

## DESIGN AND ACCESS STATEMENT

Betty Barn  
Slaidburn Road  
Waddington

For Mr Michael and Dr George Fisher

January 2019  
Job no. 18102  
Rev A 07/02/19



John Coward Architects Limited  
No. 3 Unsworth's Yard  
Ford Road  
Cartmel  
Cumbria  
LA11 6PG

Telephone: (015395) 36596  
Fax: (015395) 36775  
E:mail: [info@johncowardarchitects.co.uk](mailto:info@johncowardarchitects.co.uk)

## **1. Introduction**

Betty Barn is a traditional farm building owned by the Trustees of the Colthurst Estate. The Barn is no longer used for farming on the estate and therefore an alternative sensitive use for the barn is sought to allow retention of the building. Our conservation specialists have produced a report at this pre-application stage which concludes that the building has a heritage value in its 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 building is treated as an heritage asset.

Betty Barn is located on Slaidburn Road (also known as the Fell Road) approximately a quarter of a mile outside the village of Waddington.

Betty Barn is a traditionally constructed stone built agricultural barn with a sandstone slab roof.

## **2. Design Statement**

### 2.1 Amount

It is proposed to convert Betty Barn into a single three bedroomed dwelling house.

### 2.2 Layout

The layout has been designed to utilize the existing form of the building as much as possible. All the existing openings are retained and one small gable end window is proposed. The conversion will provide an entrance hall with cloak room a separate utility room and a kitchen dining living room at ground floor. At first floor there are three bedrooms, a bathroom and an en-suite. Two double height spaces retained in the proposed layout to accentuate and retain the feeling of volume and space characteristic of a barn. Externally a simple lean to shed /store is proposed to be attached to the gable end to provided storage for bikes, garden equipment etc.

### 2.3 Scale

The scale of the barn is being kept as existing. The small addition of an external store room is on the west elevation so will not be barely visible from Slaidburn Road if at all.

### 2.4 Landscaping

The proposal includes a new vehicular access to replace the existing track for Betty Barn and Hollins Farm, beyond. The existing vehicular access is dangerous; the new location will improve the visibility out onto Slaidburn Road. The existing access will be closed in accordance with details to be agreed with the Council in liaison with the AONB Unit. The new location for the access will take the driveway past Betty Barn on its Southern side. The new track will be bounded with post and wire fencing which is lightweight and almost invisible from a distance. A new field gate will be provided off the track to access the field. This will not interrupt vehicular movements off Slaidburn Road onto the track and will provide a safer access into field for farming vehicles.

The proposed track for Betty Barn provides space for parking and turning at the proposed dwelling. To the west of the track is a more formal garden area which wraps around the barn

providing a stone patio to the north and west and a cobble set hardstanding to the south. To the East of the track in the land between Slaidburn Road and the barn it is proposed to plant native copse trees which will provide screening over time and extend the natural habitat along the roadside.

## 2.5 Appearance

The proposal for converting the barn into a dwelling has been carefully considered looking at the reuse of existing openings in the most appropriate manner to minimise the impact on the existing structure and retain the vernacular, agricultural feel to the building in its setting. The proposal reopens two existing blocked up openings, and increases the head height of one of the small door opening to make it more useable. There is one new small opening proposed to serve a bathroom at first floor. The windows and doors will all be double glazed timber with a painted finish. The roof will be re-covered using the sandstone slabs; and rooflights will be incorporated into the roof to provide natural light and ventilation to the bedrooms. The proposed roof lights will be fitted with conservation bars and will have flush flashings. The building will be repointed with lime pointing to match the existing mortar.

Care has been taken to enhance the building with the design whilst maintaining a vernacular, agricultural feel. The approach taken with the small external store extension is to contrast its appearance with the finish of the barn. The walls will be finished with vertical timber boarding with a metal sheet roof. This replicates smaller scale agricultural extensions and will maintain the uniform architecture of the of the barn.

## **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 a quarter of 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 proposed dwelling will have access for emergency vehicles. The new access off the highway will be far safer than the existing one which has seriously deficient sight lines and is narrow and has no turning areas This relates to Hollins farm as much as Betty Barn. Vehicles will be able to park next to the entrance door of the new dwelling.

## **4. Conclusion**

The building no longer has a sustainable use as an agricultural building. Without a sustainable end use the building will deteriorate until it is beyond repair and the building will be lost. The proposal

provides a sensitive design solution to allow the use of the building to change to a dwelling house with limited new openings proposed. The proposal gives the building a new lease of life and will allow for a full, sensitive, refurbishment of the property, thus allowing the building, a heritage asset in the Forest of Bowland Area of Outstanding Natural Beauty, to be retained for the future as an attractive part of this local scene. Our close attention to the detail of the layout and access, as strictly required by our clients, will ensure that the external environment will not facilitate garden paraphernalia unsuitable for this sensitive location. The proposed planting and boundary treatments will enhance the AONB countryside.