



DESIGN AND ACCESS STATEMENT

Replacement Conservatory with Garden Room

Nethergill Barn, Main Street, Bolton By Bowland. BB7 4NW

Nethergill Barn is a traditional stone built former agricultural building, that has been converted to a domestic dwelling, around 30yrs ago, and lies within its own curtilage. The property is built in natural stone with a stone slate roof
The property lies within the conservation area

The property has been converted approximately 30 years ago into a domestic dwelling.

A rear kitchen and bedroom extension have been added following planning approval in 2004.

A rear UPVC conservatory has been added which is over 10 years old.

Whilst Nethergill Barn lies within the conservation area the property is not 'listed' nor is the property mentioned as a 'property of significance' in any of the councils' policies for the Bolton by Bowland conservation area.

The proposal looks to replace an existing modern, plastic conservatory with a glazed roof on the rear elevation.

Whilst it can be argued that the current conservatory is not in keeping with the property, it cannot be argued that any harm has already taken place and its proposed replacement will make no more of an impact than what currently exists at present. Contrary to the existing, the proposal aims to be more sympathetic by adopting more traditional materials and form.

In mitigation, it is proposed that the replacement structure will be painted timber windows and doors.

The glazing bars are to be simple and follow the detail of the windows in the barn. It is intended to 'square off' the corners of the existing base, to keep the shape simple and more in keeping with the barn. The roof of the proposal will aim to make less of an impact to what exists at present by softening the pitch.

The connection between the barn and the proposal will form a definitive break between the proposal and the barn, avoiding the need to alter the roof detail of the barn.

The property does not lie, nor would the proposal become obtrusive in any of the 'important views' as laid out in the Bolton by Bowland, Townscape Appraisal Map.

The proposal requires no amendment to any access from what currently exists at present, either vehicular, internally or externally as existing accesses will be retained.

There is no proposal nor will there be a requirement for a vehicular access to the proposed extension.

There will be no requirement for any additional main sewer connections

The property has been refurbished and maintained to a very high standard and the specification and the addition of the proposals will provide the applicant with the space that exists at present but with a structure that is more in keeping with its surroundings.

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