

# Peter Hitchen Architects

**Peter Hitchen Architects Ltd**  
Marathon House  
The Sidings Business Park  
Whalley  
Lancashire  
BB7 9SE  
5 February 2024

**DESIGN STATEMENT**  
**PROPOSED REGULARISATION OF THE RESIDENTIAL CURTILAGE/ACCESS**  
**AND**  
**GARAGE AND GYM LEISURE ROOM**  
**AT**  
**BRIGADOON, SACCARY LANE, MELLOR**



View of the property from the macadam access track (annex location concealed by the dwelling)

## INTRODUCTION

This statement has been prepared following the conclusion of the pre-application enquiry.

The Purpose of the proposed development is to provide an additional facility on the site to create a double garage and gym space for leisure use without affecting the existing former barn conversion within the existing domestic curtilage. This application seeks to regularize this site area as shown on the location plan/title plan and site plans.

The house sits in a large residential curtilage with open aspects to the north.



**View of the site location for the building looking towards the rear of the dwelling**

## LOCATION

The house is a traditional former barn conversion which was approved in 2004 and the conversion completed in 2012 . It is located along a macadam track heading south west off Saccary Lane which serves three other dwellings. The house sits within a large residential plot (to be regularized) with a gravel forecourt and landscaped garden area. The nearest property is located to the western side (Birley Fold Farm) which has been the subject of its own residential alterations over recent years.

The property sits in a designated area of open countryside in the RVBC districtwide local plan document.

The site was a former working farm prior to 2004 and included large cattle sheds and associated structures which have all been demolished (post 2009) as a direct result of its conversion into residential use.

#### THE PROPOSED DEVELOPMENT (BUILDING DESIGN)

The proposed development consists of creating a double garage and leisure space within a new structure positioned to the northern side of the dwelling and close to the western boundary. This facility will provide additional space for the dwelling without the need to alter or affect the character of the existing property.

The new building will have a traditional appearance and its position has been selected to keep it close to the property and the existing group of redeveloped and extended buildings at Birley Fold Farm to minimize any encroachment into the rural environment.

The design has been amended following advice received from the case officer during the site meeting held on 30 January 2024. The floor area of the building has been reduced in order to address the comments. The building materiality and position within the curtilage remains as the pre-application enquiry.

With regard to its impact in the setting, It is important to point out that the building sits at a level approximately 2.5m below the forecourt of the neighbouring property and will not affect their outlook.

The building will have bi-folding doors to the north elevation which has long views across the fields towards Longsight Road and beyond.

#### ACCESS

Access to the property will be retained direct from the macadam track and the existing gravel area as shown in front of the double garage for vehicular access

#### MATERIALS

The proposed material finish will be stone facings to blend with the house and a natural slate roof finish. Stone pavings are shown to the edge of the building





View looking at the building location along the northern side of Brigadoon



Aerial view of the site (2009)

