

## **Design and Access Statement**

### **Woodseave**

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Off Cross Lane  
Waddington  
BB7 3JH

April 2021  
Version 1.2

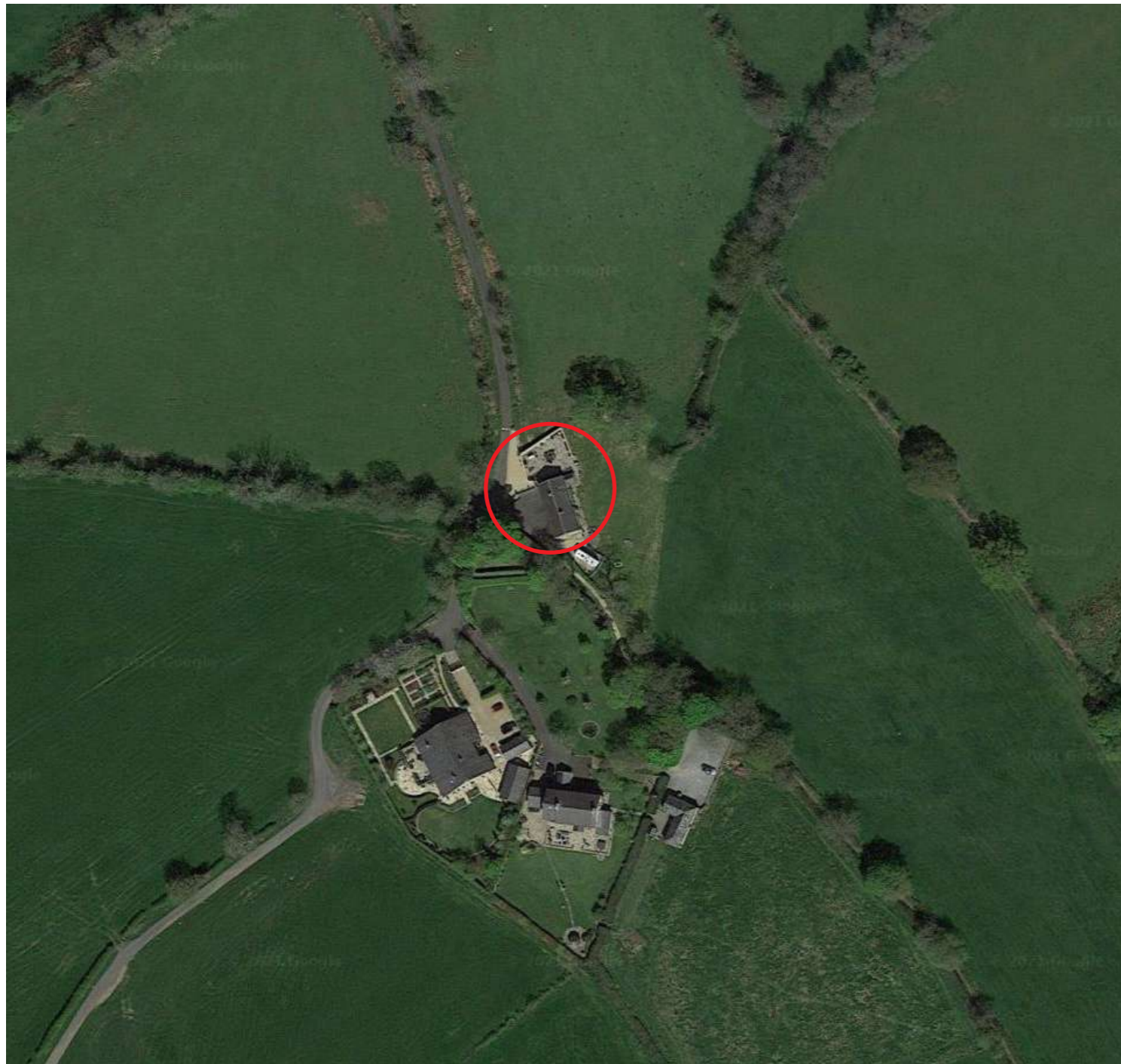
## 1.0 INTRODUCTION

### Overview

This document has been produced in support of the planning application for 'the proposed single storey rear extension and associated alterations to existing dwelling'.

### Purpose

This document seeks to provide the local planning authority with a description of the development proposals and how the proposals may be affected by material considerations and context. The local planning authority's early input has been valuable for the scheme, the pre-application advice received has been positive (see section 4.4 for more information).



PL01: Aerial photograph of the existing site. NTS

## 2.0 DESIGN BRIEF

Sunderland Peacock and Associates Ltd. were appointed to review the existing building and produce a comprehensive design to provide the Client's family with larger, functional kitchen and dining areas, maximise views out to the garden while preserving the quality and character of the existing barn.

## 3.0 SITE LOCATION AND DESCRIPTION

### Site Location

The site is located in a rural setting and forms part of a cluster of dwellings on Waddington Fell, approximately 1 mile to the west of the village of Waddington, Lancashire. The site occupies a secluded position, visible only from the private access road to the dwelling and neighbouring dwellings/farms and the public footpaths which run to the north, west and south of the site.

### Site Description

The site constitutes a generous plot at approximately 2400m<sup>2</sup>. The site falls gently from the north boundary down to the south.

A stone built barn dwelling is situated towards the west of the centre of the plot (See photos PL02-PL07). A stone built outbuilding and single garage are situated towards the west boundary.

The existing access to the site via a privately owned track off Cross Lane.

### Arboricultural Constraints

An arboricultural constraints appraisal has been carried out for the site by Bowland Tree Consultancy. There are no trees or shrubs located close enough to the north east of the building to affect the proposed works.



PL02: Photograph of existing barn taken on approach down the private track off Cross Lane.



PL03: Photograph of existing barn taken from the public footpath to the north of the site.



PL04: Photograph of the east (rear) elevation of the existing barn.



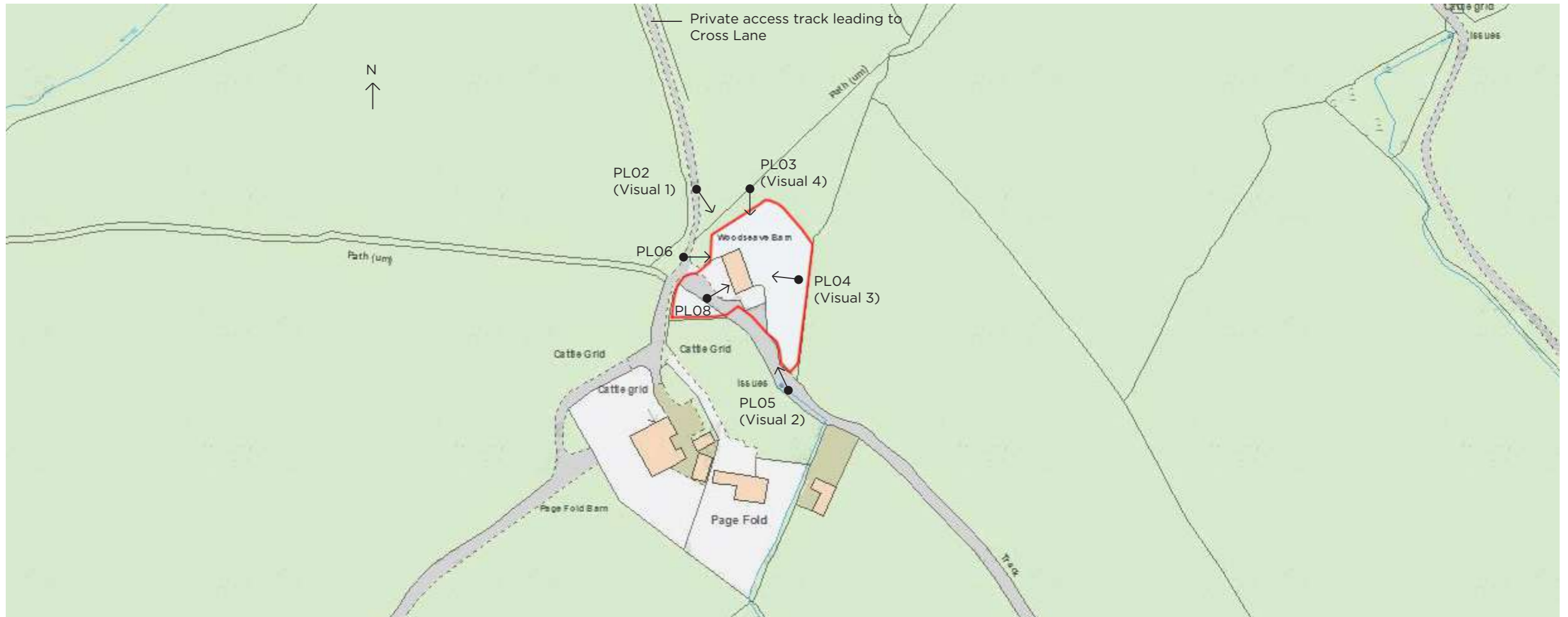
PL05: Photograph of the existing barn taken from the public footpath to the south of the site.

### 3.0 SITE LOCATION AND DESCRIPTION continued



PL06. Photograph of the west (front) elevation of the existing barn taken from the private track off Cross Lane.

PL07: Extract of OS map showing photograph (and proposed visual) view points (NTS)



## 4.0 PLANNING

### 4.1 History - Conversion to a dwelling

Planning permission for the barn to be converted into a dwelling was granted in March 2001. (App. No. 3/01/0043/P). The conversion included domestic alterations that take away some of the agricultural feel of the original barn, including the following approved changes:

- 2 No. chimneys
- Dressed stone surrounds with uniform design
- Mullions to window openings
- Windows lining through with one another rather than random
- Stone verges

### 4.2 History - Alterations to cart opening

Planning permission for alterations to the cart opening was granted in 2015. (App. No. 3/2015/0769). The works to the cart opening involved the removal of the stone infill and domestic style windows and doors, reclaimed oak boarding was used to clad part of the opening to reflect traditional timber doors with central glazing giving a contrasting contemporary appearance. (see photo PL08)

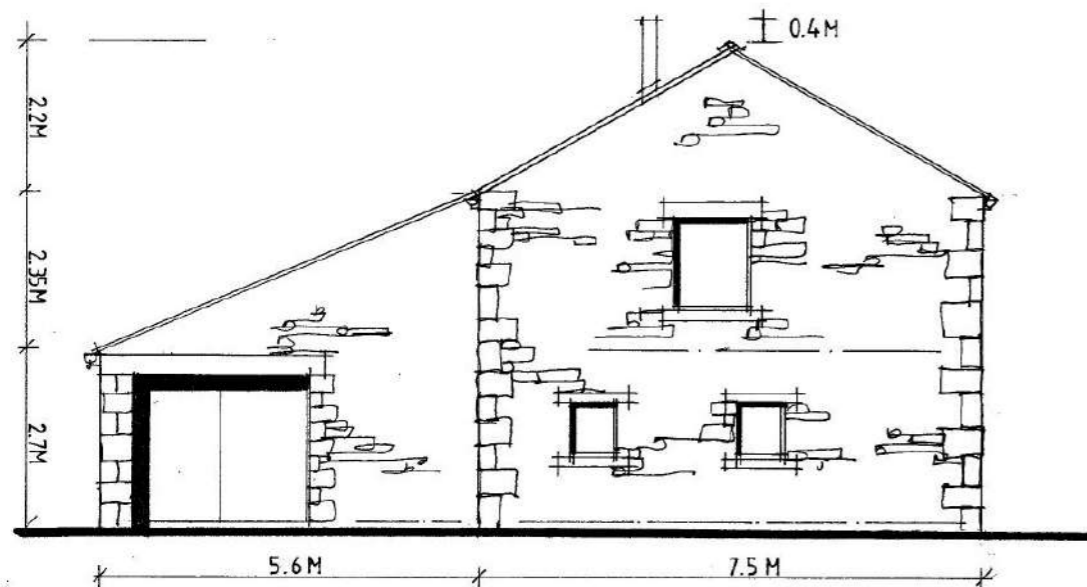
This design approach respecting the appearance of the original barn is also a key element of the current proposals.

### 4.3 Precedent

The proposed scheme shares similarities with recently approved New Ing Barn, Bolton by Bowland (App. No. 3/2018/0079) (see PL09). Both proposals consist of a subservient extension with catslide roof, large glazed openings with boarding set well back into the openings.

### 4.4 Pre-Application Advice

The proposals have received positive pre-application advice from the council (Ref: RV/2020/ENQ/00046 - Dated 24/06/21) The advice concludes 'taking account of all matters raised, it is the opinion of the authority that the proposal could be supported in its current form and do not consider that the proposal raises any significant concerns in respect of conflicts with the adopted development plan'.



PL09: New Ing Barn proposed south elevation, extract from 5340-05B (NTS)



PL08: Photograph of the existing contemporary glazing to the cart opening to the west (front) elevation of the existing barn.

## 5.0 DESIGN

### 5.1 Appearance / Style

As before, the existing barn underwent conversion to a dwelling in the early 2000s. The conversion scheme incorporated a domestic approach that included design features that detract from the former agricultural use of the building. The proposed scheme looks to offset some of these domestic elements and enhance the agricultural feel of the original barn, this approach has been accepted and understood in pre-application consultation with the council. Following the consultation, the proposals have been amended to add elements of exposed oak structure which is a common feature of traditional agricultural buildings, helping to break up and give variety to the proposed extension.

The existing porch to the north west (rear elevation) is to be taken down with the walling stone and stone quoins to be reused for construction of the proposals.

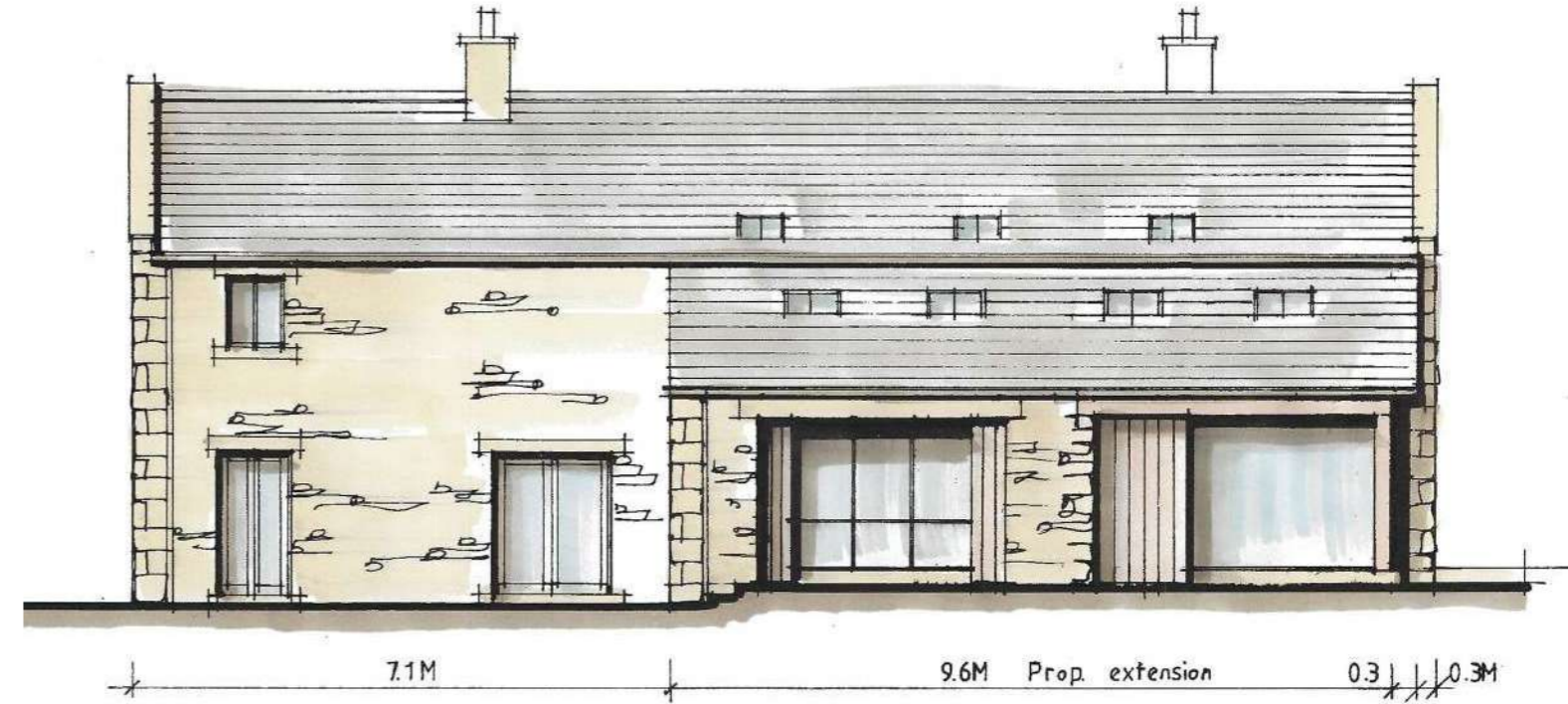
The catslide style roof is sympathetic to the former agricultural use of the building. The form has been kept simple (no verge copings) to appear as a subservient addition to the original barn.

As before, approved alterations to the cart opening utilise a blend of contemporary and traditional features that respect and enhance the appearance of the original barn (see photo PL08). A similar approach has been used on the larger openings to the proposed extension. An exposed traditional oak half truss with oak corner post will frame the north corner. Dark grey/black aluminium window frames are to be set well back into the large agricultural scale openings on the north east/north west elevations to add depth and reflect the appearance of relatively substantial openings typically found on barns. Silvery aged vertical boarded larch/oak panels are to be set back into these openings to give an agricultural aesthetic.

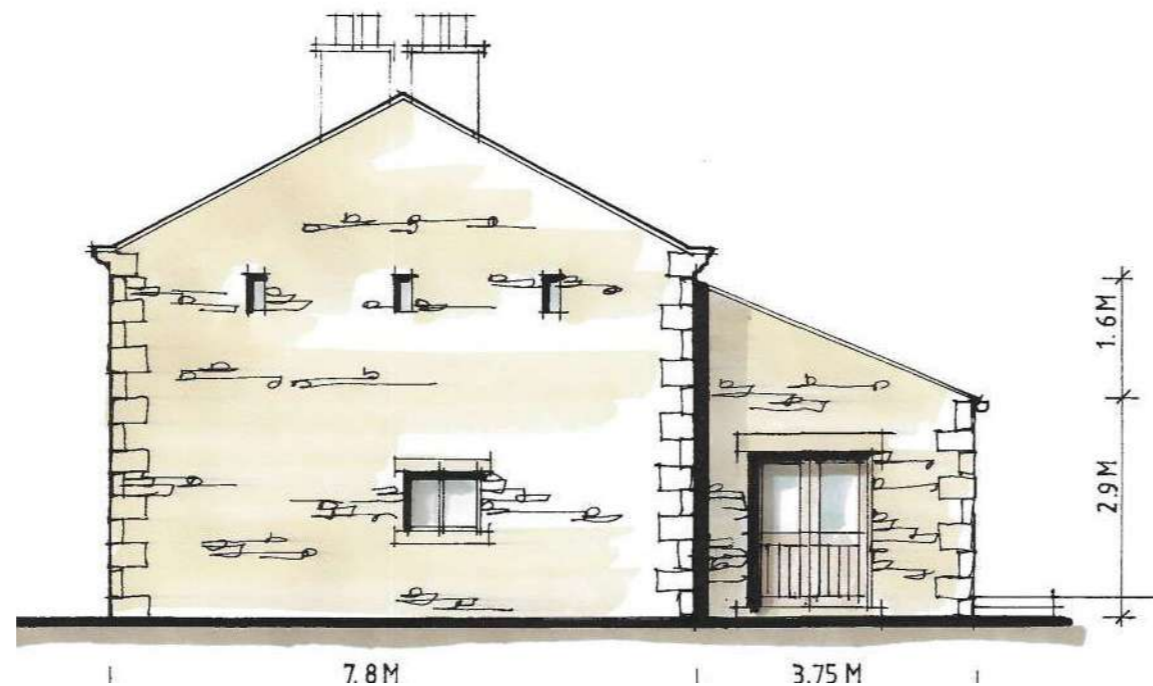
There is an existing rooflight to the north east (rear) pitch of the existing barn roof. Two conservation rooflights to match the existing are proposed to the rear pitch of the existing roof to provide light and ventilation to the first floor bedroom, en-suite and landing that boarder the proposed extension so as not to compromise their functional use.

Conservation rooflights to the proposed extension will provide light and ventilation to the open plan ground floor.

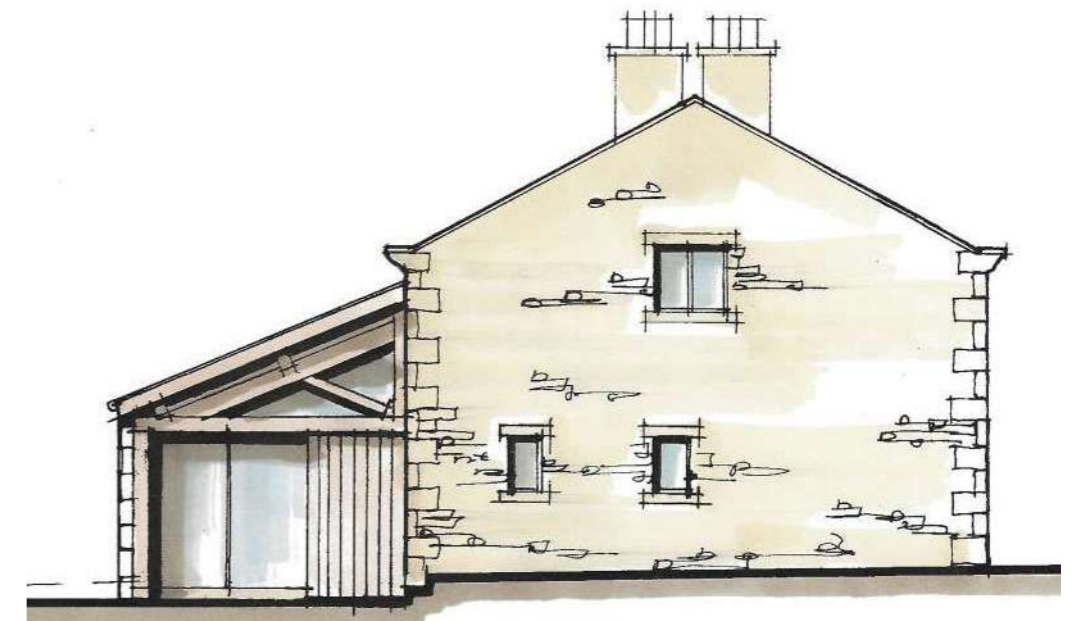
Two small single window openings are to be built into the north west gable of the existing barn. The size and appearance of these openings are reflective of the openings traditionally found on barns. These windows will not be overlooked or visible from the private access track.



PL09: Proposed North East (rear) Elevation (NTS)



PL10: Proposed South East Elevation (NTS)



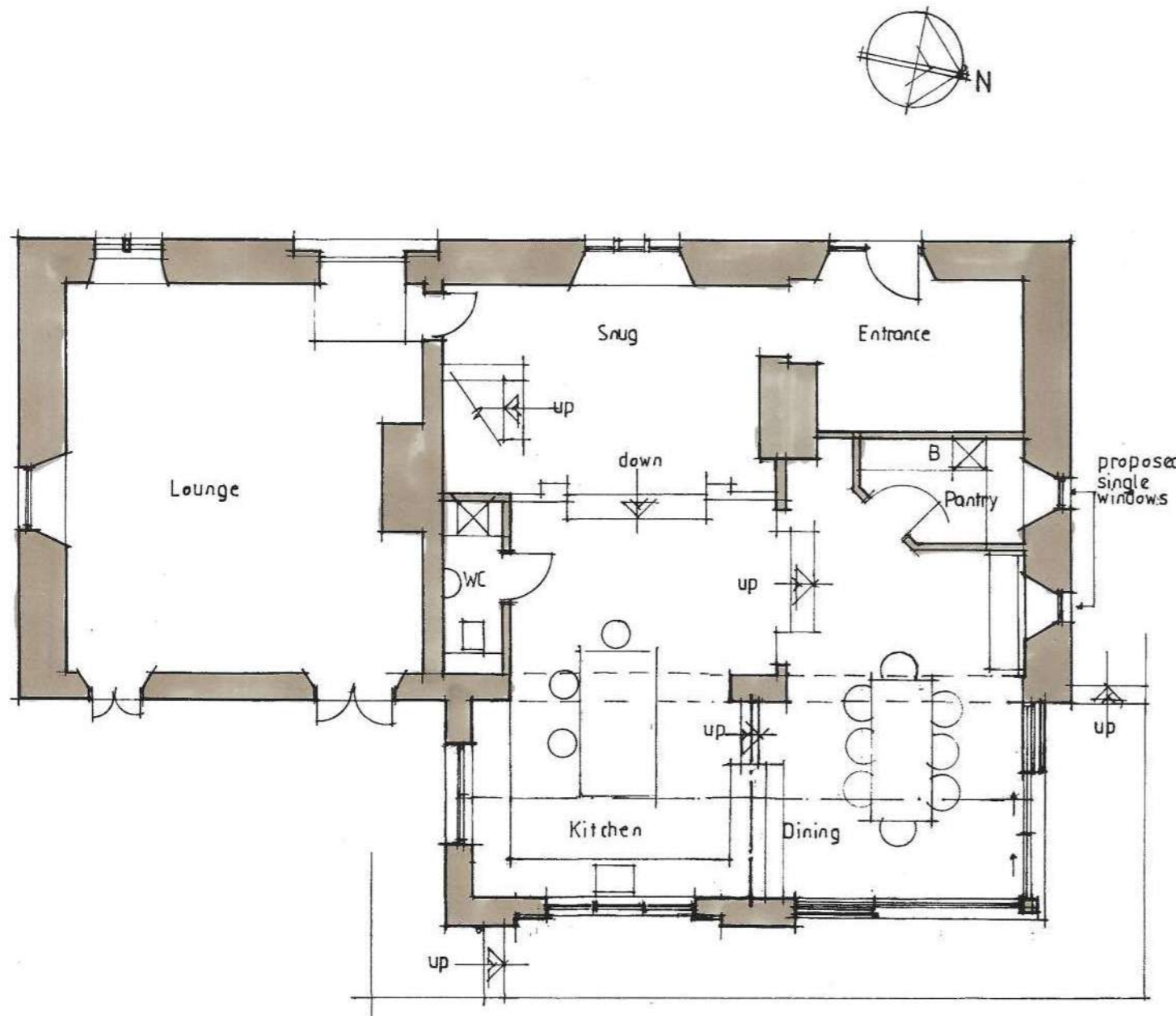
PL11: Proposed North West Elevation (NTS)

## DESIGN continued

### 5.2 Scale/Massing

The proposed extension catslide roof has been set below the gutter of the existing barn to have no impact on the existing roof and appear subservient. The catslide roof is of a traditional vernacular form. The land around the northern part of the site banks up, therefore the extension is set down into the ground, further reducing its height, scale and impact.

The proposed extension has been set back from the north west gable to expose the original quoins, enhancing the gable and original barn.



PL12: Proposed ground floor plan. NTS

Approximate gross internal floor areas:

Existing ground floor including porch = 118m<sup>2</sup>.

Existing first floor = 112m<sup>2</sup>.

**Total existing building = 230m<sup>2</sup>.**

Proposed ground floor including extension = 142m<sup>2</sup>.

Proposed first floor = 112m<sup>2</sup>.

**Total Proposed building = 254m<sup>2</sup>.**

The proposed increase in gross internal floor area is approximately 10% which is relatively subservient.

### 5.3 Materials

Traditional natural materials intrinsic to the existing barn are to be used to construct the proposed extension, which will preserve and enhance the character and appearance of the building as below:

- |         |   |
|---------|---|
| Roof    | <ul style="list-style-type: none"><li>- Traditional barn catslide roof finished with natural slate to match existing.</li><li>- The roof is to be supported by exposed traditional oak half truss' and oak purlins.</li><li>- Velux conservation flush fitting roof lights.</li><li>- Black metal rainwater goods.</li></ul>  |
| Walls   | <ul style="list-style-type: none"><li>- Walls are to be constructed using natural reclaimed stone with stone heads and sills, all to match the existing barn. Walling stone and stone quoins retained from the demolition of the existing porch are to be reused for construction of the proposals.</li></ul>   |
| Windows | <ul style="list-style-type: none"><li>- Traditional painted timber windows and doors.</li><li>- Aluminum frames in the two larger agricultural scale openings on the north east elevation are to be set well back into the openings and powder coated in dark grey/black, to add depth and reflect the appearance of relatively substantial openings typically found on barns.</li><li>Silvery aged vertical boarded larch/ oak panels are also to be set back into these openings to give an agricultural appearance and low reflectance glazing is also to be used - along the lines as the existing treatment of the large arched cart opening on the front elevation of the barn.</li></ul> |

The hard landscaping works are minimal - It is proposed a natural stone flagged path to match the existing will follow the perimeter of the extension, linking up with existing patios/paths to the north and south.

## 6.0 VIEWS ON APPROACH

Careful thought has been given as to how the extension will read from views into site from all vantage points



**Existing View** on approach down the private track off Cross Lane.



PL13: **Proposed (Visual 1)** from the public footpath to the north of the site. Minimal visual impact.



**Existing View** from the public footpath to the south of the site.



PL14: **Proposed (Visual 2)** from the public footpath to the south of the site. Minimal visual impact.

## 7.0 CONCLUSION

The proposed scheme has been thoughtfully put together to significantly improve the living accommodation while being sympathetic to and enhancing the original barn and setting. The use of traditional natural materials compliment and tie in to the existing. Form, scale, massing and fenestration have all been considered within the design, producing a proposed extension that is subservient to the original barn and enhances the agricultural appearance.



PL15: **Proposed (Visual 3)** NTS. Showing integration of proposed lean-to extension



PL16: **Proposed (Visual 4)** from the footpath to the north. NTS



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