

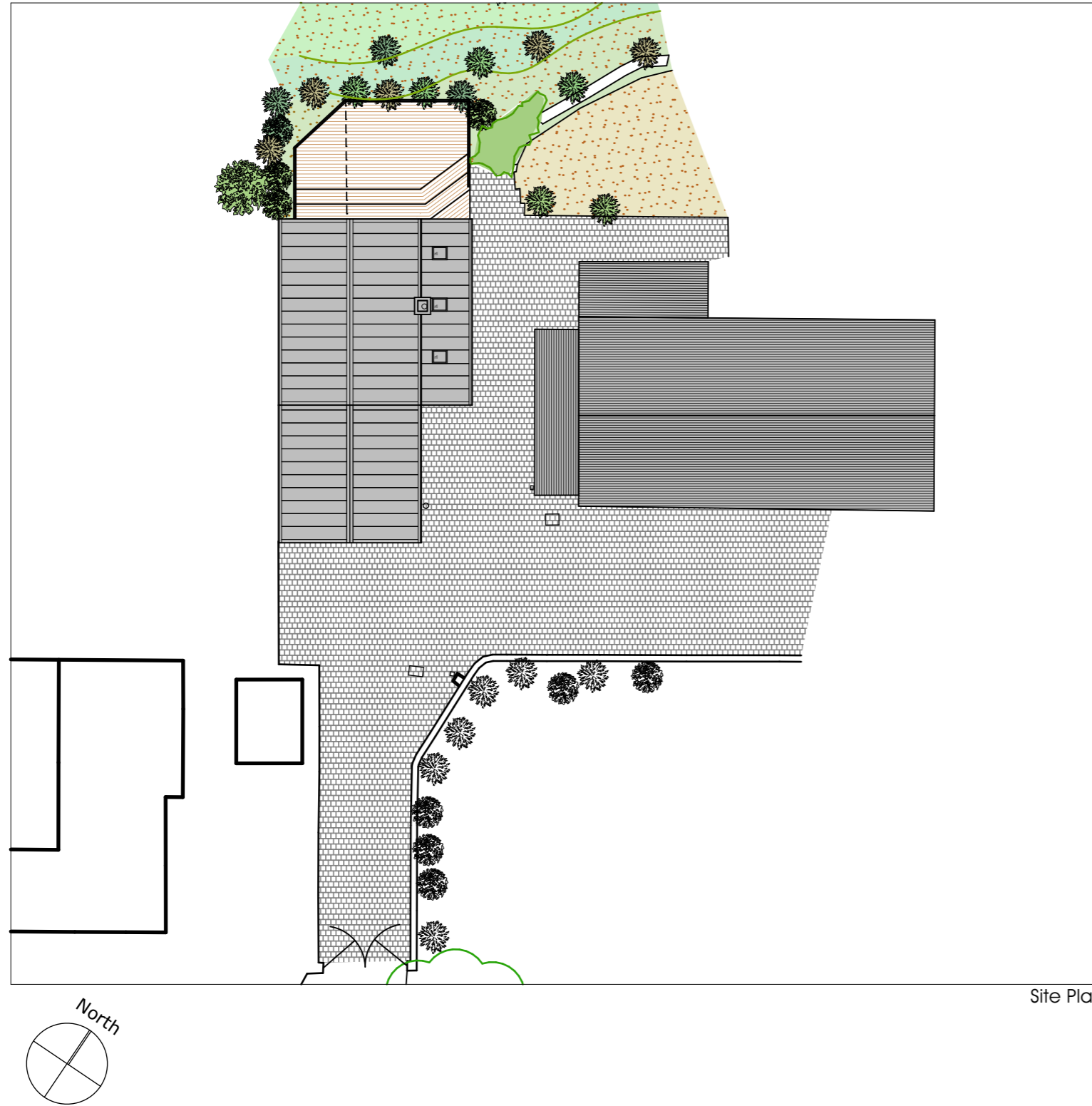
# Design and Access Statement



The Barn of the River  
Kenyon Lane  
Dinckley

Client:  
Ms A Holt

July 2021



Site Plan

## 1.0 Introduction

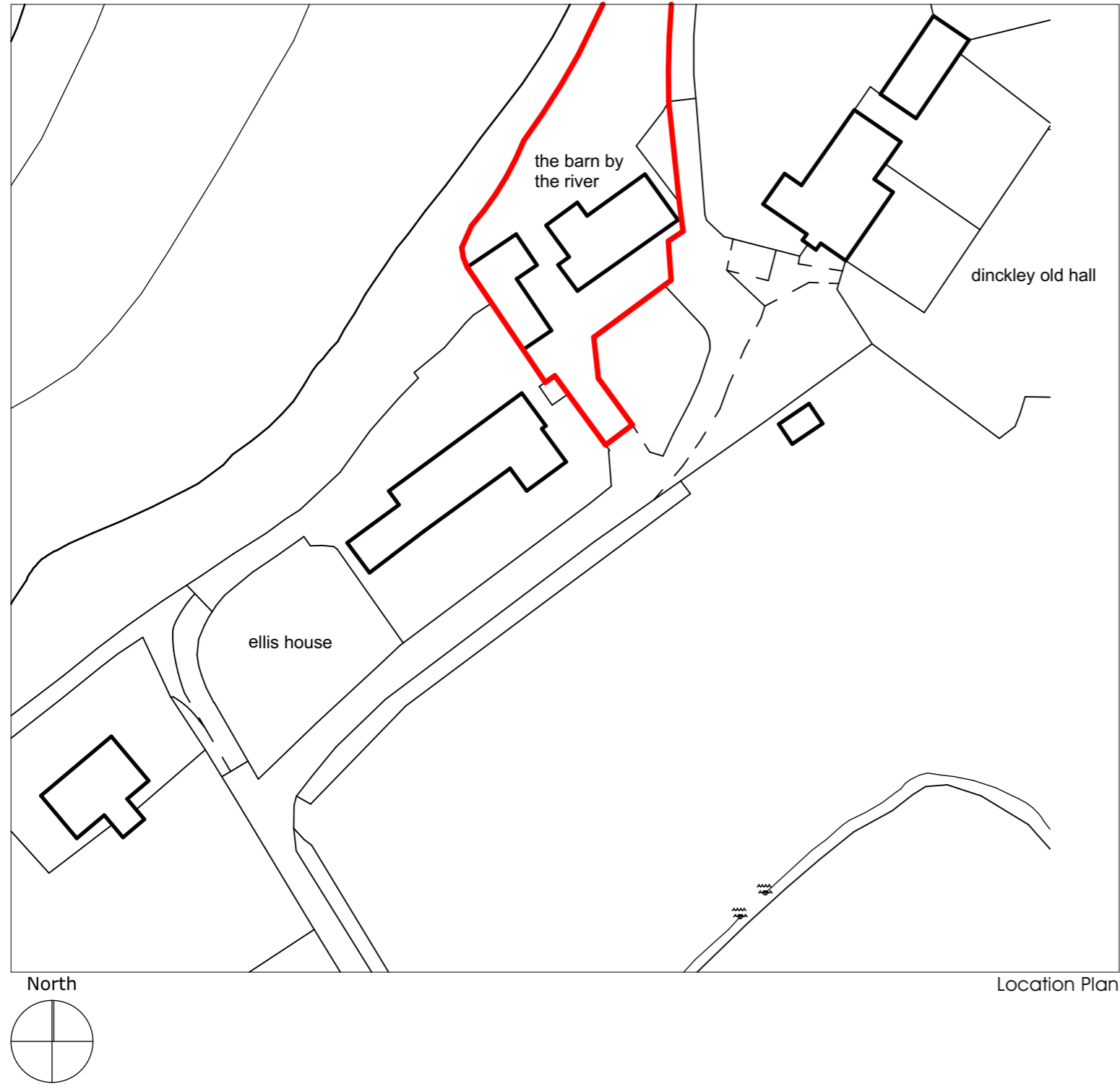
This design and access statement accompanies a full planning permission to Ribble Valley Borough Council for a replacement outbuilding at the Barn by the River off Kenyon Lane, Dinckley.

Reference is made through the statement to the following architectural drawings produced by Campbell Driver Partnership:

- o OS Plan - 18.161.001
- o Topographical Survey - 18.161.002
- o Sketch scheme layouts - 18.161.003H
- o Sketch scheme section and elevations - 18.161.004F

And the following supporting documents from others:

- o Daytime Bat Survey and Ecological Scoping Survey by Rachel Hacking Ecology



## 2.0 Site Location

The site is located off Kenyon Lane in Dinckley, Blackburn and lies on the south side of River Ribble. The site is accessed via A59 which is the main access road into the area.

## 2.1 Site Description

The site currently comprises of a detached dwelling and outbuilding set away from Kenyon Lane. The existing outbuilding is set to the west of the main house and has a significant change in site levels at the rear of the site as it overlooks onto River Ribble. The surrounding area is predominantly residential and agricultural fields.

The main property is characterised by pitched roofs and is stone built finished off with grey roof tiles. The outbuilding is with with hipped roof and built in white render finished off with grey roof tiles.

## 2.2 Current Use

The current class use of the existing dwelling house on the site is C3. Dwellinghouse. The outbuilding is currently used as a garage and log store.

## 2.2 Brief/ Proposed Use

The brief is to propose a replacement two storey outbuilding to provide a garden room/ guest entertaining area and additional accommodation adjacent to the existing dwelling. The front of the outbuilding will retain its use as a garage whilst the upper level bedroom and ensuite accommodation will allow the annexe to be utilised as stand-alone, private accommodation when the applicant hosts long distance family members.

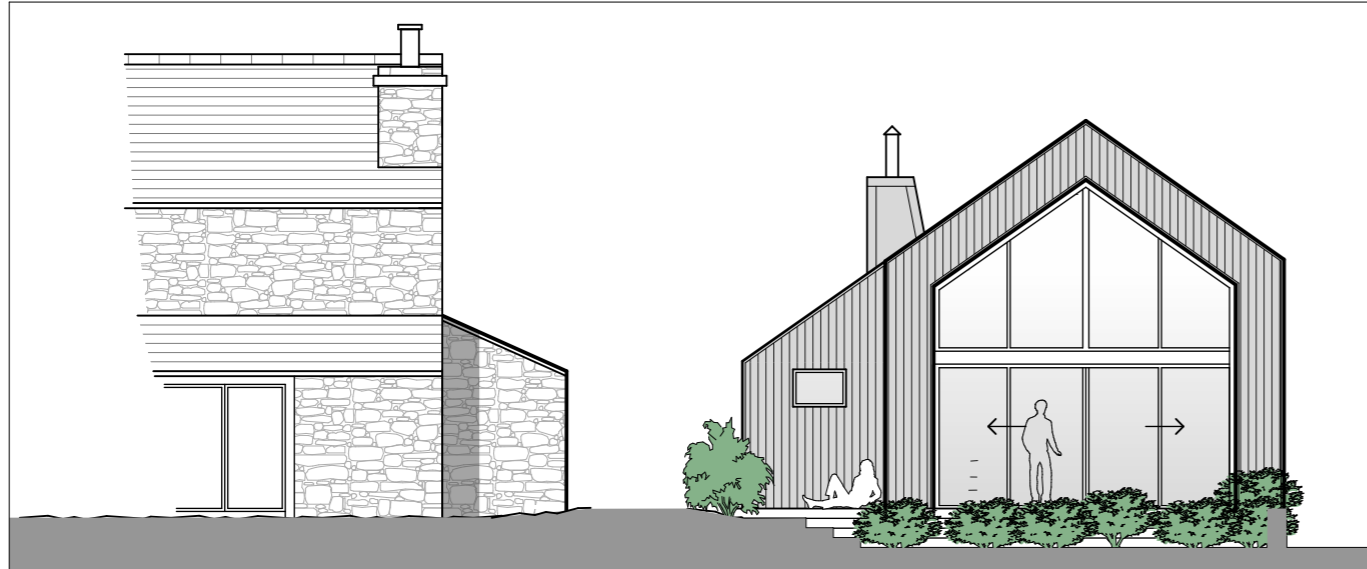


Floor Plan

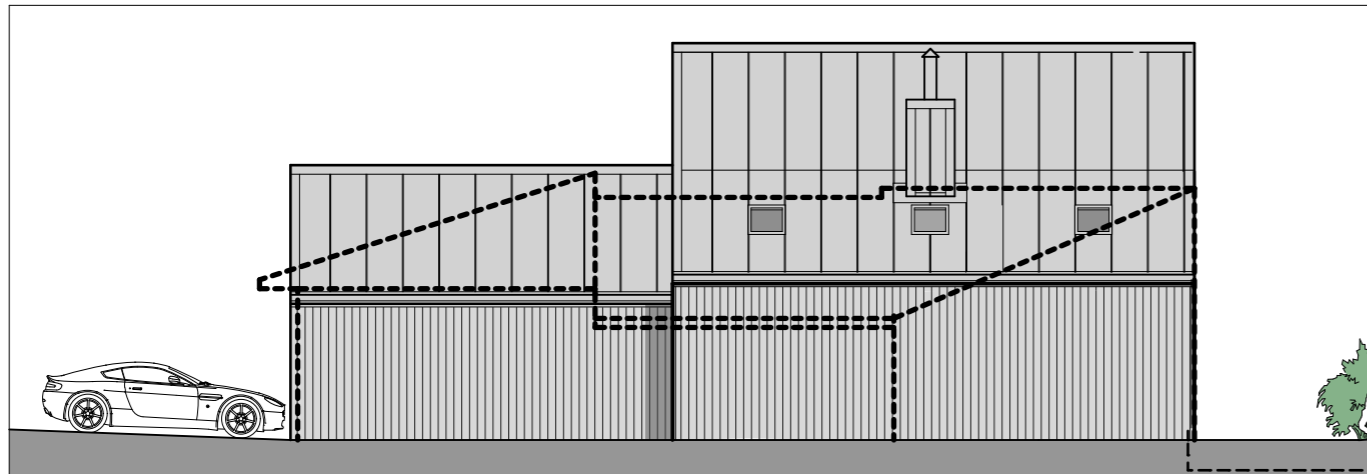
### 3.0 Layout

The layout of the proposed outbuilding will be a timber cladded structure with aluminium framed windows and bi-fold doors to the rear and a garage door to the front of the building. The proposed development is to create an entertainment room on the ground floor as well as additional accomodation to the upper floor.

An existing oil tank currently housed in the log store is to be repositioned adjacent to the existing dwelling entrance, necessitating a modest extension of the existing lean-to porch.



North West (Rear) Elevation



North East (Side) Elevation



South East (Front) Elevation

### 3.1 Amount

The proposed outbuilding will be approximately 9m wide and 15m in length. The height of the extension at the front of the outbuilding will be 4.5m above ground level and 6.6m at the rear.

The existing outbuilding has a gross internal area of approximately 88.9m<sup>2</sup> and the proposed intend to increase by 68% giving a total gross internal area of approximately 149.2m<sup>2</sup>.

### 3.2 Scale

The scale of the proposed will share similar relation to the existing outbuilding. The eaves of the 2 storey proposed will be raised up to the existing ridge height; light and views will not be compromised for the neighbouring buildings as the pitched roof will almost disappear in sight. The eaves and ridge of the garage at the front will be maintained.



Rear View



Front View

### 3.2 Appearance

The proposed outbuilding will be constructed of timber boarding which will weather to a light grey with double glazed aluminium framed windows finished off with a pitched zinc clad roof and rooflights. However, it is proposed that all materials will be subject to a standard planning condition to allow client/ LA discussions to take place. The appearance of the proposed aims to exhibit the look of boathouses as the proposal has views overlooking onto River Ribble.

The front part of the proposed outbuilding will be retained its use as a garage and will also be built up with weathered timber cladding and zinc clad roof.

### 3.3 Access

The existing access into the site is to be retained off Kenyon Road