

**PROPOSED SINGLE STOREY SIDE EXTENSION, PORCH EXTENSION TO REAR,  
ALTERATIONS TO EXISTING WINDOW/DOOR OPENINGS AND REPLACEMENT AND  
RELOCATION OF SUMMERHOUSE WITH SHEPHERD HUT**

ROBINSONS BARN, WEST LANE,  
WORSTON

**DESIGN AND HERITAGE STATEMENT**





## INTRODUCTION, SITE LOCATION & CONTEXT

Robinsons barn is a detached two storey property located in a generous plot situated facing West Lane, Worston. The site is entered from an unadopted track off West Lane. The property has a traditional appearance built of natural local stone with the roof finished in slate.

The existing barn was converted and extended to the side with a previous two storey extension in the 1980s. The existing extension to the property is not particularly sympathetic to the existing barn, characterised by very formal and numerous new window openings. It is intended that this will be partly addressed on the gable facing the conservation area to provide a less formalised appearance, improving the character of the street scene.

Though the property has a presence on West Lane, it is largely screened on all other boundaries by a hedge, trees and existign mature planting.



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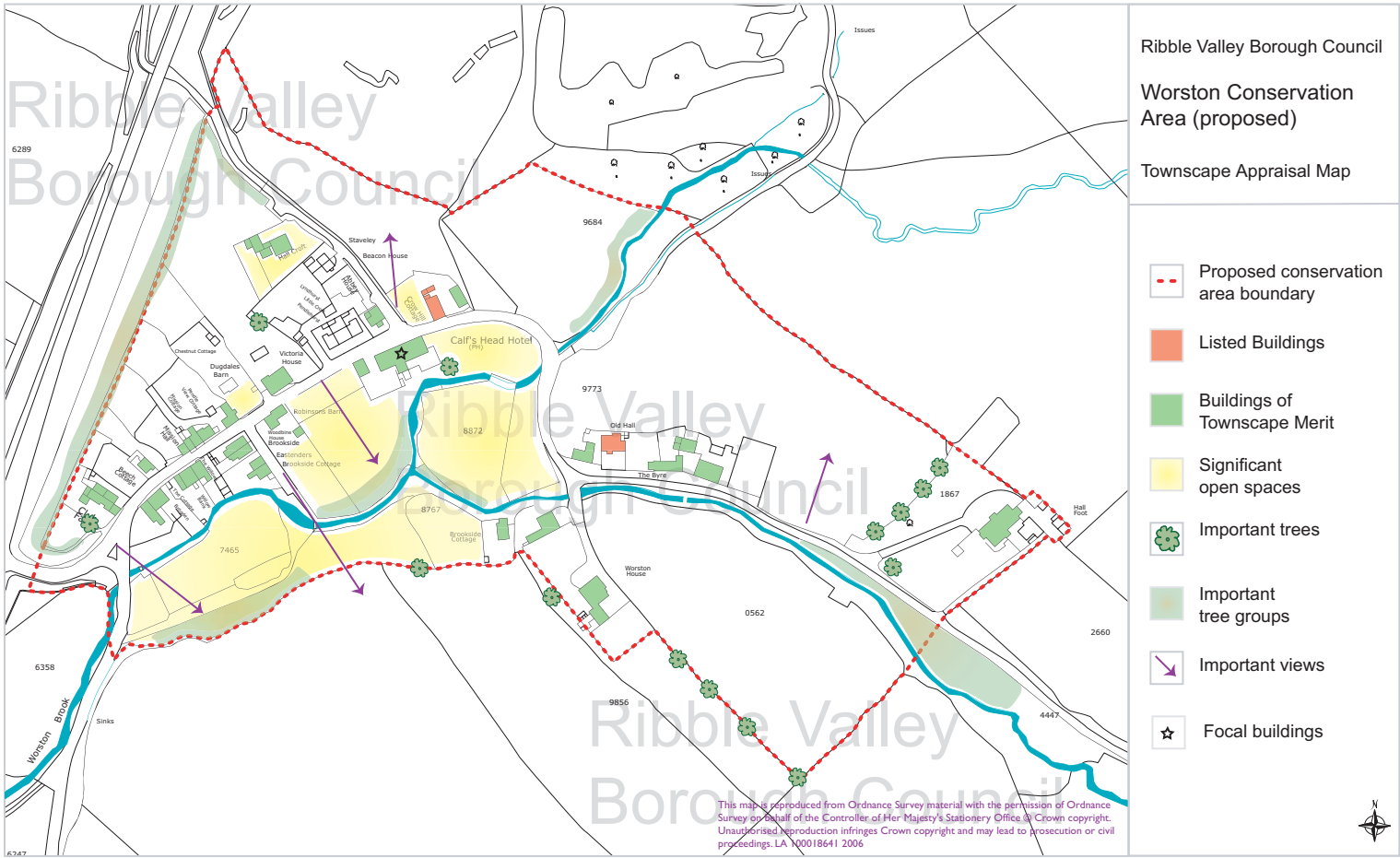


CONTEXT

The purpose of this Design and Heritage Statement is to provide context and justification for alterations to Robinsons barn, West Lane, Worston and demonstrate that the proposal will not have an adverse impact upon the character and appearance of the area. The proposal briefly is to provide a small single storey side extension, new porch to the rear with alterations to the existing windows and doors. In addition, as part of this application the existing summerhouse will be demolished and replaced with a shepherd hut for recreational use only by the applicant.

Reference has been made to:

- Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028
- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment



Worston Conservation Area Map



Photo of rear elevation

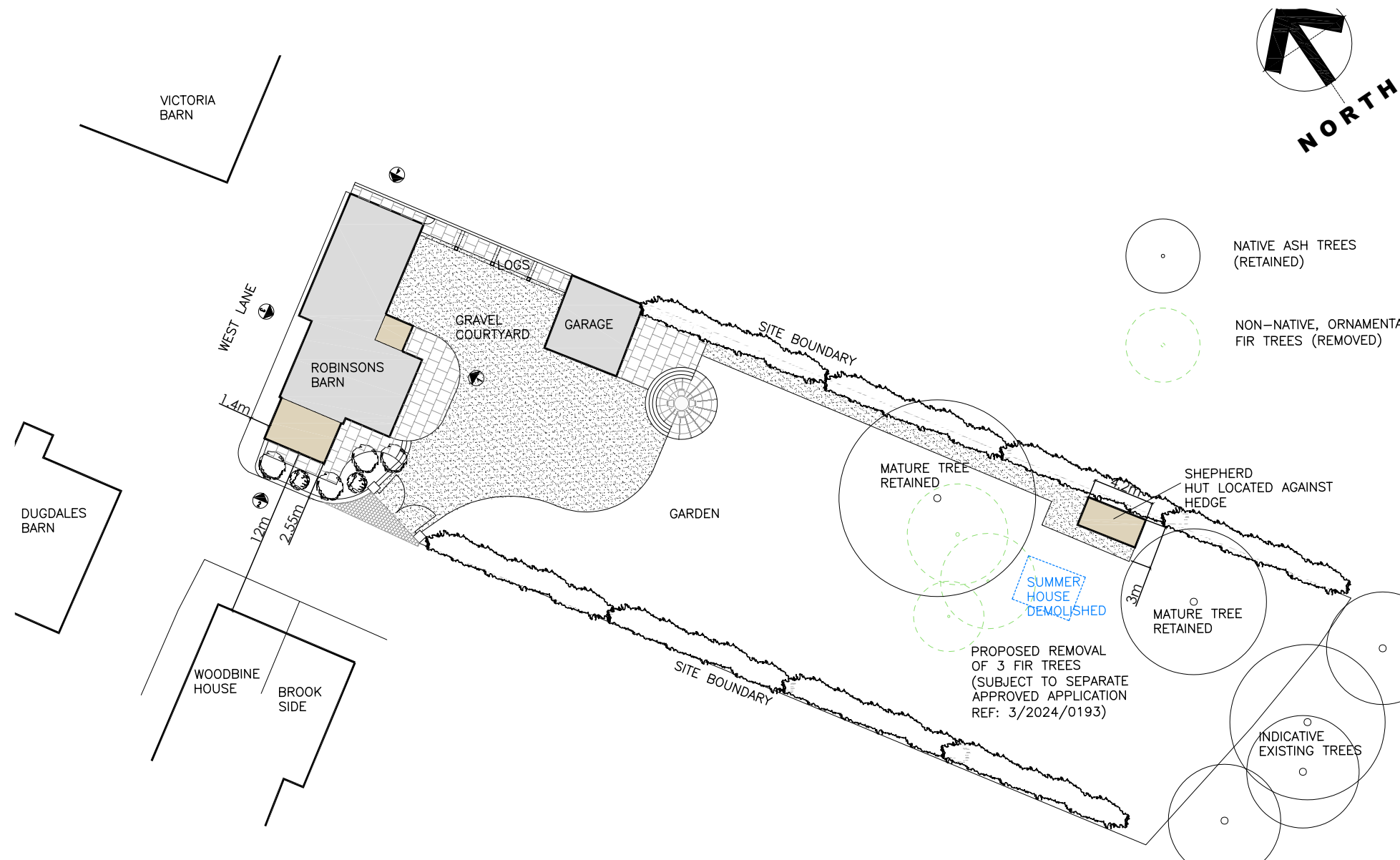


Photo of rear and side elevation



Photo of rear elevation





## THE PROPERTY IN CONTEXT

The property is located in the small village of Worston. It is a typically linear village with properties in the main located to each side of West Lane. It is located approximately 5Km north east of Clitheroe. The area is predominantly residential within a rural setting.

The building is located within the Worston Conservation Area and is identified as a building of townscape merit and as such is considered as valuable in its overall contribution to the area.

Wiswell Conservation Area was designated in 2005 with its main items of interest being noted within the Conservation Area appraisal as:

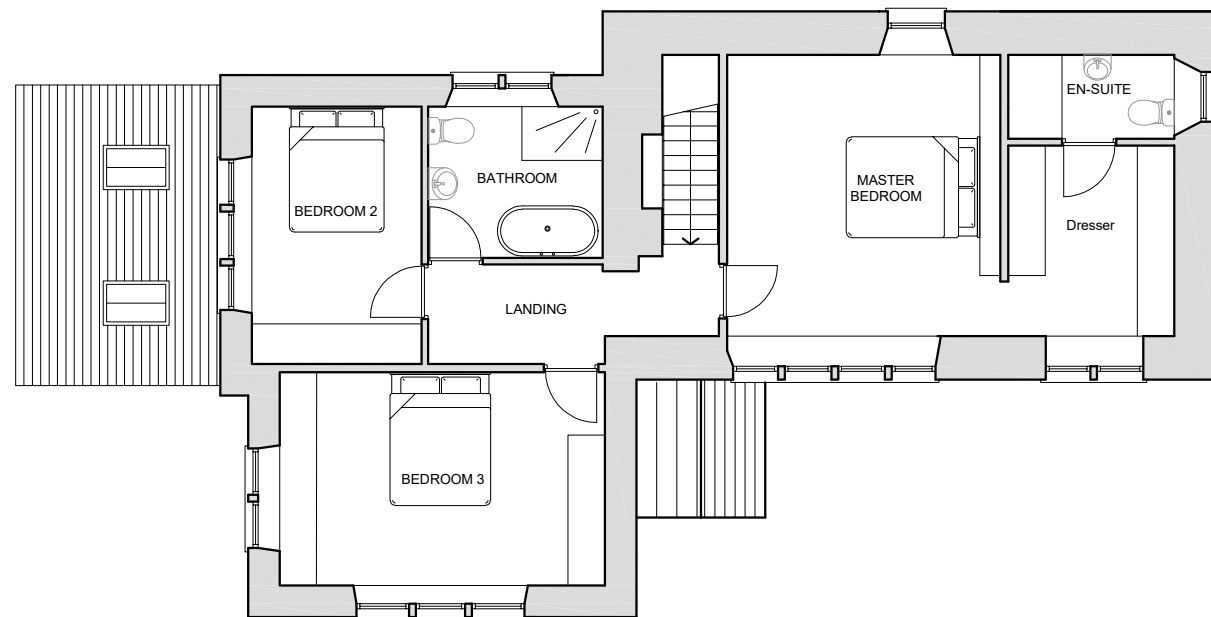
- Small historic rural hamlet beside Crow Hill;
- Architectural and historic interest of the conservation area's buildings, including 3 listed buildings;
- Views of Pendle Hill;
- Part of Clitheroe Knoll Reefs Site of Special Scientific Interest (SSSI);
- Worston Brook and its bridges, particularly the stone bridge to Worston House;
- Situated on wildlife corridor;
- Prevalent use of local building stone;
- Rural setting of the village;
- Trees in the surrounding landscape and beside the brook;
- Areas of stone roadside kerbs, cobbles and setts;
- Stone boundary walls with a variety of coping;
- Meadow beside Worston Brook and former bull ring.



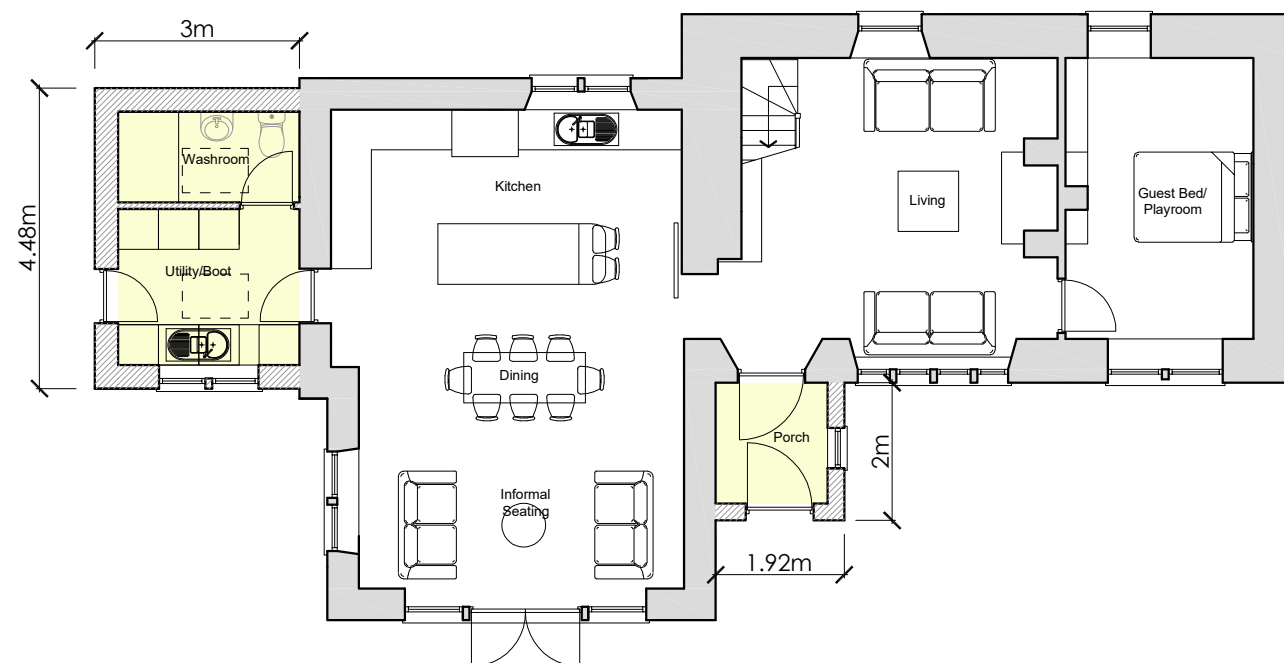
Example of porch extension to barn facing the site



Existing side gable facing the conservation area with unsympathetic formalised window arrangement, uncharacteristic of a barn



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

## THE PROPOSAL

### LAYOUT AND USE

The main objective of the proposal is to add two modest extensions to the property. One, a porch to the rear, and two, a utility room extension to the side.

#### The porch

The village of Worston has no mains gas supply and, as such, a lot of the properties have electric heating only. The applicant has aspirations to improve the heating and associated running costs of the property and as part of this proposal the intention is to provide a lobbied porch to the main entrance to the property. At the moment the door opens into the main living space resulting in significant heat loss.

#### The utility room extension

When the barn was converted in the 1980s the layout was not particularly well considered and the existing utility space is on the opposite side of the property remote from the kitchen. The applicant would like to relocate the space to provide a better association with the kitchen. The relocation of the utility room allows for the inclusion of a ground floor guest bedroom and bathroom for when the applicant's elderly parents visit.

As mentioned previously, the existing side gable is very formalised and uncharacteristic of a barn when set against the backdrop of the Conservation area and in particular the other two barns converted at a similar time, namely Dugdales barn and Victoria barn, that face the site. The introduction of a lean-to extension at ground floor with a blank gable is more reminiscent of other properties close to the site - see photo 1





PROPOSED SOUTH EAST ELEVATION (1)



PROPOSED SOUTH WEST ELEVATION (2)

- MATERIALS KEY
- 1. NATURAL BLUE/GREY SLATE
  - 2. NATURAL LOCAL STONEMWORK TO MATCH EXISTING
  - 3. ALUMINIUM/HARDWOOD HERITAGE STYLE WINDOWS AND DOORS

The side extension is proposed to be 3m in width. This leaves a separating distance of 12m from the window of the adjacent property, Woodbine House, to the gable of the new extension. Typically allowances in this respect range from 10.5m-15m nationally and in the absence of a local domestic design guide we assume there is flexibility in this allowable distance and will be judged on a site specific basis. With this in mind, it is important to clarify that, at present the ground floor dining room windows to Robinsons barn are only 15m from the windows of Woodbine House. We assume this is because overlooking distances within small rural settlements such as Worston are characterised in part by the close proximity of the buildings and the previously approved application was judged on this basis; allowing a relaxation on the typical 21m requirement. As such, in justification for the proposed alterations and distance to the adjacent property, we feel that the extension improves privacy as the ground floor will no longer overlook Woodbine house and vice versa. The boundary is also well screened with mature bushes that will be retained. Furthermore the extension provides screening to the less sympathetic window arrangement to the side and rear when viewed from West Lane.



Photo 1- Property facing the site with lean-to side extension.



Existing summerhouse

LANDSCAPING

The site has approval for the removal of the 3 non-native fir trees in the centre of the garden (app. ref: 3/2024/0193).

Externally, the intention is to create a wild meadow garden to the bottom half of the site to encourage ecological growth.



Typical shepherd hut

FLOODING

The bottom half of the garden is within an area of medium flood risk and does suffer from flash flooding. However, the summerhouse, has never flooded and the flood water does not extend up to the summerhouse. This said, the elevated position of the shepherd hut on cat iron wheels we consider to provide added degree of protection as the building would be a further 300-400mm above the potnetial flood line.



Flood map data

Other Alterations

The proposal includes for small changes to the windows and doors to the rear elevation. There is a main entrance door and 2 other stable type doors on the rear elevation. Whilst this was no doubt a gesture towards maintaining a barn-like aesthetic for the original conversion, the formalised rear elevation, means that the intention is somewhat lost, resulting in a cofusing arrangement for visitors who do not know which door to use.

The formalised appearance of the rear elevation looks more like a farmhouse and as such the applicant would like to continue the formal theme and introduce a clearer hierarchy in the form of an obvious front door and removal of the other stable doors, replacing one with glazed french doors to provide a better visual connection to the garden and replacing the other with a standard window where the door is no longer required into the ground floor bedroom.

Shepherd Hut

There is an existing summerhouse located centrally within the garden. The proposal is to demolish this building which is in a poor state of repair with a small shepherd hut located against the hedgeline, in a less visible position. The applicant has aspirations to create a wild meadow to the bottom half of the garden with raised beds for growing vegetables, a chicken coop and beehives to encourage “rewilding” and ecological growth. The shepherd hut will serve this purpose, will be located against the boundary and will be smaller than the existing summerhouse so has less visual impact



## SCALE & APPEARANCE

Both the side extension and porch will be built in natural local stone with natural slate roofs and pointed mortar verges. The windows will have stone surround, cill, had and jamb stones to match existing. The side extension will be set back 150mm from the gable edges to avoid having to disturb the feature corner stones and provide a seamless connection to the existing.

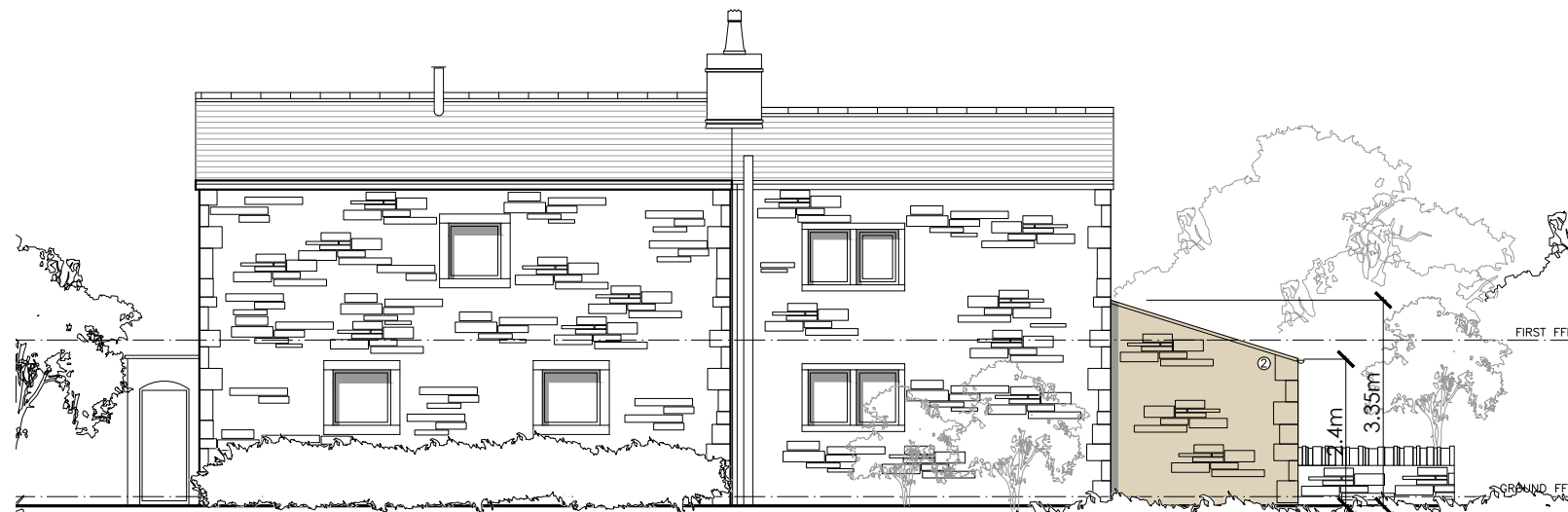
Roof lights will conservation style.

## AMOUNT

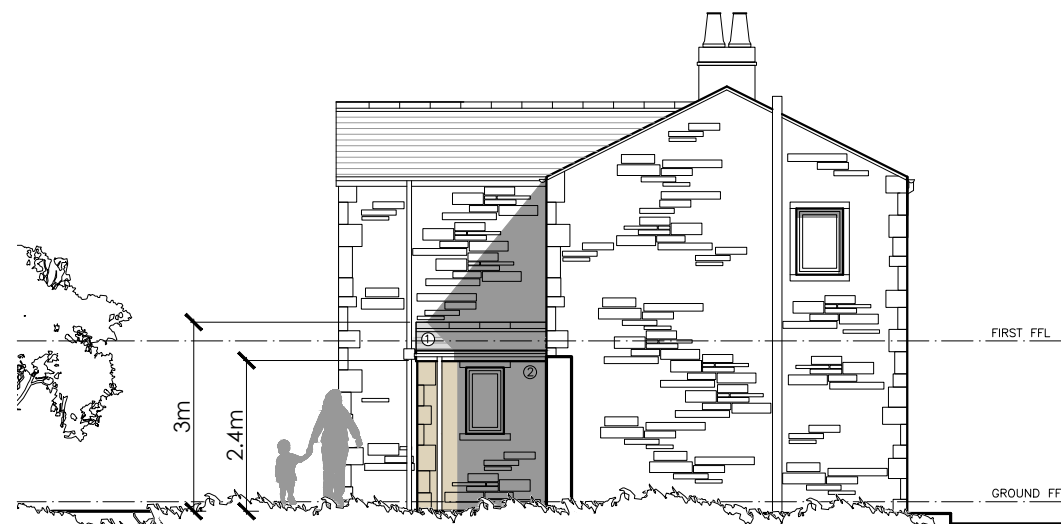
The proposed single storey side extension will be 4.5m wide x 3m depth with an eaves height of 2.4m and ridge of 3.35m.

The porch will be approximately 2m wide by 2m depth, the eaves will be 2.4m and ridge 3m.

The shepherd hut will be approximately 4.2 m in length by 2.1m in width and the overall height will be approx. 3m.



PROPOSED NORTH WEST ELEVATION (3)



PROPOSED NORTH EAST ELEVATION (4)



## HERITAGE

### ASSESSMENT OF IMPACT

The purpose of any conservation area is to protect and enhance the special architectural or historic interest and character of the area. Consequently any proposal to carry out works within the conservation area will be judged by how they affect this intrinsic character.

Conservation Principles, Policies and Guidance 2009 by English Heritage is considered a key document when evaluating heritage assets. It assigns key values to heritage buildings that should not be adversely affected. These are:

**Evidential Value** - “Evidential value derives from the potential of a place to yield evidence about past human activity”

**Historical Value** – “Historical value derived from the ways in which past people, events and aspects of life can be connected through a place to the present”

**Communal Value** – “Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”

**Aesthetic Value** – “Aesthetic value derives from the ways in which people draw Sensory and intellectual stimulation from a place”

#### Evidential Value

The Conservation Area does contain good evidential value from earlier listed 17th Century buildings through to its growth during the 19th century and some later 20th Century additions.

The building contributes as visual evidence to the growth of the village over time, the alterations are considered an improvement to the previous extension whereby the regular facades mean that the original character of the existing barn is almost lost.

#### Historical Value

The Conservation Area, the buildings contained therein and the overall urban grain contribute to the historical value of the area. It is anticipated that the proposal will not have an adverse impact.

#### Communal Value

Overall the Conservation Area has a high communal value. There are excellent examples of local historic buildings in a village setting. The proposal offers a positive contribution to the village setting.

#### Aesthetic Value

The Conservation Area’s aesthetic value is derived from the preservation of its appearance and is characterised by simple two storey stone built dwellings and agricultural buildings. This is reinforced with the homogeneous use of locally quarried stone to buildings and boundary walls and complemented with a high quality landscape setting.

The dwelling, though altered and extended, is an attractive property and possess many of the favourable characteristics of the area which will be retained /enhanced through this application. The proposal will not have an adverse impact on aesthetic value.

#### Summary

The biggest contribution that the dwelling provides to the area is arguably its communal, aesthetic and historical value, but overall the dwelling provides a positive impact in terms of significance to the area. This is reflected by the fact that the dwelling is considered a building of townscape merit.

The proposal will possess benefit to the dwelling and Conservation Area as a whole by providing a long term use for the dwelling.

The impact caused by the proposals are minor and will not have an adverse impact on the Conservation Area. The proposal should therefore be considered acceptable.



