

Planning, Design and Access Statement

Site: Cockshutts Farmhouse, School Lane, Simonstone, Burnley, Lancs. BB12 7HR

Date: 12/09/2024

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Street Elevation

1. Introduction

This statement supports a planning and Listed Building application for renovation work at Cockshutts Farmhouse. It should be read in conjunction with:

- Heritage documents by Blue Willow Heritage Historic Environment Consultancy
- Ecology report by Brindle and Green. Environmental Consultancy
- A full set of existing and proposed drawings.

2. Site Overview

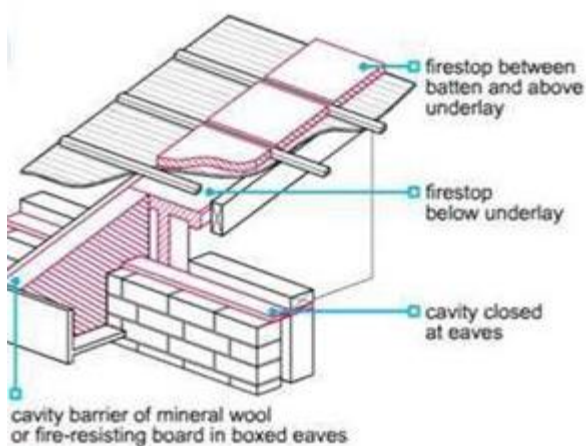
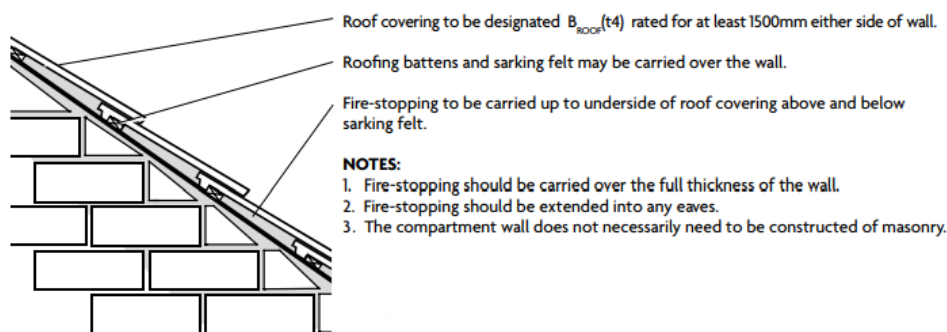
Property Type: Grade II Listed Building, originally 16th Century, enlarged in the 17th Century.
Current Layout: Two-storey, three-bedroom dwelling semi-detached. The application concerns the Western section of the property. The property is built with stone walls, a stone slate roof and stone mullion windows

Condition: The property requires significant updates to meet rental standards.

3. Proposal Overview

- External Works
- West Elevation: Remove render and repaint; re-point all elevations using NHL3.5 Lime mix.
- Roof: Remove and relay the roof using the existing stone slates tiles, any replacements needed to be reclaimed matching the existing, treatment of roof timbers, replacement of felt, and installation of insulation at ceiling level. Lead work junctions to be repaired as needed.

- Chimneys: Full inspection from the fire place to the chimney pot, repair as need to comply with current regulations and type of wood burners fitted. Include fitting bird guards, Redundant chimneys to be blocked and ventilated.
- Rainwater Management: Repair existing rainwater system; inverted drain added to the northern elevation. Gutters and down pipes to be repaired and replaced as needed and checked to ensure the rainwater flows to a functioning soakaway or suitable compliant system.
- Windows: Repair and replace as needed; All replacements are to have windows with slimline 14mm double glazing in Acoya with painted finishes.
- Repair pathways and steps, replace boundary fencing, and update the brick store roof and gutters.
- Internal Works
- Wood Burning Stoves: Installation of two stoves in existing fireplaces on the ground floor in the kitchen and living room. The first floor bedroom 2 the existing fireplace to remain, the recess boarded out and suitable ventilation fitted the secondary blocked chimney stack.
- Services: Checked, updated and certified as required.
- Soundproofing: Acoustic wall installed on the party wall.
- The party wall to extend up through the loft space to create a fire barrier between the two properties:



(details are extracts from LABC guidance)

- Fire Safety: Mist sprinkler system installed due to limitations with fire escape windows.
- Bathroom & Kitchen: New fixtures and fittings.

4. Flood Risk Assessment

The site lies within Zone 1 of the Flood Map and is less than 1.0 ha in size, so no site-specific Flood Risk Assessment is required.

5. Waste & Surface Water Management

No changes proposed.

6. Access

No changes proposed.