

Laneside Farm

Rebuild an existing outbuilding to create a portion as annex accommodation.

7 February 2025



DESIGN & ACCESS STATEMENT

PROPOSAL

This proposal is to rebuild an existing outbuilding to create a portion as annex accommodation for Laneside Farm.

The owner is approaching her 80's and is need to downsize to an easier to run, single story dwelling.

The existing outbuildings and are too large for requirements in proportion to the 7 acres of land that are with the house.

Her existing accommodation will become a home for her family to reside and support her retirement.

The proposal involves rebuilding the existing footprint of the outbuildings as a whole, in local stone. The primary reason for this is the current timber construction is in a state of disrepair, exacerbated by the most recent storms. The owner would like to reduce the need for ongoing maintenance that the timber requires.

Aesthetically it is felt stonework to match the host dwelling and the listed building adjacent will be more in keeping and sympathetic to its environment. To roof proposed as slate and windows as timber framed are to match for the same reason.

It is noted Elevation B incorporates a more progressive design marked by a larger proportion of glass and oak framed windows. This is to utilise the afternoon sun for heat and light, making it more efficient to run and supports a more environmentally conscious design.

It is noted the host dwelling also features an elevation with large amount of tall glass windows and door, and as such is felt this would not look out of place in the setting or in conflict with the character.

The only change proposed to the mass of the building is to adapt the existing 'U' shape to an 'H' shape in order to vastly enhance the internal layout of the proposed annex, as well as allowing for maximum possible advantage of the views and sunlight.

The adapted shape also enables a naturally incorporated inset courtyard patio, removing the need to encroach on the agricultural field for any outdoor domestic space. For this reason the annex will not require any new gardens or any extension of curtilage.

Of the 204sqm total area of the existing outbuildings, 95sqm is proposed to remain for the use of animals and storage. The remaining 110sqm is proposed as annex accommodation. The proposed annex would be considerably smaller than the host dwelling which is 251sqm over two floors.

The access to the proposed annex would remain as the same existing access for Laneside Farm, from the Settle Road. A driveway leading from this access point to the proposed annex already preexists, as part of the outbuildings are formally allocated as a double car port for Laneside Farm. These are not currently in use as parking as they are surplus to requirement.

Two new proposed parking spaces for the annex are outlined on the drawings in an area of existing hardstanding.

Both the owners of Laneside Farm and Laneside House feel the proposal would be a significant improvement and an asset to the surroundings. Every effort has been taken in the positioning and rotation of the layout for it to be the case that from both properties the reconstruction of the building will appear entirely as an upgraded version of the existing outbuildings. To elevation B, for which there is the most change proposed, it is felt to be a very well thought out and high quality construction and design. This elevation is not visible from either the two dwellings or the public, and so it's felt should not be considered to detract in any way from the rural setting.
