



Anam Cara
Birks Brow
Thornley
Preston
PR3 2TX

Proposed Extension

DESIGN AND ACCESS & HERITAGE STATEMENT

Nov 2021



1 INTRODUCTION

- 1.1 PGB Architectural Services are retained by Mr & Mrs Coupe ('the applicant') to prepare drawings and documents sufficient for a householder planning application for:
 - A single storey lean-to side extension to their existing barn conversion.
- 1.2 Anam Cara is a 4-bedroom semidetached dwelling off Birks Brow and forms part of a complex of buildings which was once Lower Birks Farm.
- 1.3 The property is a barn conversion into two dwellings (the other being Chipping View) under application 3/1999/0407 approved 31/08/1999.
- 1.4 The applicant is looking to renovate the property to bring it up to modern standards and to include 2No 'working from home' study spaces. To do this successfully they need to extend the kitchen to form a dining area, freeing up the existing separate dining room to become a study.
- 1.5 As an adult family, in these changing times, there is huge pressure on the household to create suitable full time 'working from home' environments with a need for each work discipline to have the essential privacy when online. These disciplines include NHS, National Defence, Automotive, Insurance and Taxation all with strict privacy requirements during communications.
- 1.6 Similarly, as an adult family with varying leisure times separate living rooms to entertain guests without interrupting the rest of the household is also essential. The application chose this area to live for many reasons. One of those involves the current and future care of elderly parents. Moving house is not an option.
- 1.7 The remainder of this statement is structured as follows:
 - Section 2 - Site Description
 - Section 3 - Planning History
 - Section 4 – Heritage Statement
 - Section 5 - Access
 - Section 6 – Layout
 - Section 7 – Scale/Appearance
 - Section 8 – Landscaping
 - Section 9 – Conclusion

2 SITE DESCRIPTION

- 2.1 Anam Cara sits alongside Birks Brow and is in the Forrest of Bowland Area of Outstanding Natural Beauty.

- 2.2 The rear and side of the property is concealed from many viewpoints particularly birks brow itself. The elevated 'streetview' image below giving the only detailed view.



Figure 1 An elevated view of the rear and side of property using 'Google Streetview'; looking Southwards up Birks Brow. The party wall is on the line of the chimney.

- 2.3 The slate roofed and stone walled property is 4 bedrooms with separate Living Room, Dining Room, Study, Kitchen and Utility. It was a typical barn with 'catslide' roof converted into two dwellings. Windows to the rear are unsympathetic. Many original openings are retained on gable and front of the property however, additional windows which would not have been allowed in a planning application made today, have diluted the agricultural character of the barn.

3 PLANNING HISTORY

- 3.1 A planning search has been undertaken on Ribble Valley Borough Council's online planning search:
- Conversion of barn to two dwellings 3/1999/0407 approved 31/08/1999
 - Proposed ground floor extension and alteration 3/2013/0315 approved 14/06/2013 – not implemented.

4 HERITAGE STATEMENT



Figure 2 Extract from OS First Edition 1:10,000 published in the 1840s (Curtesy of Mario Lancashire).

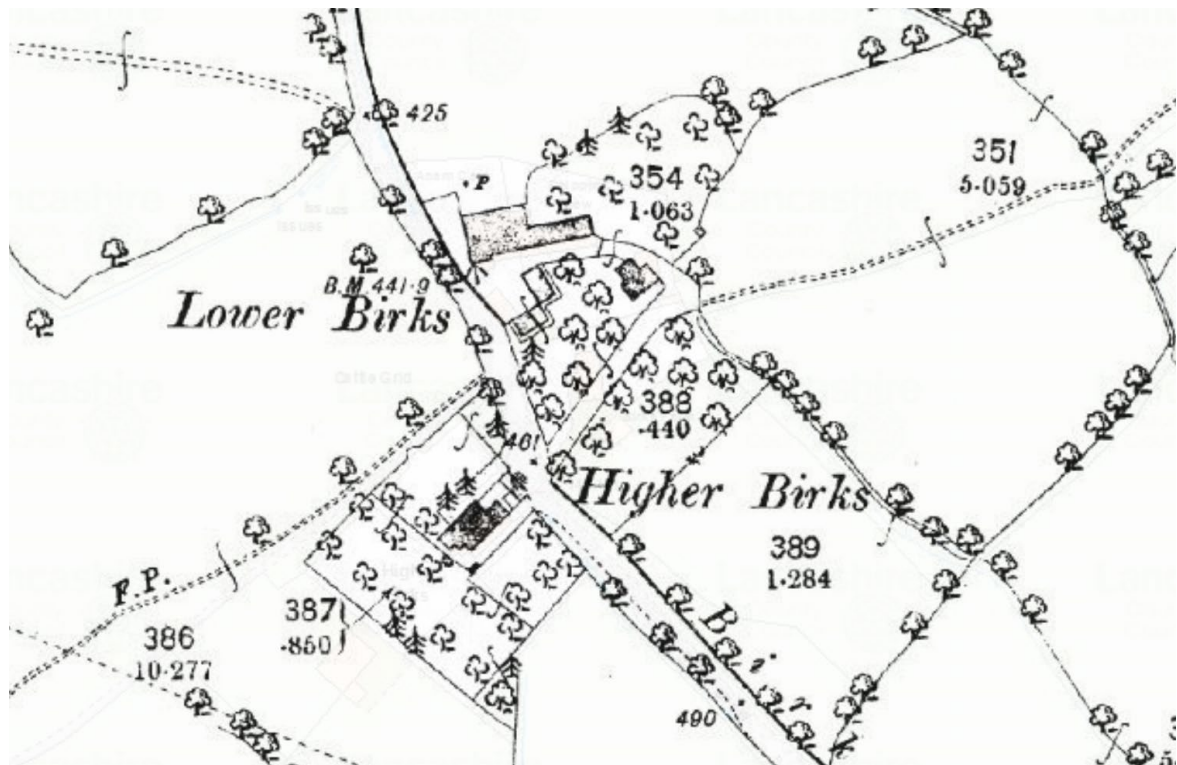


Figure 3 Extract from OS First Edition 1:2.500 published in the 1890s (Curtesy of Mario Lancashire).

- 4.1 Historic maps show Anam Cara as part of a barn to Lower Birks Farm which has been present in its current location since at least the 1840s as evidenced by the historic maps.
- 4.2 Divided into 2 dwellings in early 2000s the property retains important features such as its original form, existing openings and curved stone reveal and quoin details. As an early 2000 conversion there are more new openings that might not have been approved if applied for today.

5 ACCESS

- 5.1 The property is accessed off Birks Brow to the South with a shared drive also serving Chipping View.
- 5.2 Whilst a permission was granted in 2013 for an extension to the front, this has not been implemented due to the realisation that this would have severely impacted the parking and turning capabilities on the restricted site frontage. The applicant has considered ways to alleviate this but unfortunately there are significant level changes between Birks Brow and the side/rear of the property.

6 LAYOUT

- 6.1 The barn conversion sits with its gable close to Birks Brow with a tall retaining wall between it and the road, limiting views of the rear of the property. Birks Brow is set low relative to adjacent fields and is bounded by dense hedging. Views of the rear of this barn conversion are non-

existent from public vantage points.



Figure 4 View from Birks Brow illustrating that the rear and side of the property are not visible from any public vantage point.

- 6.2 The choices for extension are to the roadside gable, the front, and the rear. Following a pre-app enquiry, it was determined that an extension to the roadside gable would be the least obtrusive and most sympathetic and will still allow existing historic features including curved stone detailing to cut stone quoins and original door openings to be retained. An extension to the front would severely impair already limited turning and manoeuvrability. A rear extension is very challenging to achieve in an agriculturally sympathetic manner.

7 SCALE AND APPEARANCE

- 7.1 The original 'catslide roof' of the former barn is simple in form and presents itself clearly on the gable as being built at the same time as the two-storey element. The proposed single storey lean-to extension is 4.25x7.85m on plan. Its form is simple with slate roof to maintain the visual identity of the former barn.
- 7.2 In the location proposed a similar sized building may have readily been built as a bull pen or stable.
- 7.3 The challenge was to ensure the lean-to did not foul the existing first floor windows and maintain the simple form. This is achieved by a shallow pitch which will be further protected from the elements by an additional water proof layer below the slates.

8 LANDSCAPING

- 8.1 The proposed extension is sited at the roadside elevation of the property on an existing

cobbled yard. The cobbles would remain outside the footprint of the development.

9 CONCLUSIONS

- 9.1 In these changing times PGB Architectural Services is retained by the applicant to consider and facilitate a new way of living which is evolving out of the COVID epidemic. Working from home is the 'new norm' This adult family now spend a significant percentage of the week working from home and do not see this changing.
- 9.2 This Design and Access and Heritage Statement sets out the reasoning behind the proposal as well as the concept for a suitable extension to facilitate working from home in a conducive and private environment without the loss of the suite of family living spaces that they are accustomed to. This includes still have two separate living spaces to entertain guests without disturbing the rest of the family.
- 9.3 Care in the design of any extension in the AONB is essential and we believe this statement goes a long way to illustrate the considerations made and the nature of the proposed extension and its respect for the former agricultural status of Lower Birks Farm.
- 9.4 To this end and following a positive pre-application process we believe it should be a straightforward application resulting in an approval