

# DESIGN AND ACCESS STATEMENT & CONDITION REPORT

FOR PROPOSED CONVERSION OF  
FORMER FISHERIES SITE

at Witcher Well  
Dunsop Bridge

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This statement has been written to accompany the application to Ribble Valley Borough Council and should be read in conjunction with the other drawings and written documents.

## DESIGN

The proposal is to convert a building formerly used as a fisheries facility into 3no high quality holiday accommodation units. Each unit provides 2no. bedrooms with associated living spaces and bathrooms. Each of the 3 units is accessed separately via their own principal entrance from a new communal parking area at the rear of the building.

## ACCESS

Internally, the accommodation is designed so that each unit can offer at least one bedroom and bathroom at Ground Floor level.

Working with the natural topography of the site, Unit 3 at the Western end of the building is an 'upside down' arrangement responding to the limitations of the outlook from that end of the building.

The newly formed parking area to the rear of the building will give easy access to all three units.

## APPEARANCE

The principal changes to the external appearance of the building are as follows:

- The forming of additional external window and door openings  
These have been kept to a minimum, whilst ensuring that principal rooms/spaces within the units have adequate natural light and make the most of the main views from the site.
- The addition of new roof lights  
These are proposed as conservation style rooflights to minimise their visual impact. It should be noted that there is very limited potential for windows to the first floor rooms and as such the roof lights play a critical role in providing natural light to principal areas.
- The creation of a new storage space with a first floor terrace over.  
This modest single storey extension will provide landlords space for important infrastructure such as the incoming service termination points as well as storage of cleaning and maintenance equipment.  
As noted above, the first floor terrace will provide Unit 3 will some outside space whilst working with the natural ground levels in this area to minimise the visual impact of the landlords store beneath.
- The addition of 2no. new external covered porch spaces to the rear of the building.  
These modest additions are purposely positioned on the rear side of the building and will provide a practical covered entrance for Units 2 and 3 and a space to leave wet boots, coats and other outdoor equipment.

## SCALE

The scale of the proposals is considered to be entirely appropriate for the location, working within the footprint of an existing building with only modesty changes and carefully considered additions.

## MATERIALS

The existing wall and roof finishes will be retained and any alterations will be undertaken with matching materials.

The proposed new covered porches to Units 2 and 3 are proposed with natural timber boarding, Scottish Larch boarding or similar, with a living green roof.

The new storage extension and first floor terrace will be finished with matching stone (where in contact with the ground or where retaining) and Scottish Larch boarding, including the balustrading to the terrace and the treads of the new external steps.

The proposed new windows and doors are to be in polyester powder coated aluminium in an RAL colour to be agreed with the local authority.

The proposed new rainwater goods are also to be in polyester powder coated aluminium in an RAL colour to be agreed with the local authority.

#### LIGHTING

The proposed external lighting has been carefully considered to as to ensure safe and practical lighting on the approach to the building and immediately around the building, whilst minimising the visual impact upon the wider landscape.

The wall mounted downlight is a low wattage, directional fitting that will only wash light down the wall beneath. The bollard lights are also low wattage, washing a modest amount of light across the access track and the new parking area to ensure a safe level of visibility.

#### CONDITION REPORT

As you will see, this report is by no means exhaustive, but is a record of a visual inspection of the building by Lee Donner of Mason Gillibrand Architects in May of 2020. As the building is of modern construction, a specialist Structural report was felt to be unwarranted.



The primary structure of the building is a modern steel portal frame, with 3no. stanchions along the length of the building supporting steel raking members that in turn support 2 lines of steel purlins to each side of a dual pitch roof. Timber rafters span between the primary structure and the roof is fully felted.





The external walls are finished with course stone externally, with 4no. projecting piers or buttresses along each long elevation, with 2no. on the two gable elevations. Internally, the external walls are finished with fair faced concrete blockwork.

Given the clean and dry nature of the internal appearance, the external walls are likely to be modern cavity wall construction. External ground levels have been reduced to avoid any requirement for the building to retain higher ground.

Internal partitions and suspended ceilings are non-structural.

There are no visible signs of structural movement and the roof is fully felted and slated, with no signs of water ingress.

Generally the building is in a very good condition and is suitable for conversion without any significant structural works.

The proposed works are of relatively minor nature, such as the insertion of a new suspended timber floor and forming new external openings and the proposed design has integrated the primary steel structure in situ, avoiding the need for alterations to the primary steel frame.