

Design & Access Statement

Proposed change of use from existing redundant building into a single two bedroom dwelling, including associated landscaping works at Land adj Skirden Hall Barn Wigglesworth Road Slaidburn BD23 4SX.



prepared by

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None

project info

project number

HA1069

date issued

15/01/2025

project address

Land adj Skirden Hall Barn
Wigglesworth Road
Slaidburn
BD23 4SX

proposal

Proposed change of use from existing redundant building into a single two bedroom dwelling, including associated landscaping works.

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1.0 Introduction



perspective view

1.1 project overview

The proposal involves the change of use of an existing building from three proposed holiday lets to a single two-bedroom home designed for aging parents. The scheme has been thoughtfully developed to foster a direct connection with nature, incorporating a strong biophilic design ethos. This approach aims to support the residents' well-being by alleviating existing illnesses and discomfort while preventing further deterioration. Additionally, the design carefully respects and reflects the local vernacular, seamlessly integrating with its surroundings and celebrating its close connection to the Forest of Bowland.

1.2 purpose of the document

The primary aim of the Design and Access Statement (DAS) is to offer a thorough elucidation of the design rationale and access considerations pertaining to the proposed development project. This document is commonly mandated in the planning application process for construction projects. The DAS delineates the design principles, contextual significance, and access arrangements of the project, illustrating its alignment with planning policies, community engagement, and consideration of sustainability and heritage factors. In essence, the DAS seeks to substantiate and convey the reasoning behind the proposed design and its implications for the surrounding environment.

2.0 Project Description



perspective view

2.1 project name and location

project number: HA1069
project name: Skirden Lodge
project address: Land adj. to Skirden Hall Barn
Wigglesworth Road
Slaidburn
BD23 4SX

project description:
Proposed change of use from existing redundant building into a single two bedroom dwelling, including associated landscaping works.

2.2 existing site information

existing site area: 900m²
proposed site area: 900m²

existing boundaries:
to the north: Fencing
to the east: Drystone wall and fencing
to the south: Fencing
to the west: Fencing

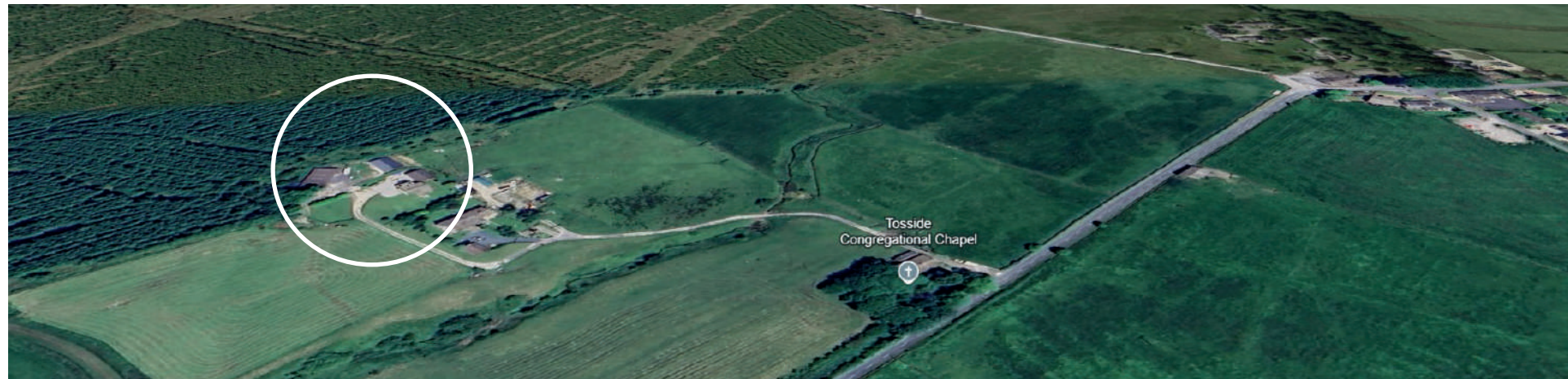
2.3 planning considerations

pre-application information/feedback:
No pre-application information was requested.

planning history of the site:
3/2021/0905
Construction of one two-bedroom, single-storey dwelling with one attached one-bedroom holiday let. - REFUSED

3/2009/0440
Proposed construction of 3no. holiday lets and garage conversion for ancillary use. - APPROVED WITH CONDITIONS

3.0 Existing Site & Context



Google earth image - existing entrance, extracted January 2025

○ proposal area

3.1 site location and existing site information

The site is situated to the west of Slaidburn Road, with access provided via an existing private shared driveway. This driveway serves as the ingress and egress route for all the properties within the small hamlet of buildings.

The building is positioned on a slightly raised natural plateau. To the rear of the building, excavation works have been undertaken to reduce its overall height, ensuring it integrates harmoniously with the existing topography.

The existing building was originally designed prior to this application with the intention of mimicking the surrounding vernacular. The proposed use of natural random stonework and slate was chosen to ensure the building complemented the existing structures and dwellings within the area, as outlined in the initial proposal from 2009.

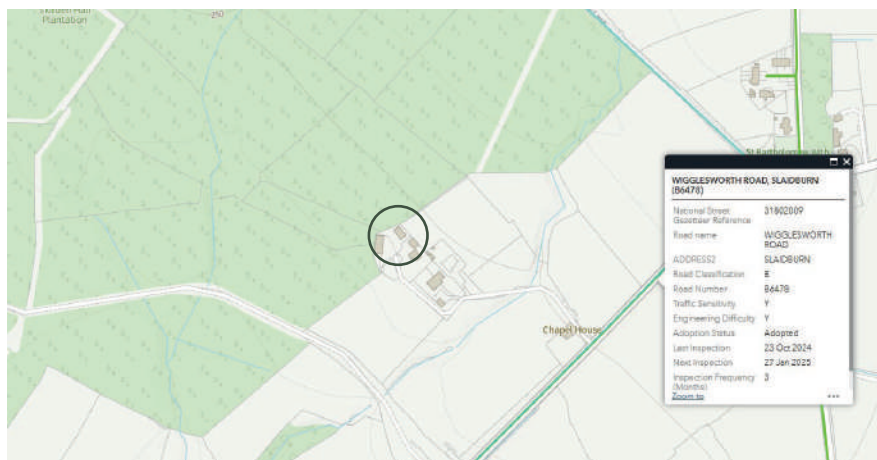


Google map image - existing site, extracted January 2025

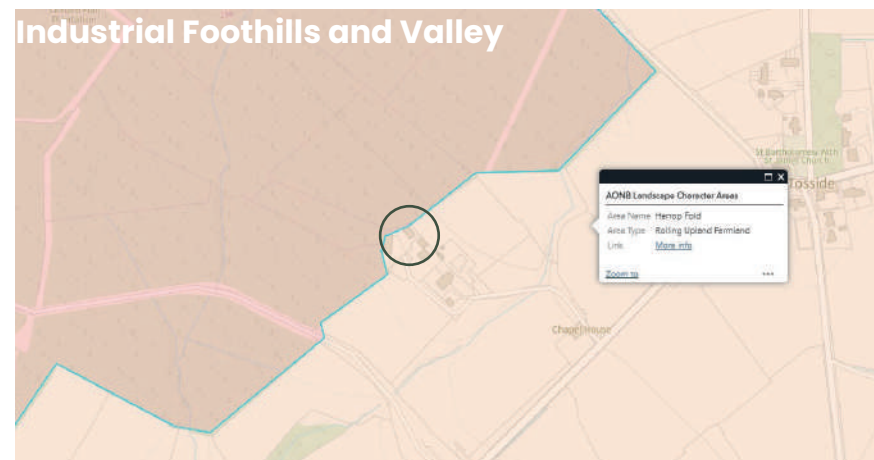
○ proposal area



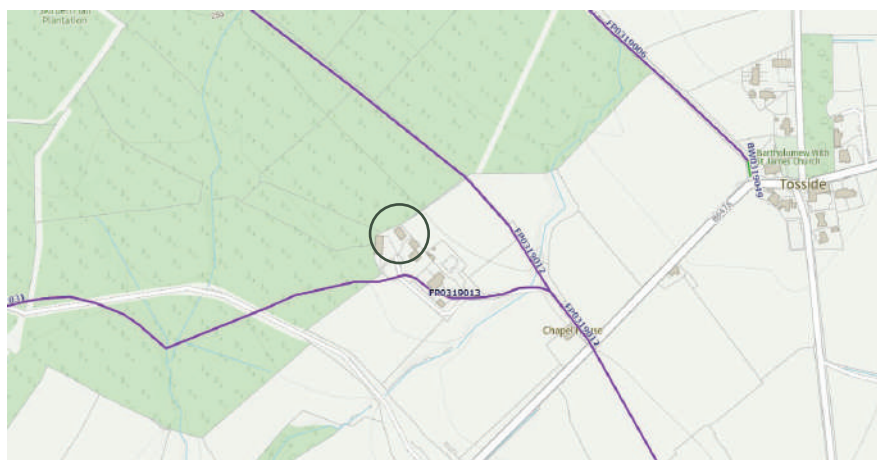
3.0 Existing Site & Context



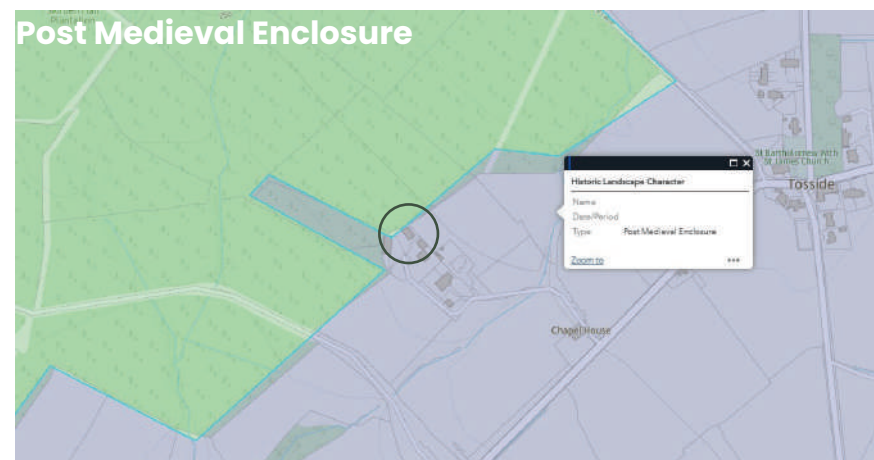
Mario mapping system - Road Adopted U20720



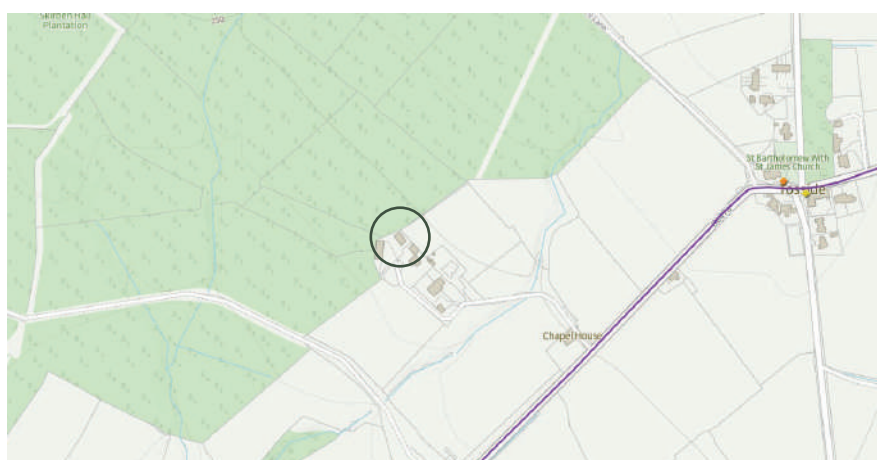
Mario mapping system - landscape character map



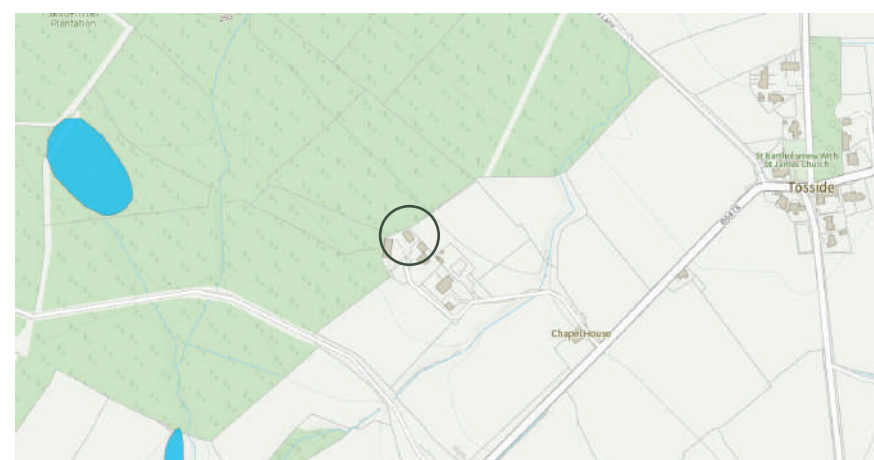
Mario mapping system - Public Right of Way



Mario mapping system - historic landscape character



Mario mapping system - Bus routes



Mario mapping system - Mineral Safeguarding Area

3.2 relevant site information

Extracts from the Lancashire MARIO Mapping System confirm that the proposal is located within a post-medieval enclosure on land designated as Rolling Upland Farmland. Furthermore, the property lies within an Area of Outstanding Natural Beauty (AONB), emphasising the need for a design that is sensitive to its unique setting.

There are no public rights of way crossing the site itself; however, Footpath FP0319013 runs adjacent to the southern edge of the hamlet, and another footpath, FP0319012, is located to the north in a neighboring field.

Slaidburn Road (B6478), situated directly to the southeast of the site, is an adopted B-class road that serves as a bus route, ensuring accessibility to the wider area.



3.0 Existing Site & Context



South-West Elevation



North-East Elevation



South-West Elevation

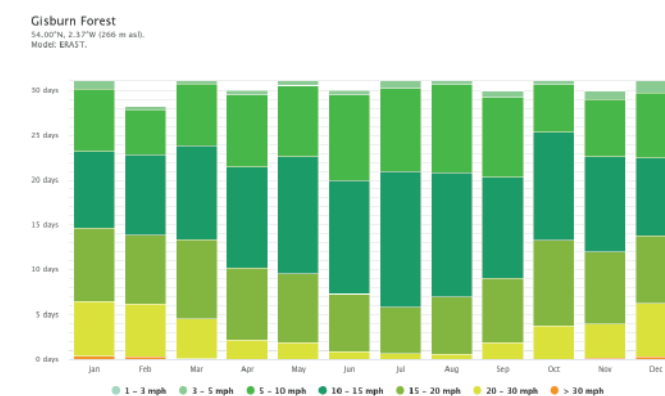
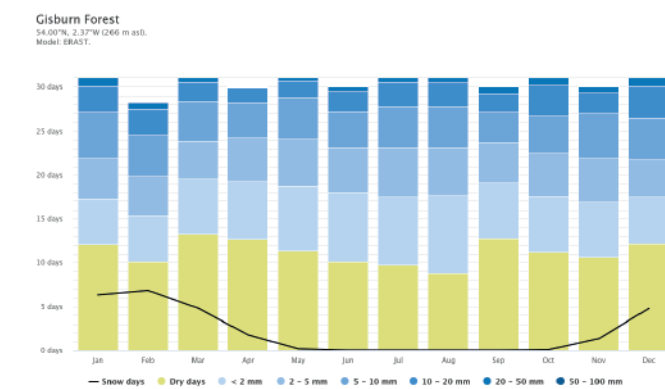
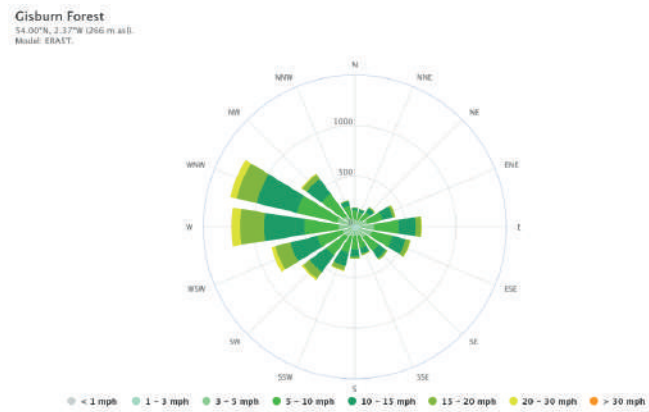


South-West Elevation



North-East Elevation

4.0 Use



meteoblue.com extracts



proposed site plan

4.1 proposed uses

The proposal uses the existing previously approved building to be repurposed for as a new dwelling.

4.2 distribution

The distribution of elements hasn't changed since the previous approval, however, this proposal does see a reduction in parking spaces from three to two.

4.3 accessibility

The existing site entrance will remain unchanged, while the current parking arrangement will be reduced.

A gentle ramp will provide access from the proposed parking spaces to the front door and the master bedroom, ensuring ease of movement.

The master bedroom has been designed with wide-opening doors to enhance accessibility and foster a seamless connection to the outdoors, reinforcing the biophilic design principles aimed at promoting a stronger bond with nature.

Internally, the layout has been meticulously planned to fully comply with the requirements outlined in Approved Document M, addressing all relevant accessibility standards.

4.4 relationship to the surrounding site

The proposal has been designed to sit harmoniously within the site's existing topography, incorporating accessible gardens that seamlessly connect indoor and outdoor spaces. These gardens will enhance the occupants' living experience by providing opportunities for integrated indoor-outdoor living.

5.0 Amount

5.1 proposed amount

CABE's guidance requires the designer/applicant to consider the amount of proposed development related to the site and the impact upon the surrounding area.

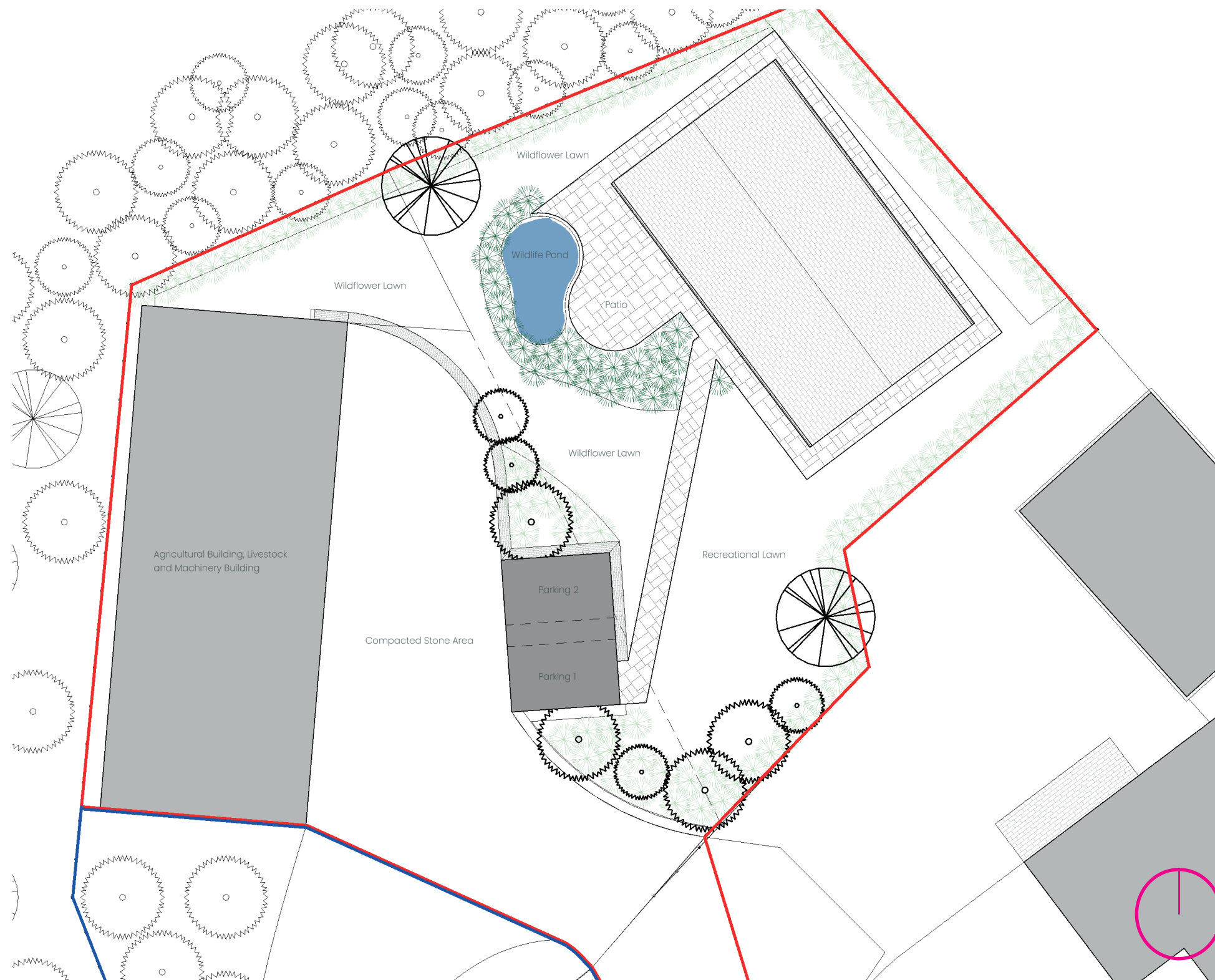
This proposal does not increase the site area, as the previously approved building will be repurposed into a single-unit dwelling. Additionally, the number of parking spaces will be reduced from three to two, allowing for an increase in planting across the site, thereby enhancing its integration with the natural environment.



6.0 Layout

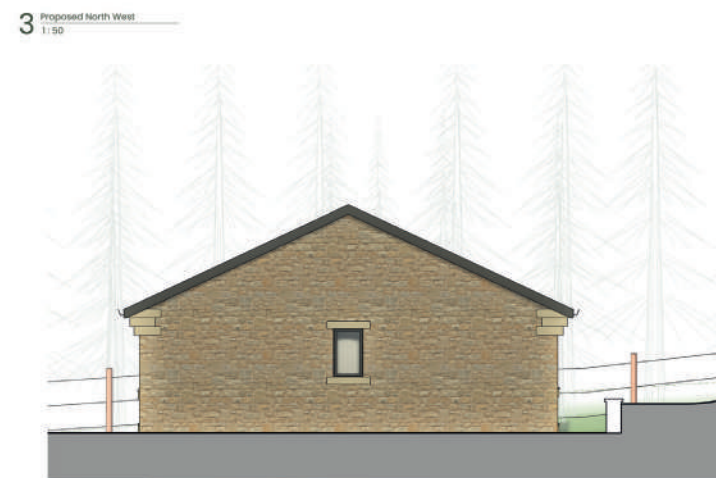
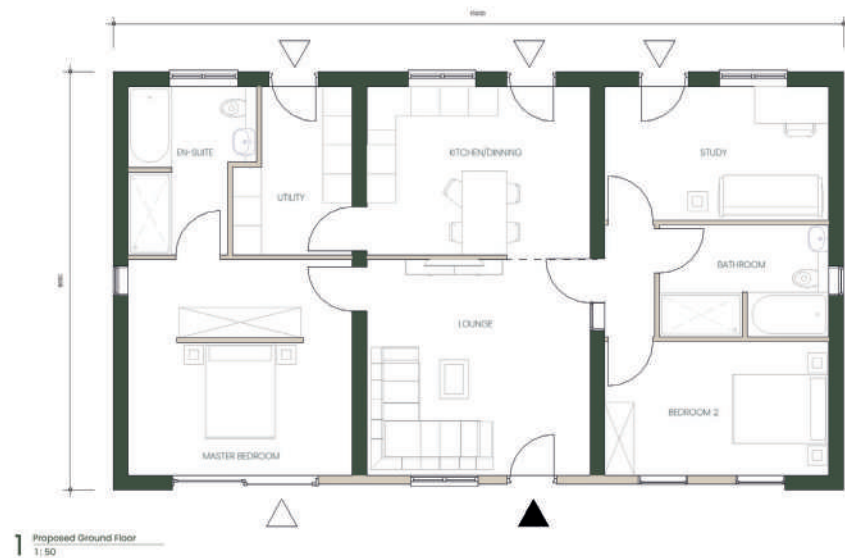
6.1 proposals location, access and parking

The proposal will not alter the building's location or site access. However, there will be a minor adjustment to the parking arrangement, reducing the number of spaces from three to two.



proposed layout plan

7.0 Scale



7.1 guidance

CABE's guidance asks - 'is the development scale appropriate for the area?'

The size and scale of all of the building will not be altered throughout the change of use.

7.2 area

No change to the area or volume of the original building will be made.

Existing dwelling volume: 483m³
Proposed dwelling volume: 483m³
Volume ichange +/-: 0m³ / 0%



8.0 Landscaping

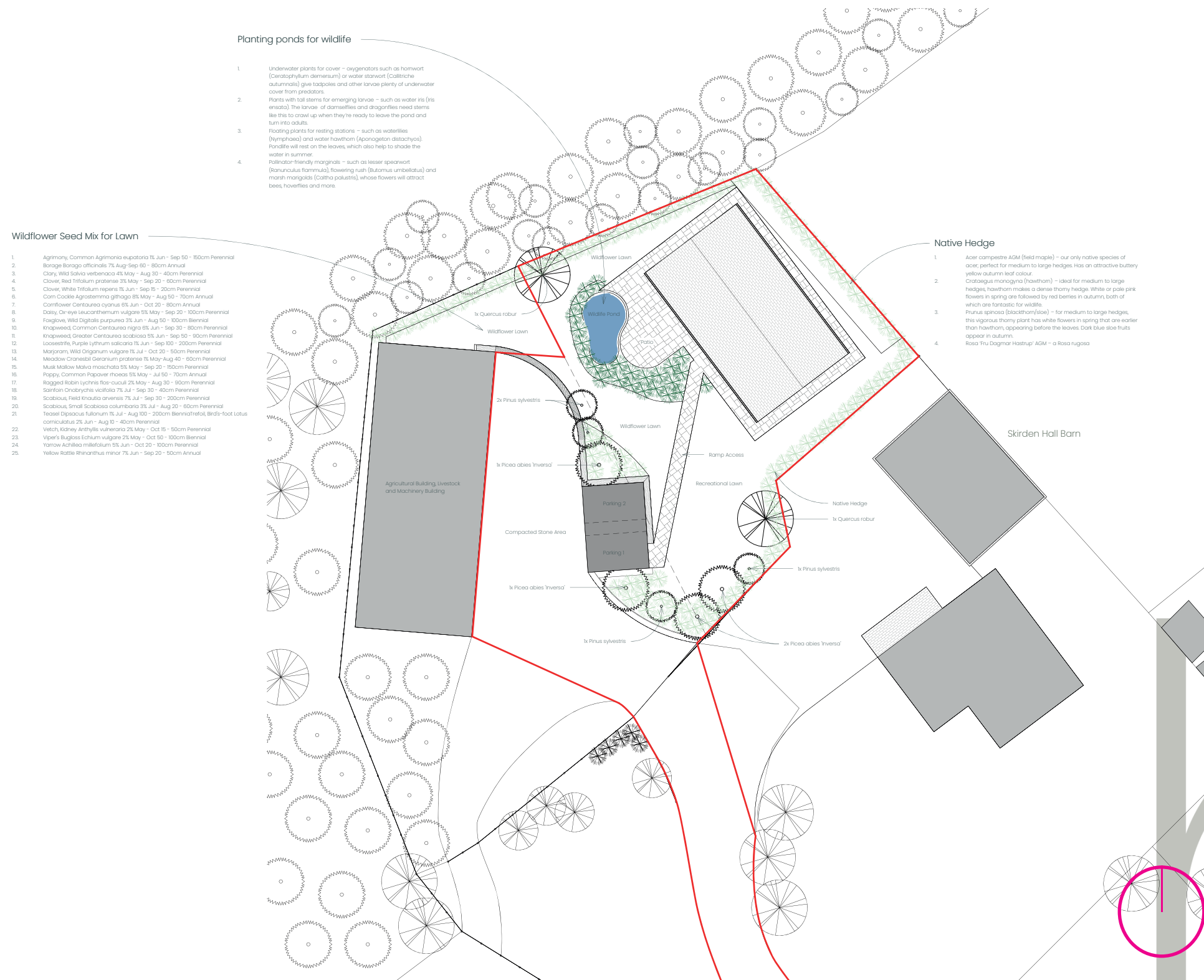
8.1 existing landscaping

The existing landscaping primarily consists of areas of overgrown grass and a gravel yard.

8.2 proposed landscaping

The proposed landscaping will feature new paving around the building, complemented by a wildflower lawn on one side of the access path and a traditional lawn on the other. Planting will include native hedgerows composed of indigenous shrubs, along with a mix of deciduous and evergreen trees strategically placed throughout the site.

A wildlife pond will also be introduced to enhance the site's biodiversity. The pond will be surrounded by planting specifically chosen to support wildlife and create a habitat-friendly environment.



proposed site plan

9.0 Appearance



Timber Cladding



Natural Random Stone



Random Stone Paving



9.1 architectural language

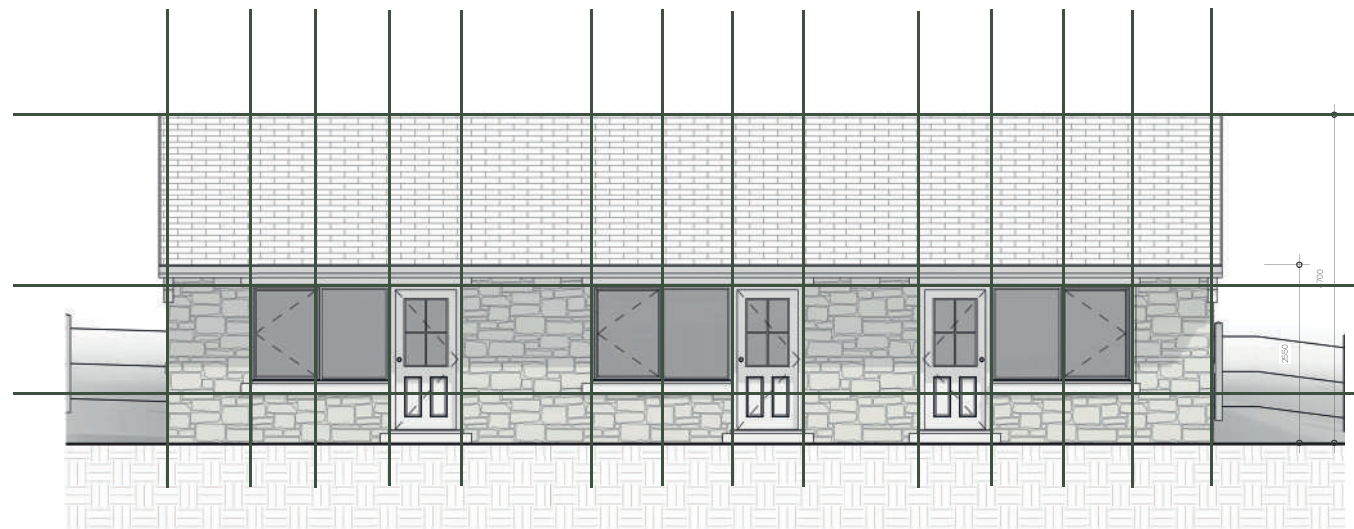
The architectural language of the building has been carefully designed to complement the existing structures and surrounding context while maintaining a distinct identity. Where appropriate, the design draws inspiration from the immediate and local vernacular.

This approach establishes a clear distinction between the old and the new, creating a visible timeline that acknowledges the site's evolution.

The proposal incorporates aluminum-framed glazing combined with traditional stone construction and timber cladding. These materials not only reflect the agricultural character of the site but also harmonise with its proximity to Gisburn Forest.

9.0 Appearance

9.2 Design Critique



Previously Approved



Proposed

The project aims to deliver significant improvements in design, landscaping, and biodiversity. Upon review, we believe the previously approved building exhibited certain architectural weaknesses and design flaws. For instance, the placement of windows directly abutting doors on the frontage reflects a suburban and overly simplistic approach that detracts from the intended authentic agricultural style of the building.

This design choice also introduced structural challenges at the intersection of the window and door frames, resulting in compromised thermal performance, particularly due to issues with thermal bridging. The revised proposal addresses these concerns, delivering a more cohesive design and improved energy efficiency. We have sought to remain true to the original design intent while introducing subtle adjustments that we believe enhance the overall quality of the building. These improvements are intended to align with the aspirations of the Local Planning Authority.

The proposed enhancements include a design approach that is sympathetic to the vertical orientation of the original scheme, incorporating elements that evoke a more agricultural and rural character. The design reflects the local vernacular while also prioritising sustainability—not only in terms of energy performance but also by creating a well-considered and visually appealing building.

Our aim is to minimise the need for future amendments, additions, or replacements, ensuring the building remains functional, efficient, and harmonious with its surroundings over time.

We have also given detailed consideration to both landscaping and biodiversity as part of this proposal. In our view, the previously approved landscaping scheme was underwhelming, consisting primarily of a simple recreational grassed area and two small shrubbery patches.

Our revised approach seeks to significantly enhance and enrich the landscaping by incorporating the planting of native trees and hedgerows, establishing wildflower areas, and creating an ecologically rich wildlife pond. These measures aim to provide meaningful biodiversity improvements and a more dynamic and sustainable landscape.

We are confident that these enhancements represent a substantial betterment over the approved scheme, embedding the proposal more sensitively and harmoniously within the AONB and reinforcing its alignment with the area's natural character.

9.0 Appearance



Existing

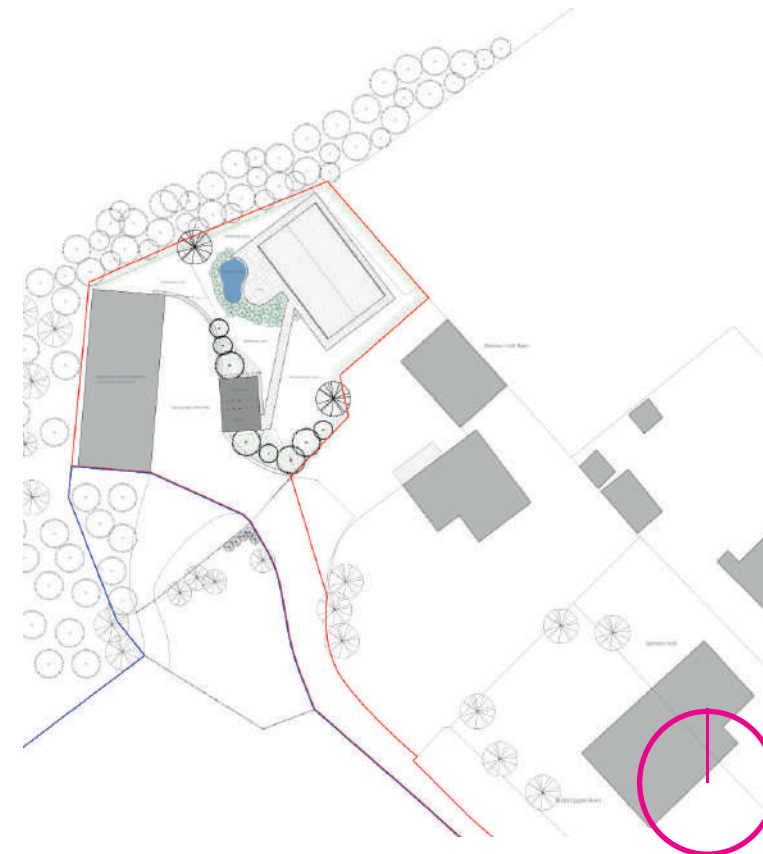
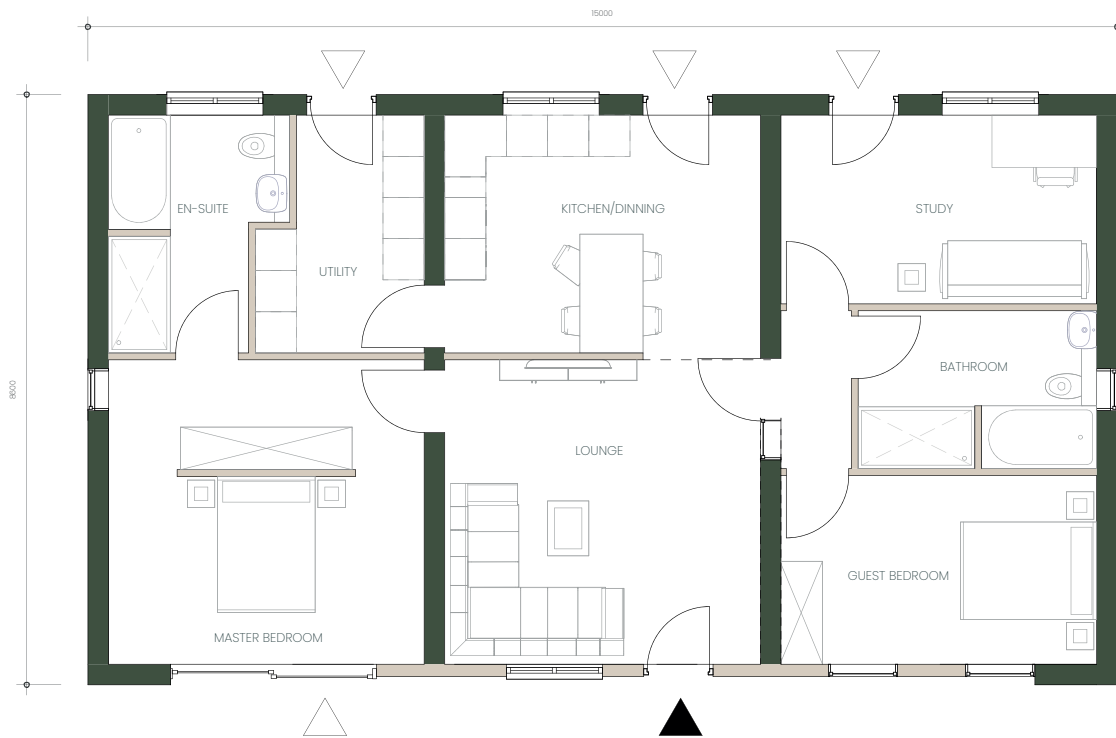


Previously Approved



Proposed

10.0 Access



10.1 access to the site

The access to the site will be via the existing entrance.

10.2 access to the dwelling

Access to the dwelling is provided via the main front door, with an additional access point to the master bedroom from the front elevation. This design ensures convenient access to the outdoor spaces for the ageing occupants and facilitates ease of entry for medical or care staff, should assistance be required in the future.

At the rear of the building, the three existing doors will be retained and utilised. These include access points to the utility space, the kitchen/dining area, and directly into the study.

10.3 movement around the dwelling

Movement throughout the dwelling has been considered and the layout allows for easy movement throughout all areas.

10.4 macro perspective

The site is off Slaidburn Rd, this provides easy access routes in both directions to local towns such as Clitheroe and Settle. A bus route runs directly in front of the site with bus stops at both the local community hall and Crow Trees Caravan Park.

Access

Proposed Site Plan



11.0 Conclusion



proposed perspectives



This statement provides a comprehensive overview of the proposed project, addressing design, access, sustainability, and feasibility considerations. The proposal involves the change of use from three holiday lets to a single dwelling, along with associated landscaping.

The project combines thoughtful design principles with technical expertise to deliver a sustainable and future-ready building. While the exterior retains a traditional aesthetic influenced by the surrounding context, the construction will incorporate modern materials to support a sustainable and environmentally friendly approach.

Habitat Architecture welcomes feedback and guidance from the Local Authority to ensure the proposal aligns with planning policies and local requirements throughout the application process.

