstead as a whole. The dilapidated and unsightly modern agricultural buildings are to be removed and this will allow the older barns to be better seen. Their value is more as a group as part of the larger farmstead. By converting the barns into a dwelling, a sustainable end use is achieved. With the space the proposed demolitions create there is plenty of room around the buildings to accommodate much safer access and a discrete curtilage without the need to encroach into neighbouring fields. By undertaking a sensitive conversion, the barns will be much more attractive buildings and the current highly visible dereliction would be lost. The proposal will positively contribute to the conservation of the Forest of Bowland Area of Outstanding Natural Beauty.