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**DESIGN & HERITAGE STATEMENT TO SUPPORT THE PROPOSED ANNEX AT
WYTHENSTOCKS BARN, GRINDLETON, LANCASHIRE**



View of the application site and previous extension/alteration work

Application site location

Wythenstocks Barn is located on Back Lane in Grindleton, which runs parallel to Main Street. It is within the established village settlement boundary and amongst a group of other dwellings which front onto Back Lane. The property is bordered on three sides by dwellings. The neighbouring land to the west is used for agricultural purposes.

The existing property is a 3 bedroom (2 beds and 1 small bunk room) converted barn. The rear of the property is south east facing with views over Pendle Hill.

Heritage Statement

The property (former barn conversion) maintains a traditional barn appearance to the lane and sits within the Grindleton conservation area designated on 3 October 1974. The special interest that justifies the designation of the Grindleton Conservation Area derives from the following features:

The survival of the medieval (possibly Saxon) street plan, with tenement plots running at right angles to the main street, linked by side alleys to a back road;

Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village;

The property is also located within the Forest of Bowland Area of Outstanding Natural Beauty.

The dwelling is constructed of random rubble stone with a traditional slate roof. There are shallow parapets to each gable of the main house. All windows are timber painted. The house has been altered in the recent including extensions at the rear which are all single storey and constructed of the same traditional materials. This current proposal maintains this aesthetic and massing.

The proposal has no impact on the character or appearance of the conservation area by virtue of its location at the rear and the design aesthetic which is entirely sympathetic with the local vernacular.

Planning Matters

As stated, Ribble Valley Borough Council's local plan confirms that Wythenstocks barn is located within the Grindleton conservation area and therefore has limited permitted development (PD) rights.

RVBC provide a supplementary planning guide for alterations and extensions to existing dwellings. This aims to ensure the proposed works are in keeping with the existing property and are of an appropriate scale.

Relevant matters which have been considered for this modest addition include :-

Character - any extension should reflect the character of the original house and the wider locality.

Scale - there should be a good visual relationship between the original dwelling and any subsequent additions.

Size – Any extensions must not be dominant and be subservient to the host dwelling.

RVBC have suspended their pre-application advice service and therefore the applicant has been advised to submit a householder planning application.

The barn was originally approved as a domestic conversion in 1992. This statement does not cover the planning applications which have been the subject of decisions over the years since 1992, however it is worth noting the two most recent applications which have been assessed under the current policies adopted by RVBC.

These applications have previously been submitted by the current owners.

Application 3/2016/0579 - Approved

Extension to an existing dwelling to form a link with the redundant garage, improving kitchen and dining facilities and creating a ground floor bedroom.

Application 3/2020/0617 - Refused

Construction of porch to the front elevation.



View of the area of land for the extension

Proposal

The proposal is to utilise a parcel of land adjacent to the former garage (previously converted) which currently accommodates a raised patio area.

Our clients brief was to extend in order to provide additional space utilising part of the previously approved area (the former garage) to create an annex for to create accessible accommodation for future needs.

Views to the south are exploited and the materiality will match the existing property. The design demonstrates an extension of random rubble stone terminated with a stone capped parapet concealing a flat roof which adjoins the existing slate roof incorporating a lantern skylight. Windows will have timber frames with stone heads and cills.

The front elevation of the property is visible from Back Lane and the proposed extension to the rear is hidden by the existing main mass of the property. The neighbouring house to the south is a detached dwelling with a rear extension. The relief of the land and difference in levels between the two properties means that their views will be unaffected by the proposals.

Please refer to the following :-

Location plan

Existing plans and elevations

Proposed plans and elevations

Visuals demonstrating the overall massing etc