

Peter Hitchen Architects

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

25/01/2021



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DESIGN & ACCESS STATEMENT

SUPPORTING STATEMENT FOR THE EXTENSION AND ALTERATIONS TO FORMER DOMESTIC STORES

Summary

This statement is written to support the planning application to extend the existing former dwelling/stores which were subject to planning consent in June 2015 (ref 3/2014/0642). The details approved related to the change of use of the building into a 2 bedroom house. The scheme involves the demolition of the existing garage along with the extension and alterations to the existing domestic stores to create a new home for the landowners.

Site

The existing domestic store is located just off Saccary Fold to the north, it forms part of The Rann residential curtilage at present



Planning History

Planning application - 3/2014/0642 – Approved with conditions

Planning application - 3/2013/0052 – Approved with conditions

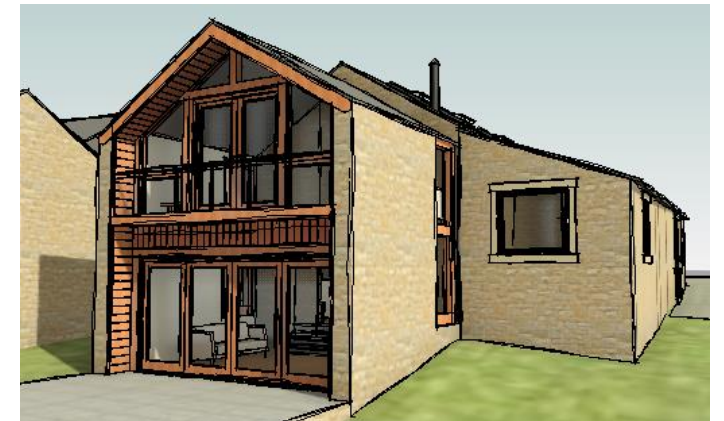
Former Domestic Store

This building is immediately behind the annex cottage structure separated from the annexe by a mix of tarmacadam and stone cobble access way. It is a very simple functional detached structure constructed from random rubble solid stone walls approximately 500mm thick with a traditional truss and rafter roof arrangement finished with stone slate. The building has two floors and a lean-to structure on the western side. The building has a variety of timber doors and windows with natural stone surrounds punctuated with mullioned windows giving the building a domestic aesthetic. The elevation to the south has three existing openings. At ground floor there is an opening allowing access into the lean to area and there is another opening with a timber door formerly used as access to the first floor from the lane. There is a small window at ground floor close to the larger opening. The North elevation is overlooking the garden and again has an existing domestic aesthetic due to the two small timber mullioned windows located at ground and first floor in the rendered area and a larger timber mullioned window in the lean to gable which is recessed back from the main gable. The gable wall is a mix of sand cement render on brickwork and natural rubble stone. The roof is finished with a stone slate and stone ridge tiles in keeping with the vernacular of the area. The floor levels are varied within. The ground floor is a mixture of natural ground and stone flags and the internal walls are typical random rubble typical of this building type. The upper floors are typically timber joists. There are no significant architectural features beyond the traditional details expected of a building of this type, notwithstanding the stone swills to the piggery stalls.

Existing



Proposed



Layout

The scheme has been designed to maximize the views to the north, as well as simplifying the overall site layout through the demolition of the pre-cast concrete garage. Whilst the proposal has a modest increase in volume, the visual amenity of the overall site will be vastly improved through the use of quality materials and workmanship. Access to the site will remain as is, with off-road parking taking the place of the garage.

Massing

The proposal consists of the demolition of the existing garage as well as alterations and extensions to the existing structure, this will make way for a new home with associated outbuildings. The overall form of the building will remain as is with the proposed extensions mimicking the architectural language of the existing building. The

Material & Appearance

The proposal will include a variety of materials that will take into consideration the local vernacular and the surrounding buildings.

Proposed Materials



STONWORK



WINDOW SURROUNDS



WINDOWS



GREY SLATE

HISTORICAL CONTEXT

The Rann originally consisted of small cottages along with agricultural buildings to support a small farm. Two cottages were pulled down on the site of the current house. The Rann was built in 1889 by Thomas Counsell. The land, dwellings and farm buildings had been in the Counsell family since 1740 until sold to the current owners/applicant in 2003. The land has been farmed by the applicant for over 60 years which was until 2002 rented whilst in dairy farming business at Birley Fold. Since 2003 The Rann has been part of an environmental stewardship scheme along with a community woodland scheme also covering part of the Birley Fold land retained along with the Rann landholding, altogether totaling almost 40 acres. Historically the site has had a mix of residential/agricultural use, it has always been accessed directly from Saccary Lane. Over the intervening years, the land has been divided into separate agricultural holdings. The scale and form of the buildings are directly related to the historic land use of the area. It is typical of the area for the house to be close to the farm buildings and The Rann is a good example of a cluster of stores and dwelling. This is entirely in keeping with pastoral land use in this area.

Regards,

Roger Hines FdA, ACIAT

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