

DESIGN & ACCESS & HERITAGE STATEMENT

Barn 2
Dinkling Green Farm
Little Bowland Road
Whitewell
BB7 3BN



andertongables.co.uk

PROJECT + DEVELOPMENT CONSULTANCY &
COMMERCIAL BUILDING SURVEYING



DESIGN & ACCESS & HERITAGE STATEMENT

ADDRESS

Barn 2, Dinkling Green, Little Bowland Road, Whitewell, BB7 3BN

PREPARED FOR

The Duchy of Lancaster

**ANDERTON
GABLES** PROJECT + BUILDING
CONSULTANCY



REFERENCE

AG22-0225



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1.0 INTRODUCTION

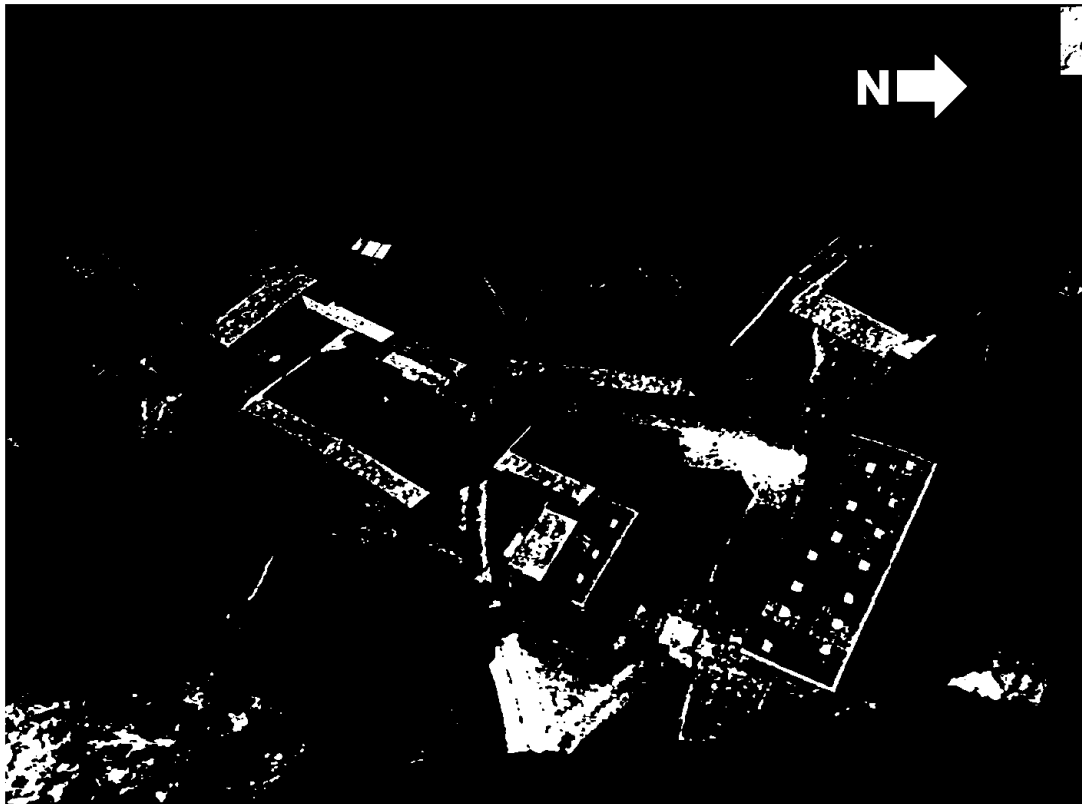
This Design & Access & Heritage Statement has been prepared to support the Application for the proposed refurbishment of the stone walls and the roof of Barn 2, Dinkling Green Farm.

This document has been prepared in conjunction with the drawings prepared by Partington & Associates and Anderton Gables and as such should be read in conjunction with these drawings.

2.0 DESIGN

2.1 LOCATION

The building is located at Dinkling Green Farm as demonstrated below.



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2.2 DESCRIPTION

The proposal seeks to partially rebuild sections of the walls to the northern end of the barn, and to repair the roof coverings, as shown above.

This report supports the proposed refurbishments affecting various sections of the walls and the roof at Barn 2, Dinkling Green Farm, located in the Whitewell area of the Forest of Bowland.

Whether the barn is listed is yet to be determined, however it is likely within the curtilage of Dinkling Green Farmhouse, which is Grade II listed. Therefore, the barn is likely of national importance for its historic interest as a building forming part of a listed farmstead.

2.3 USE

The site is currently unused. It is intended to be put back to its original use as a farm store.

2.4 AMOUNT

The proposal seeks to dismantle and rebuild sections of the walls to the north of the building, repoint the entirety of the building with lime-based mortar, and re-lay and replace (where required) the roof coverings.

2.5 LAYOUT

The existing building layout will remain as no internal works are to be carried out.

2.6 SCALE

The proposed works do not allow to make any changes to the scale of the building.

2.7 LANDSCAPE

There will be no landscaping necessary on this proposal.

2.8 APPEARANCE & MATERIALS

The appearance of the walls will have no change and will be restored to their former state. The roof coverings will be reinstated in their original position. Any new materials required will be like for like.

3.0 ACCESS

3.1 STATEMENT OF INTENT

It is the intention of the applicant to fully comply with all current regulations and best practice.

3.2 CONSIDERATION

No changes will be made to the existing access arrangements to the building.

3.3 APPROACH

The building is approached either on foot or by vehicle. No changes will be made to the approach to the building.

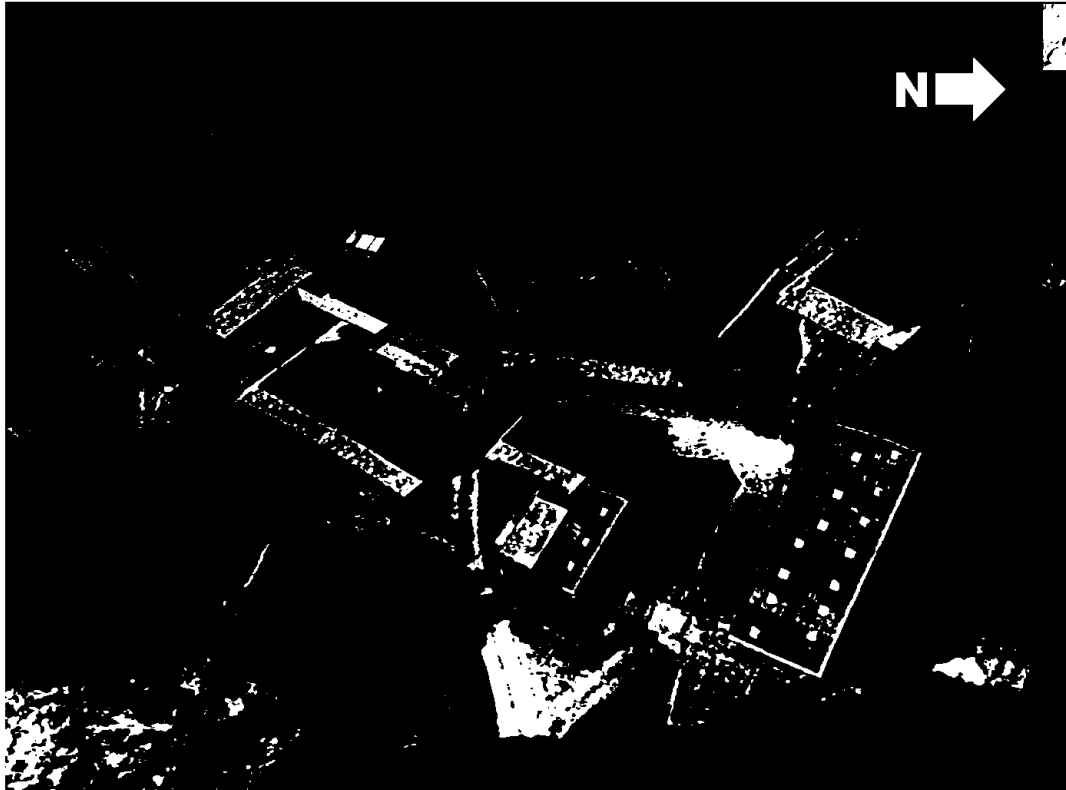
3.4 CONSULTATION

There has been no formal consultation undertaken with respect to the access arrangements for the development proposal.

4.0 HERITAGE

4.1 LOCATION

The building is located at Dinkling Green Farm, Whitewell, as demonstrated below.



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4.2 DESCRIPTION

The barn is not listed, but its listed status is currently under review.

4.3 PROPOSED CHANGES

The proposal seeks to dismantle and rebuild sections of the stone walls. The proposal also seeks to undertake any repairs required to the roof timbers and roof coverings. All materials will be re-used where possible, and any new materials required will be like for like. These changes will not affect but in fact improve the overall aesthetic and condition of the building and will be restored to its former state.

4.4 IMPACT OF THE PROPOSALS

The applicant is of the opinion that the changes as proposed in this application do not take away from the heritage significance that parts of the existing building have.

4.5 JUSTIFICATION FOR THE PROPOSAL

The proposal only seeks to rebuild sections of the walls and to carry out required repairs to the roof to make it structurally stable and weathertight, therefore does not change the design of the barn in any way.

4.6 SUMMARY

As discussed above, the proposed works have no negative impact on the existing building and only improve the overall condition and look of the building.

On this basis the applicant considers the proposals to be acceptable.

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