

DESIGN AND ACCESS STATEMENT

To support and be read in conjunction with

The Planning Application

for

Proposed Development to form

Open Fronted Roofed Outdoor Amenity Space

at

Glebe House, Gisburn Road, Bolton by Bowland,

Clitheroe, Lancashire. BB7 4NP.

Introduction.

This Design and Access Statement has been prepared to support the householder planning application for the erection of an open fronted roofed outdoor amenity space at Glebe House, Gisburn Road, Bolton by Bowland.

Reference should be made to the plans submitted with this application.

The Site.

Glebe House fronts onto Gisburn Road within the Parish of Bolton by Bowland. It also lies within the local conservation area. The property was formerly a derelict barn known as Glebe Barn and was converted to form the current dwelling house in 2006 -2009. Planning Application 3/2006/0384 refers.

To the rear of the property and totally enclosed within the curtilage of the property is a court yard predominantly laid to stone paving and bounded by 3.4m high stone boundary walls to the south and west and the gable end wall of the detached garage to the east. The yard area is effectively closed off to the north by the existing house. The application site lies wholly within this area being located between the garage gable wall and the west boundary wall and backing onto the south boundary wall.

Proposal.

The site of the proposed development is currently an area which, due to the surrounding high enclosures, is always in shadow, suffers from a lack of direct sunlight and is consequently often damp and uninviting.

The proposal seeks to remedy this and to provide the applicant and his family with useable outdoor space whatever the weather.

The proposed development is to provide an open fronted roofed outdoor amenity space utilising the existing 3.4m high stone boundary walls and garage gable wall. The proposed development will span longitudinally between the garage gable wall and the west boundary wall and abut up to the south boundary wall to the rear. The front elevation is to remain open. The overall dimensions of the proposal are 6.8m in length x 4.0m deep. The building height is 2.4m to eaves and 4.0m to the ridge.

It is also proposed to replace an existing timber “potting shed” with a new enclosed space of 1.8m x 1.8m located in the rear south west corner and totally within and beneath the proposed roofed area and to re-site the existing wood burning stove to a position adjacent.

Design.

Historically the south and in part the west boundary walls formed the back walls to a range of farm outbuildings. The existing garage was constructed covering the footprints of some of these buildings and the remnants and remains of all the other buildings cleared at the time of the conversion works. The proposed development is in part situated on the site of these previous buildings and is designed to have a similar scale and mass. The existing ridgeline of the garage steps down in height and the proposed ridgeline is again stepped down in height to reduce the overall massing.

The proposed development will be constructed using materials to match those of the existing dwelling, adjacent garage and boundary walls.

Roof – Natural stone

Walls – Reclaimed random rubble natural stone

Floor – Reclaimed natural stone

Rainwater goods – Black painted cast iron

Structural timbers – Oak

Access

The proposed development has no impact on existing pedestrian and vehicular access and in itself is easily accessed from both the existing house and driveway. The floor level of the proposed development is level with and a continuation of the existing courtyard paving.

Summary

The application seeks planning permission for a proposed open fronted roofed outdoor amenity space constructed in an area of existing courtyard bounded by high walls on two sides and on the other two sides by the existing garage gable wall and the house. The lack of sunshine and the fact this area remains predominantly in shadow renders the space of little use. The proposal seeks to remedy this and provide the applicant with a dry usable outdoor amenity. The design is sympathetic to its surroundings and takes into consideration the past history of the site.

The siting of the proposal and the height of the proposed roof ensures the proposed development all but unseen from any point viewed from outside the curtilage of the property and has no visual impact on neighbouring properties or the conservation area.