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The Sidings Business Park
Whalley
Lancashire
BB7 9SE
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**DESIGN STATEMENT TO SUPPORT THE HOUSEHOLDER APPLICATION
PROPOSED ALTERATIONS
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 to support the householder planning application for alterations to the existing dwelling.

The application demonstrates proposed alterations to provide an improved entrance feature, a modest balcony to the existing opening in the gable and replacement windows/doors.

The house sits in a large plot with open aspects to the north. There is currently a Lawful Development application to regularize the extent of the domestic curtilage. This proposal does not prejudice this submission.

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 first element of the proposed alterations consists of creating a new improved entrance by virtue of a simple and modest extension forward of the principle elevation in order to construct a new gabled feature incorporating timber glazed framing. The existing entrance has a large area of timber framed glazing and this proposal respects the existing width of the opening.

The second element is to replace the existing Juliet arrangement and construct a balcony projection to the northern gable of the house to serve the existing opening.

The third element is to replace all the windows with new grey painted timber frames

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 finishes will be stone facings to blend with the house and a natural slate roof finish to the gable projection. Timber glazed framing. Glass balustrading to the balcony.



Views looking at the house frontage and gable



