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Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
12 November 2019

DESIGN AND ACCESS STATEMENT FOR A PROPOSED SINGLE STOREY EXTENSION AND ALTERATIONS TO BEECHWOOD BARN, SAWLEY, CLITHEROE.



This statement supports the planning application demonstrating the proposal for a single storey rear extension and alterations to Beechwood Barn, Sawley, Clitheroe.

The Site

The site is located just to the south of the A59, approximately 1.7 miles from Gisburn and 2 miles from Sawley and their amenities. The property is located in the open countryside and neighboured by Great Dudlands, a grade 2 listed property.

The site at present, consists of a two storey four-bedroom converted barn with attached garage and guest wing. The dwelling is set within the properties surrounding gardens with the driveway which is located to the south west of the property.



The proposal

The proposal demonstrates a single storey extension to the rear of the property, the works will include the alteration and utilisation of the existing barn/workshop into a more functional family room. The proposal also demonstrates new glazed elements to the front elevation, a floor to ceiling window to be formed at the south west corner opening up the aspects to the main living accommodation. The existing cart passage to be infilled with a recessed glazed door. The existing triple garage door configuration will be replaced by a double and single garage door layout. The proposed changes to the principal elevation, are to aid in restoring the architectural interest of the property.

The proposal involves minimal demolition, and all materials will be reused to construct the proposed works.

The proposed single storey extension has an eaves height of 2.3m and a ridge height of 3.2m, the extension is rectangular in shape with maximum dimensions of approximately 1750mm x 5600mm. The proposed external materials comprise of natural stone walling and glazing. The roof finish will be blue slate to match the existing and surrounding buildings.

Internally the proposal will create the following accommodation: ground floor – Family room, Gym and Hallway. The first-floor accommodation will remain as existing.

Planning History

Following research and a study of the deeds, we can confirm that the following planning history is associated with the dwelling:

3/1995/0299 – Conversion of existing barn used as kennels to 2no. dwellings.

Approved with conditions

3/1995/300 – Conversion of existing barn used as kennels to 2no. dwellings. (App. for listed building consent)

Approved with conditions – Permitted developments rights removed.

3/1995/545 – Alteration and extension to form guest wing, garage, sauna and workshop.

Approved with conditions

3/1995/546 – Alteration and extension to form guest wing, garage, sauna and workshop. (App. for listed building consent)

Approved with conditions

DE-LISTED – PFT/TAH/KA 6.3.3.1 – Great Dudland Barn.

Approved for de-listing 20/06/1999

RV/2019/ENQ/00109 – Pre-application enquiry for the extension and alterations to Beechwood Barn

Supported in principle.

Massing

The total curtilage for the site is 2522 m² / 0.623 Acres, this includes the dwelling and surrounding gardens and driveway.

The existing dwelling and guest wing have a combined footprint of 314 m², the proposal including the infill and extension increases the usable footprint to 353 m².

Materiality & Appearance

The materiality of the existing buildings consists of natural random stone walls and blue slate roofs. The proposed extension will be constructed with natural random stone walls with glazed infills, complimented by a glazed roof.

The materials specified will be sympathetic to the building whilst ensuring that the historic identity of the building is maintained.

Conclusion

This statement along with the supporting drawings, A100, A101, A200 and A201 demonstrates the proposal for the single storey extension with alterations to Beechwood Barn, Sawley. The proposal is of a high design standard and will have a positive impact on the existing building and those that surround it.

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