

REF: FV/DA

Design & Access Statement

Creation of additional bedroom

Fell View Barn
Bolton-by-Bowland
Clitheroe
BB7 4PQ

On behalf of Mr David Schofield

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1.0 Background & Proposal

- 1.1** This statement supports a planning application at Fell View Barn , Bolton-by-Bowland on behalf of David Schofield. This statement should be read in conjunction with the planning application forms and plans.
- 1.2** The proposed development involves the construction of a first floor bedroom above and existing ground floor lounge to provide additional space for the family.
- 1.3** Fell View Barn is a converted stone barn which forms a number of residential properties at Bay Gate. The property is situated approximately 80.00m south of Barret Hill Brow within its own curtilage.
- 1.4** The barn conversion has been converted in the local vernacular to a high standard using natural stone, stone lintels and door jambs. The roof is traditional stone slate and windows are hardwood. (See Images below)
- 1.5** A single storey lounge extends to the south of the property with a mono-pitch roof perpendicular to the main ridge roofline of the barn. A steel stack extends from below the eaves line.
- 1.6** The proposed works will remove the existing roof and extend the walls to form a first floor with the roof line oriented in the same direction as the existing barn forming a gable wall on the south elevation.
- 1.7** The flue stack will be removed as the existing heating stove will be replaced with electric heating.

2.0 Design & Materials

- 2.1** The proposed development will maintain the existing footprint of the property.
- 2.2** The eaves and ridge line will extend at a lower level than existing to respect the original barn.
- 2.3** The walls will be reclaimed stone to match the existing lounge. Lintels and door jambs will be stone.
- 2.4** Roof will be stone slates to match existing.
- 2.5** Window and doors will be hardwood.
- 2.6** A Juliet balcony will be matt glass.

3.0 Appearance

- 3.1** The development respects the local vernacular style. Materials are appropriate to the local area. The slightly stepped ridge and eaves line allows the original barn to be identified.

3.2 The openness of the countryside and character of the area will not be compromised. There will be minimal visual impact on the area.

4.0 Scale

4.1 The building will measure 6.00 m in length and 5.50 m in width. Height to the eaves is 5.50m and height to the ridge is 7.00m.

5.0 Access

5.1 Access is unaltered.

5.2 Parking arrangements are unaltered.

6.0 Planning Policy

6.1 The proposed development is congruous with the policies of the Core Strategy 2008 - 2028 A Local Plan for Ribble Valley.



East Elevation



South Elevation



West Elevation