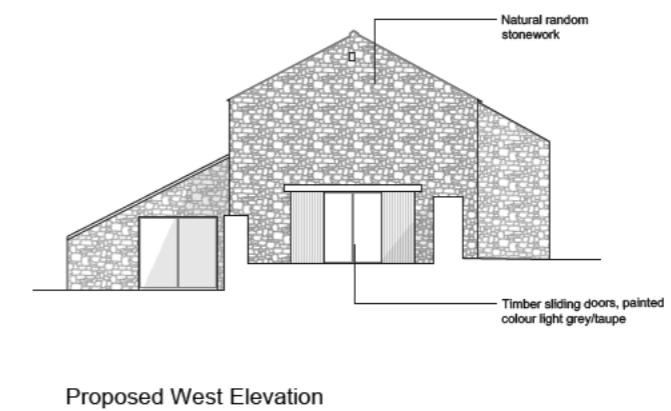
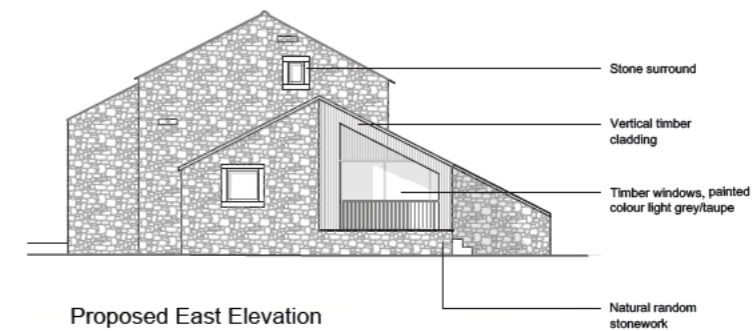
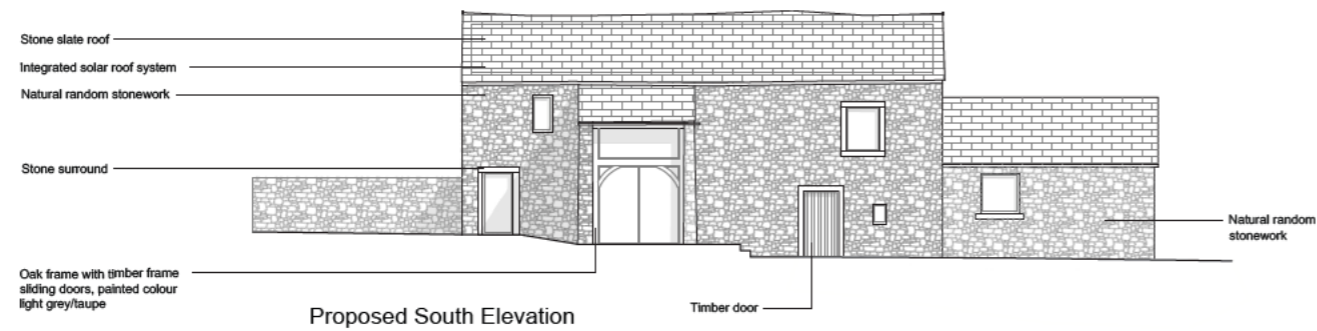


FELLS FARM.

DESIGN AND ACCESS STATEMENT.



August 2025



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1.0 INTRODUCTION

1.1 PROJECT INFORMATION

Site Location:

Fells Farm
Wigglesworth Road
Slaidburn
BD23 4SY

Prepared for:

Planning Submission

Date Prepared:

August 2025

Applicant:

Tom Pope & Megan Badger
C/O Agent

Agent:

Zara Moon Architects
Unit 38, Manor Court
Salesbury Hall Road
Ribchester
Lancashire
PR3 3XR

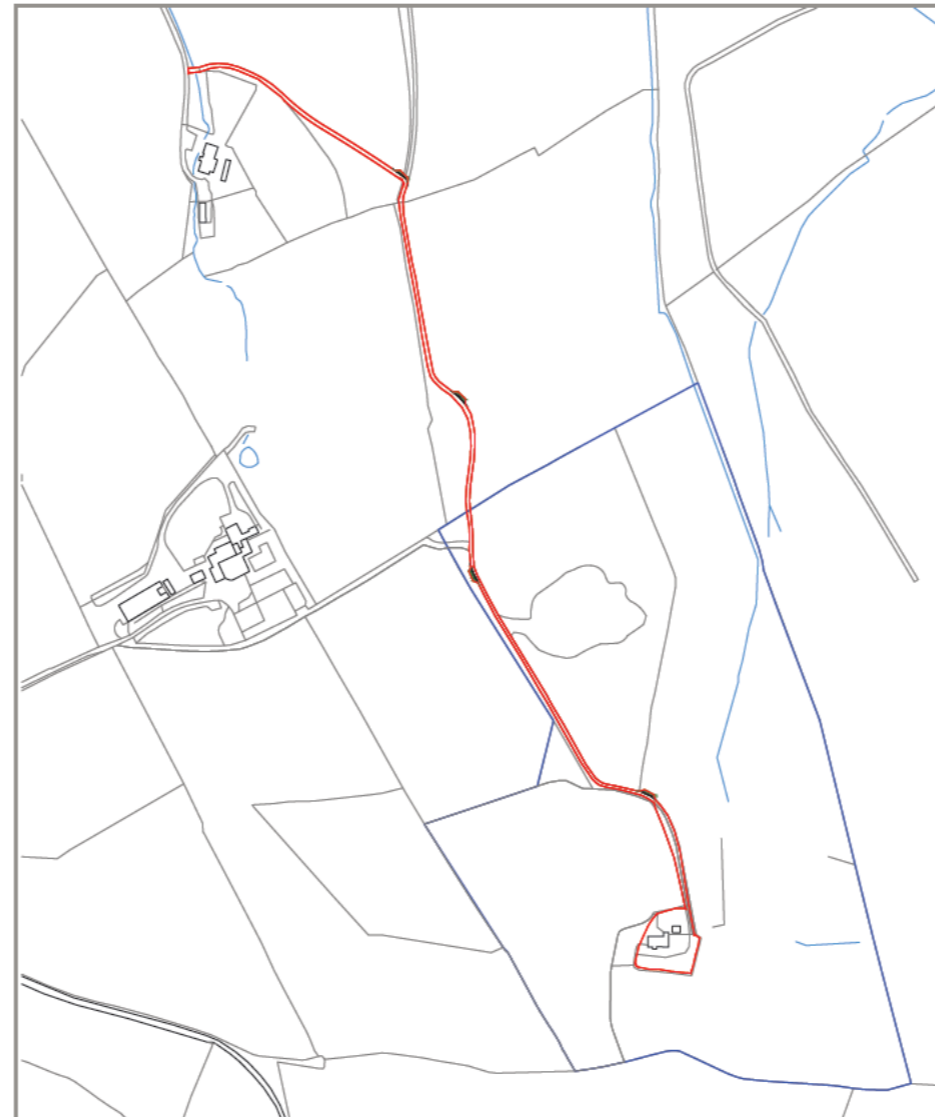
Contact: Zara Moon

Phone: 01200 403840

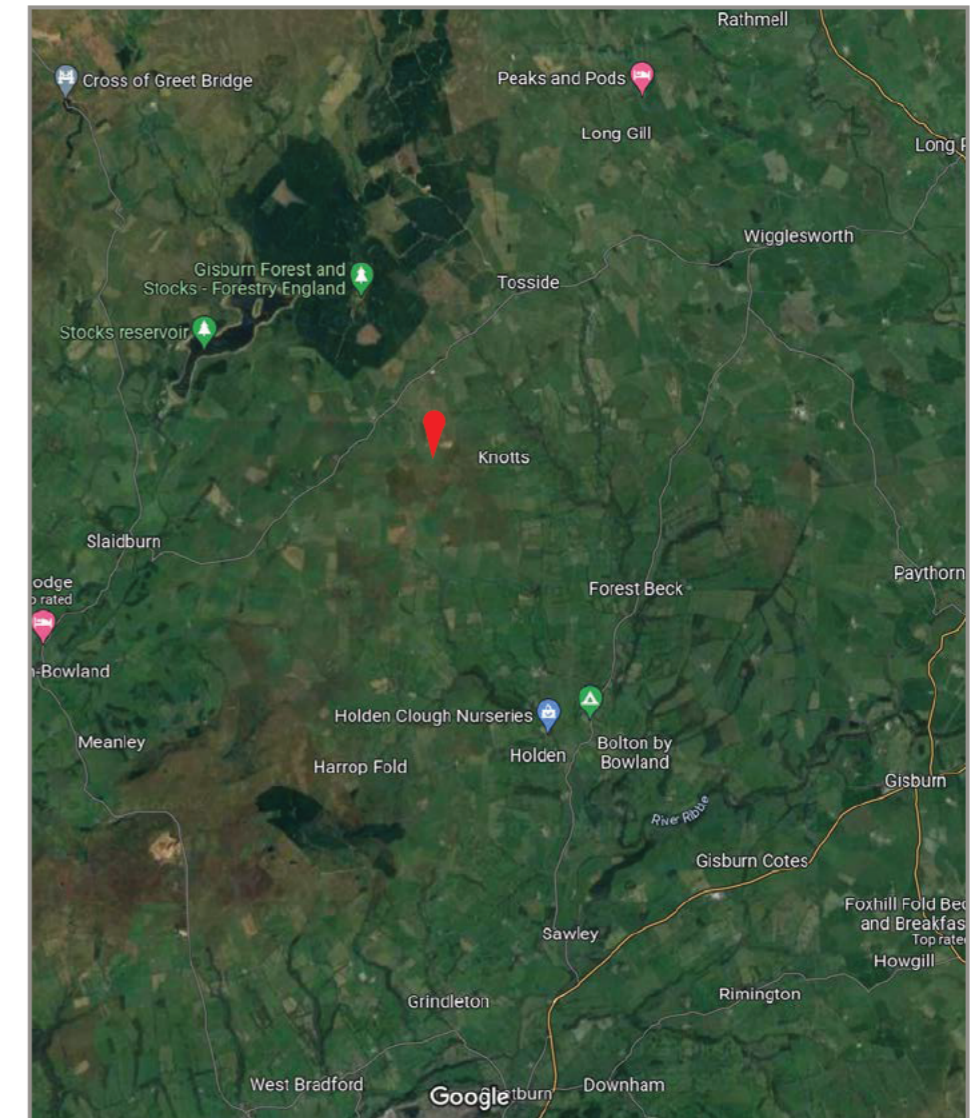
Email: planning@zaramoonarchitects.co.uk

Development:

The proposal is the demolition of an existing dwelling, and the conversion of the attached barn to create a replacement dwelling with a single-storey extension on the footprint of the original farmhouse.



Site Application boundary



Site location in context

1.2 BACKGROUND

This Design and Access Statement has been prepared on behalf of Tom Pope and his partner Megan Badger, to replace an existing dwelling and convert the attached barn to use as part of the dwelling.

Tom and Megan currently live at the adjacent property to the North (Stephen Moor Lodge) with Tom's parents. Stephen Moor Lodge is Tom's parent's home, where Tom grew up as his childhood home.

Tom and Megan are at the stage in their life when they are ready for their own home together where they can start a family.

They recently purchased Fells Farm off their neighbour farmer along with 27 acres of surrounding grazing land.

The property currently consists of a 1-bedroom cabin-style dwelling attached to a traditional stone barn, with a front driveway / parking area, front and rear gardens. The property is accessed via a private lane which meets Wigglesworth Road to the North.

The existing dwelling would require a significant amount of work to meet their needs, which would be costly and inefficient in terms of creating a sustainable home.

By re-designing the property as a replacement dwelling scheme allows the overall property to be improved, by removing the unsightly existing dwelling, and converting

the existing barn to use as part of the dwelling.

The proposal is the demolition of an existing dwelling, and the conversion of the attached barn to create a replacement dwelling with a single-storey extension on the footprint of the original farmhouse.

The site has been re-designed to incorporate a 3-bedroom family home for the applicants.

One of our key aims as an architecture practice is to set a precedent for designing properties in rural areas. All of our schemes are design, and context-led and we believe that we can set a benchmark for the architectural quality requirements of rural schemes.

1.3 PRE-APPLICATION SUBMISSION

Part of our concept development process involved engaging with the pre-application service to obtain input from the planning officer during the early stages of the project.

The pre-application (Ref RV/2025/ENQ/00040) was submitted in April 2025 and included a fully considered design proposal.

We received the response in June 2025, and have worked alongside the applicant and planning officer to revise and refine the scheme accordingly.

1.4 PRE-APPLICATION RESPONSE

To summarise, the response included the following comments:

- The principle of the development is acceptable.
- Passing places are required along the access lane within the applicant's ownership.
- Utilising the existing barn openings would be welcomed.
- Removing the existing dwelling would deliver a visual enhancement to the existing barn.
- The small increase in height and size of the existing lean-to would be acceptable.
- The increase in residential curtilage would naturally round-off the North-West corner without reading as an over encroachment into the open countryside.
- There are no highway concerns.
- Information regarding protected species, tree impact surface water flooding, drainage, and a structural survey need to be provided for the full application.
- Information regarding diverting the PROW should be provided.

The response also included the following comments regarding the design and elevations:

- The new Northern opening on the lean-to needs to be reduced in width reducing the horizontal emphasis.
- The Northern and Western openings are fully glazed, potentially hybrid glazed / timber boarded openings could be introduced.
- The oak-framed porch entrance should be omitted.
- Timber windows should be proposed rather than aluminium.
- The 2-storey extension with its modern upper cladding section and roof would be overly dominant. This element should be reduced to a single-storey design.
- Omission of the rooflight opening on the South elevation (ensuite).

Revised elevations were issued to the planning officer incorporating the adjacent suggestions, however the 2-storey extension remained but reduced in scale with a reduction in timber cladding, and a stone slate roof to match the barn.

The planning officer provided further comments which included:

- Confirmation the omission of the rooflight and oak-framed entrance porch was acceptable.
- The Northern lean-to window should be further reduced in width.
- The overall extent of glazing to the Northern cart entry / adjacent opening needs further reducing - potentially through introducing timber.
- A reduced size 2-storey extension would still not be supported, only a single-storey extension.

1.5 DESIGN REVISIONS

The final design includes the following revisions from the pre-application process to address the planning officer's comments:

Elevations

- The ensuite rooflight has been omitted from the South elevation.
- The oak-frame covered entrance has been omitted from the South elevation.
- Dressing room window has been reduced in size and now includes a stone cill.
- Master bedroom rooflight reduced in size.
- Master bedroom ensuite window reduced in size and now includes stone window surrounds.
- Timber sliding external barn doors included on kitchen glazing and lean-to living room window reducing the width of each window.
- Timber oak-framework introduced on both North and South cart-entry openings.
- Integrated solar roof system shown to South roof.
- Hybrid glazed / timber opening introduced to guest bedroom North elevation window.
- Timber windows and doors proposed instead of aluminium.

Extension

- The extension is now single-storey with the master bedroom located at ground floor level, and the integral garage omitted.
- The roof of the extension is now stone slate to match barn. The roof of the lean-to connects to the extension roof creating a dual-pitched roof following the same angle and roof-line as the lean-to.
- Timber cladding reduced and replaced with stone to match barn.
- The width, depth and height of the extension have been reduced in scale. This has increased the set-back from the front elevation, and reduced the overall height and footprint. This reduction combined with incorporating the traditional materials of the barn, retaining the set-back, and reducing to single-storey ensures the extension has a subordinate appearance next to the barn.
- By setting back further from the front elevation will allow the original roofline of the 2-storey cottage to remain visible on the existing elevation, rather than building along this line, the history of the building will remain legible.
- The covered external terrace has been reduced in size along with the Northern opening.
- A small section of timber cladding remains on the master terrace area, retaining this section of timber cladding further breaks up the massing of the extension.
- The angled glazing to the East elevation has been omitted and changed to rectangular glazing.

2.0 EXISTING SITE

2.1 EXISTING SITE OVERVIEW

The existing site consists of a 1-bedroom, single-storey dwelling with attached 2-storey barn, and detached single-storey chicken shed.

The site access is via a private lane which adjoins the B6478 road to the North of the site. Part of the access is also a PROW.

The surrounding grazing land, and part of the access lane is within the client ownership equating to approx. 27 acres.

The access passes through land owned by the client's parent's at Stephen Moor Lodge.

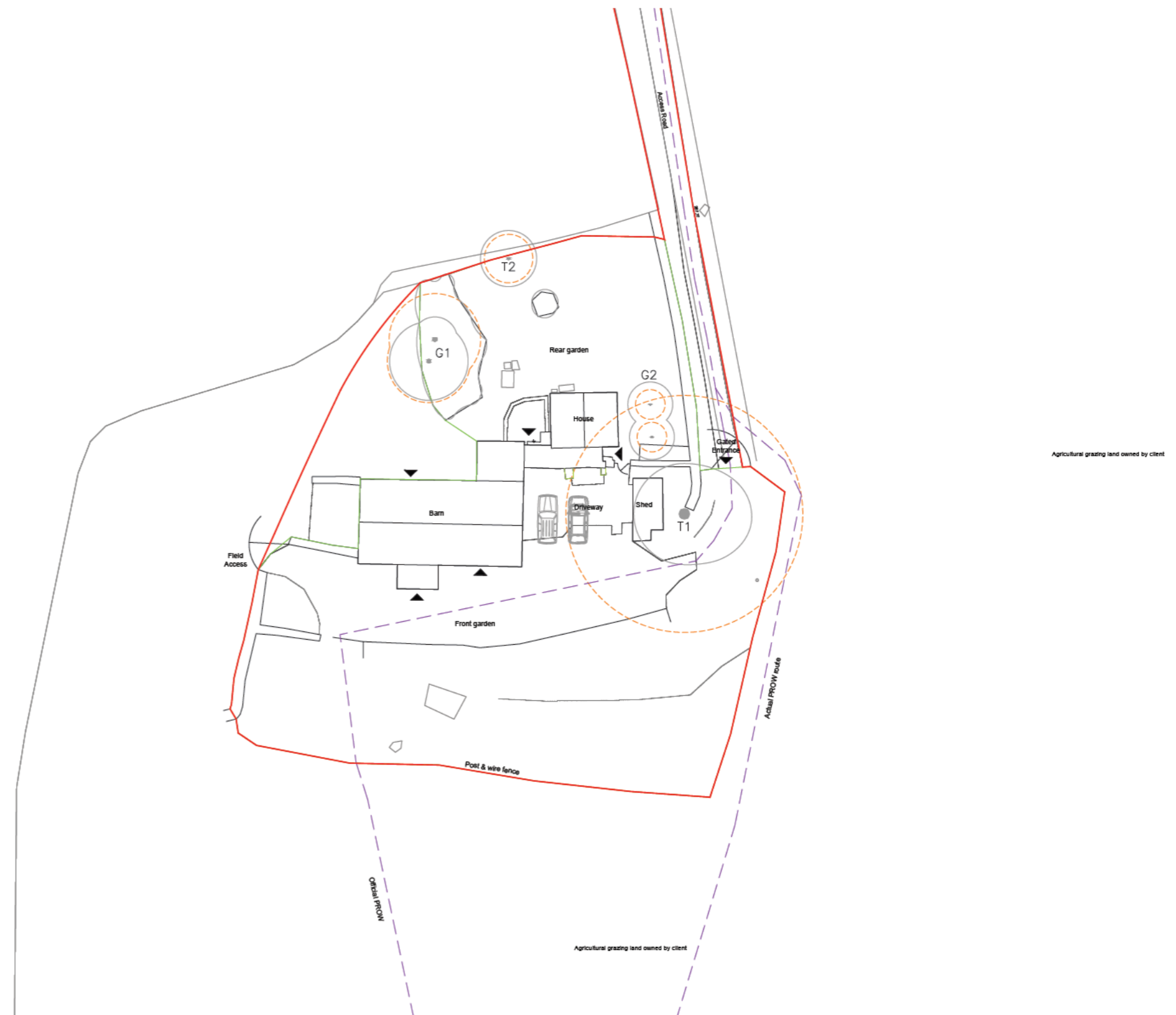
The site is generally contained by existing boundaries and a gate, in an irregular shaped plot.

There is a parking area to the East of the property, with enough space to turn and exit in forward gear.

There is 1 large tree to the East, and a number of smaller trees within the Northern garden.

The remains of a 2-storey cottage is evident on the Eastern gable.

A public footpath passes adjacent to the site. Officially this route passes through the curtilage of the property, however this route is not used, and walkers just take the shortest route.



2.2 EXISTING PHOTOGRAPHS



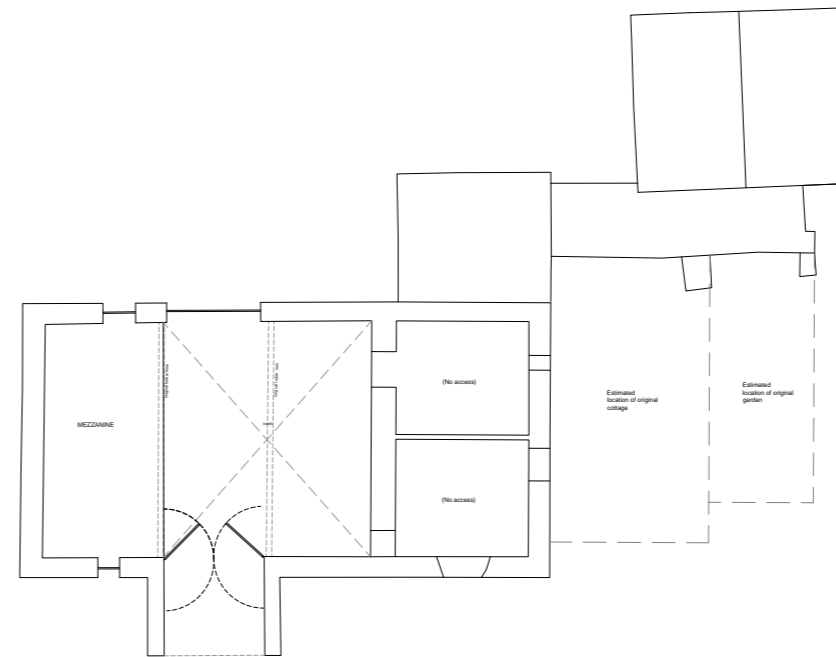
2.2 EXISTING PHOTOGRAPHS



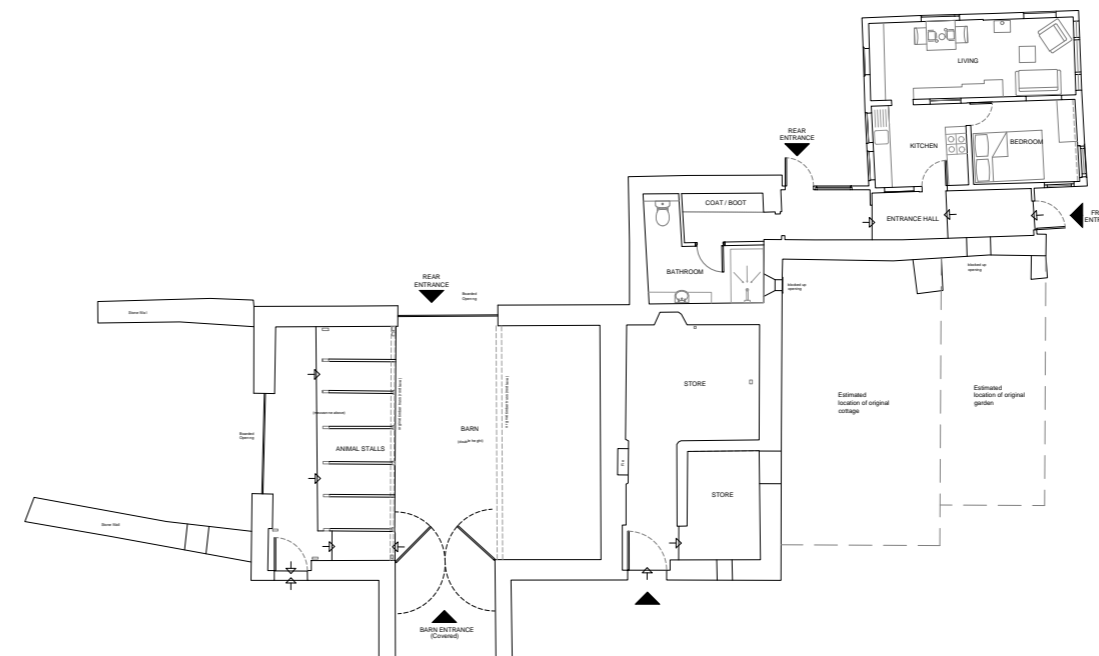
2.3 EXISTING BUILDING ANALYSIS - FLOOR PLANS

The property has the following issues which will be addressed through the design proposal:

- The existing living accommodation is in poor condition, and does not meet current building regulations.
- There is currently no clear front entrance.
- There is currently no connection to the barn from the living accommodation.
- There is a poor connection to the garden.
- There is no rear utility.
- The living accommodation is more akin to a log cabin, is dated, tired, requires improved insulative properties, new glazing, full internal and external refurbishment.
- There is no internal stair to access the first floor level of the barn.
- The barn is in good condition, and would be more appropriate as the primary living accommodation of the dwelling through a sensitive conversion proposal.
- Evidence of the original 2-storey cottage is visible on the East gable, and at ground level.



Existing First Floor Plan
Scale 1:50



Existing Ground Floor Plan
Scale 1:50

2.4 EXISTING BUILDING ANALYSIS - ELEVATIONS

The existing building has a rural character which needs to be retained.

The barn has a number of original openings. Most openings on the barn are currently boarded up. A number of original openings have been stoned up over time, however they are still evident on the elevations (both internally and externally).

The general character of the property is a rural barn with natural stonework elevations, and a stone roof.

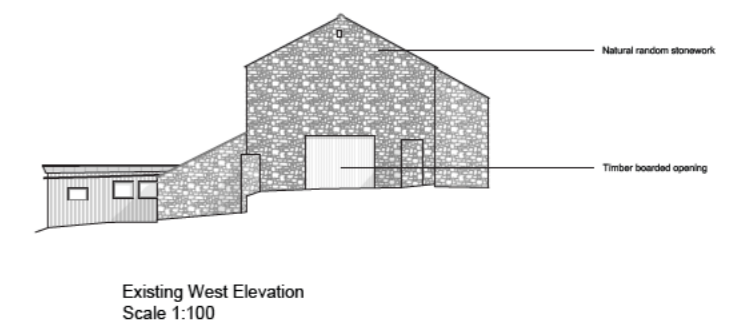
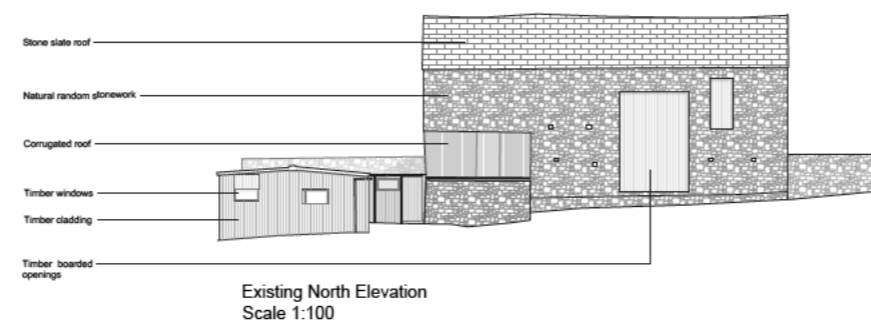
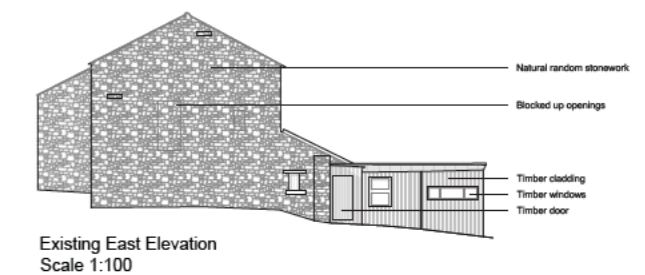
The property was previously larger with an attached 2-storey farmhouse to the East.

The projecting covered barn door opening is located to the South elevation with a mirrored barn door to the North elevation.

Existing openings are in a random arrangement, with varying sizes and positions to each elevation.

The single-storey cabin-style cottage is attached to the barn via the single-storey lean-to, and the original North elevation of the cottage which forms the South elevation of the dwelling.

The cottage is clad in timber with a shallow dual pitched roof.



2.5 VISIBILITY AND IMPACT OF THE SITE

The North, South and East elevations are visible from a close proximity viewpoint when travelling along the adjacent PROW and access lane.

The West elevation is only visible from a distance viewpoint when travelling along Dugdale Lane 300metres away.



3.0 PLANNING POLICY

3.1 LOCAL AND NATIONAL PLANNING POLICY

Site designation:

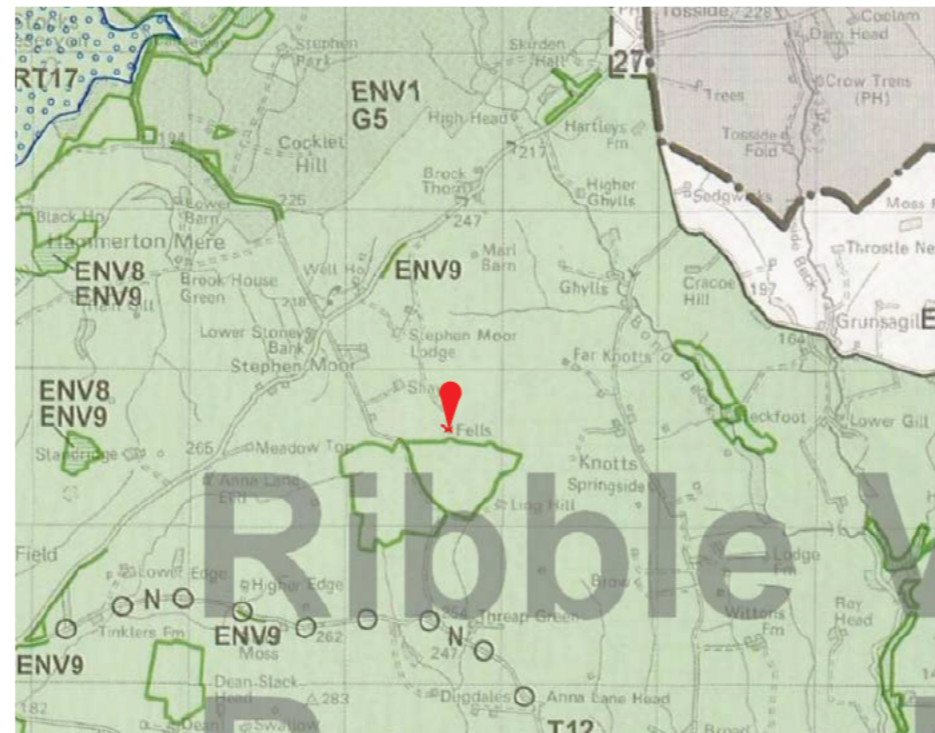
- National Landscape (AONB)
- Open Countryside (ENV1)

Planning considerations:

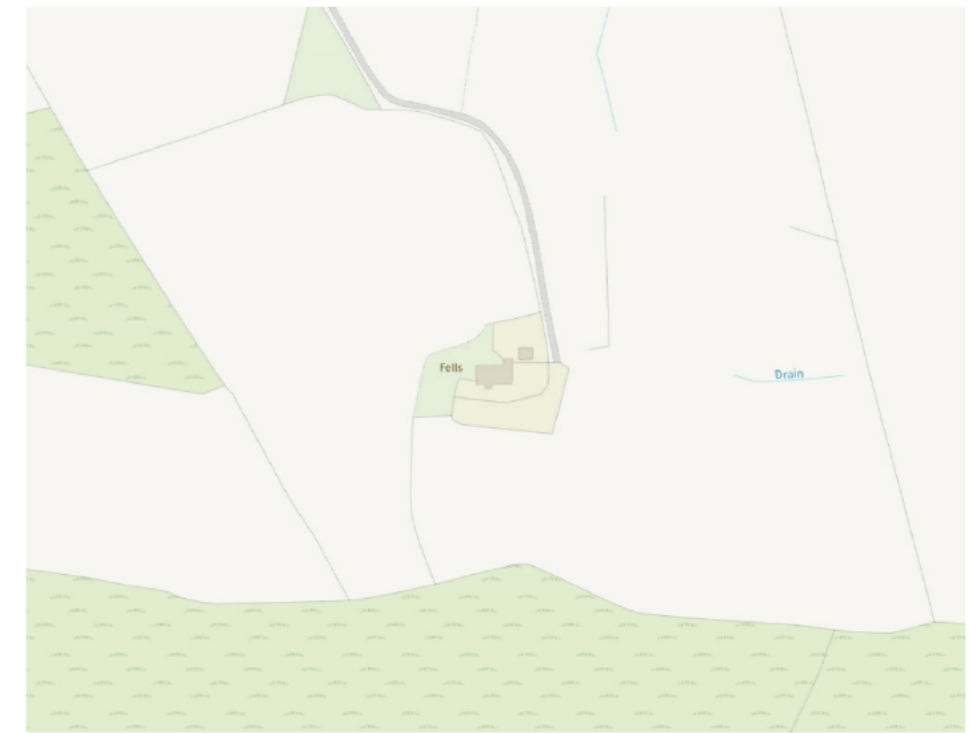
- Replacing an existing dwelling.
- Conversion of barn to use as part of the existing dwelling.
- Overall design, material palette, and scale should respond to the local character.
- Privacy and visibility from the public footpath that passes close to the site.

Other planning matters:

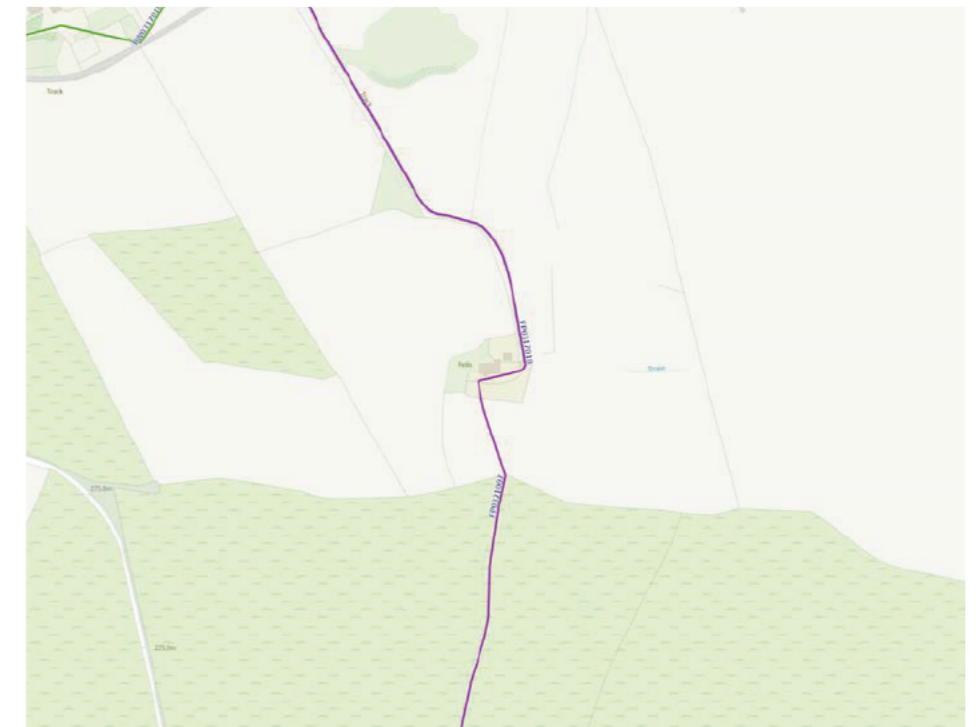
- The building is not listed.
- The building is not within the setting of any heritage assets.
- The site is not located within a Conservation Area.
- The site is not in an area of Flood risk.
- The barn is structurally sound and capable of conversion.



RVBC Local Plan map.



Lancashire County Council map indicating domestic curtilage in beige.



Public footpaths within close proximity to the site.

4.0 PLANNING HISTORY

4.1 EXISTING SITE PLANNING HISTORY

Fells Farm has 1 application for prior notification for a proposed agricultural outbuilding on the neighbouring land.

3/2021/0413

- Prior Notification for a proposed building for storage of machinery, livestock feed and hay
- Decision: Permission not required (11/05/2021)

5.0 HISTORIC AND CONTEXTUAL RESEARCH

5.1 HISTORIC MAPS



1847 map.



1888 map.



1892 map.



1937 map.

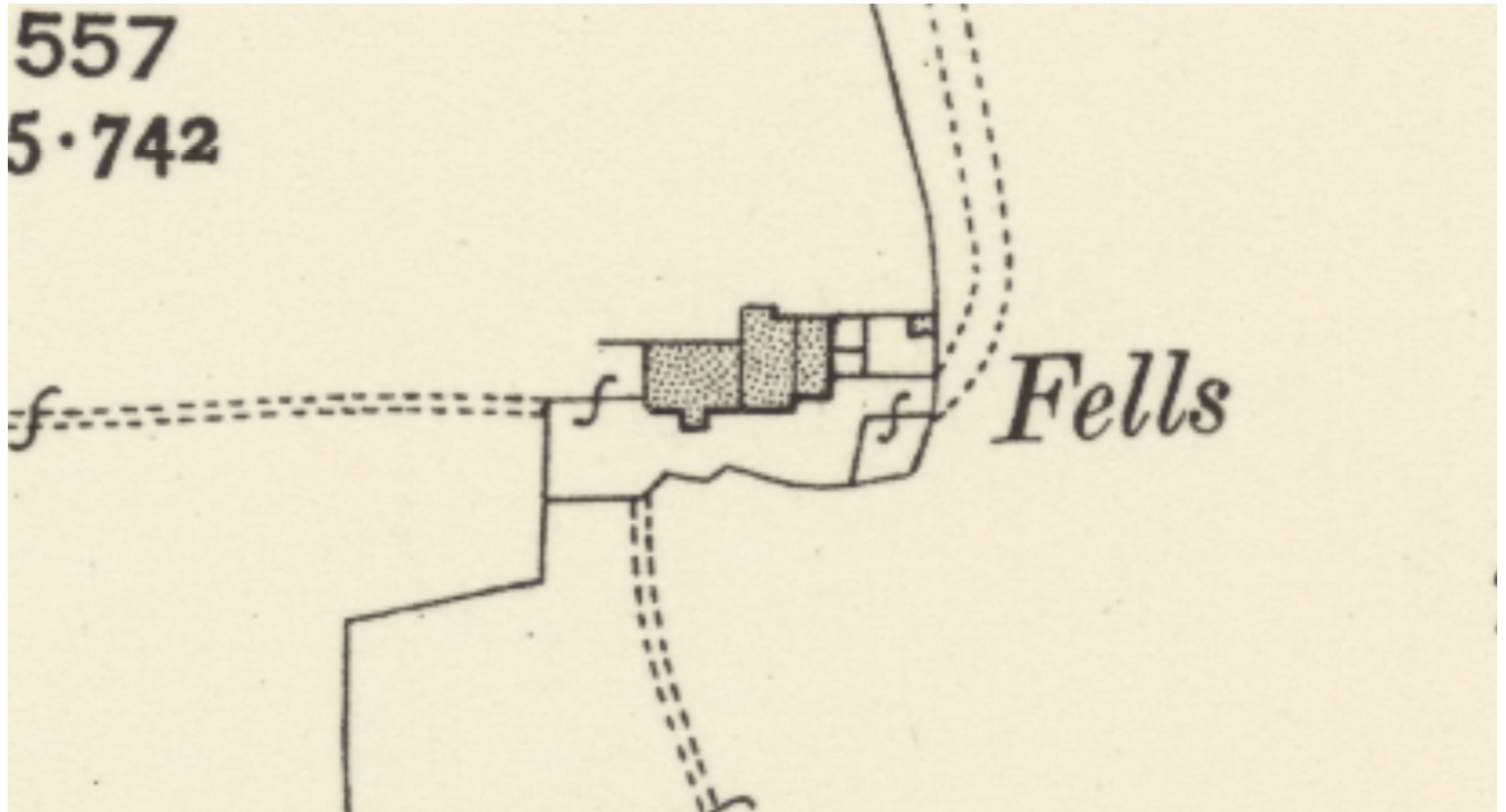


1940s Aerial.



1960s Aerial.

5.2 HISTORIC MAP - 1892



5.3 ORIGINAL BUILDING

The 1892 historic map shows the existing barn, the lean-to and an attached cottage.

There is also a small outbuilding to the East, and a number of boundary enclosures to the East, South-East, and the 2 existing walls to the West are also evident.

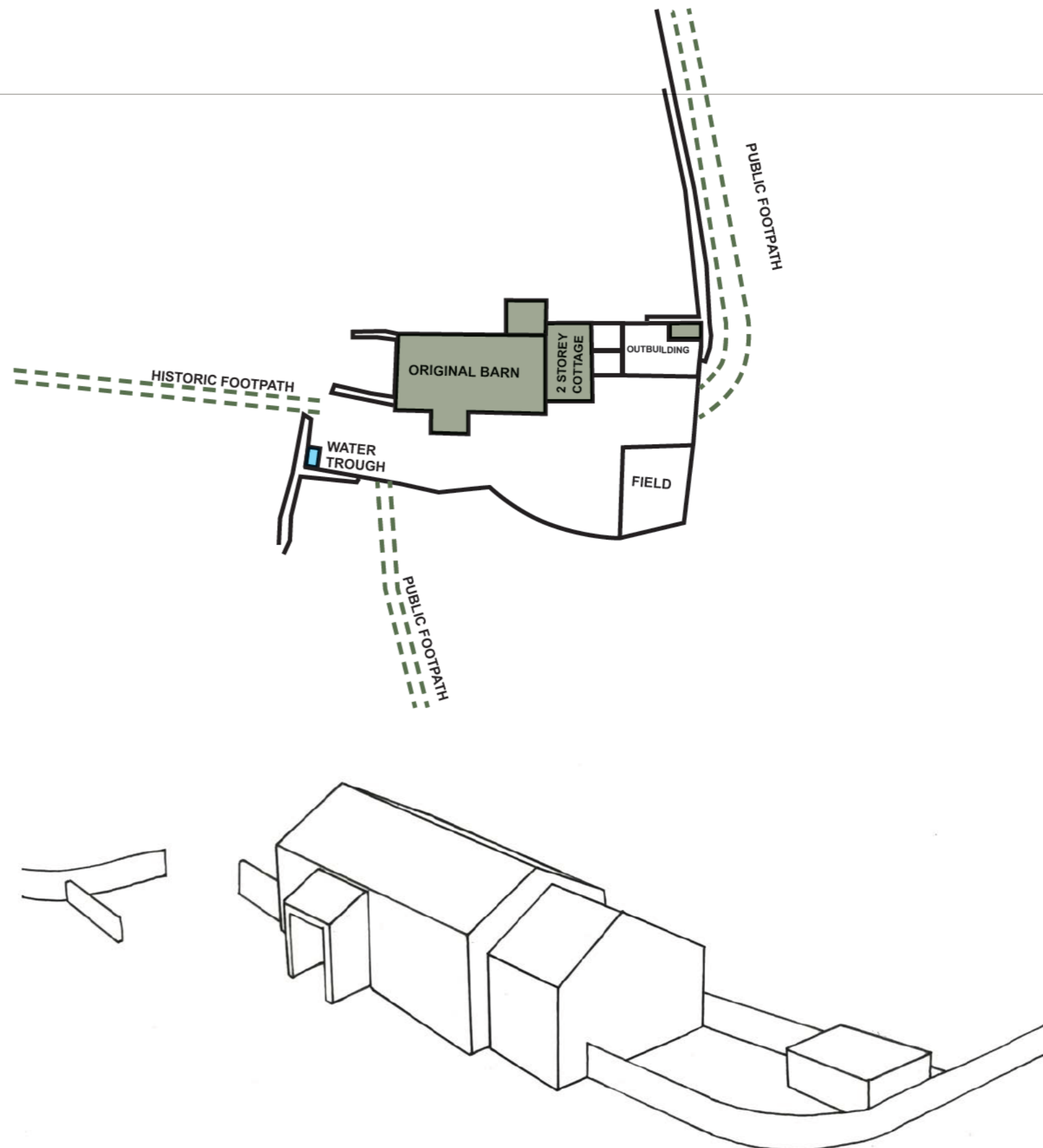
The public footpath is visible, along with a footpath which is no longer present entering the property from the West.

The adjacent diagrams are the estimated massing and site plan of the original building which are based on researching historic maps, and first-hand accounts by the previous owners / occupiers.

The existing 2-storey cottage was still present in 1972 when the previous owner lived in a caravan on the site.

In the 1980s the caravan was replaced with the cabin-style house which stands today.

The previous owners were farmers who lived at the property since 1972 as their sole residence farming the surrounding land.



5.4 EXISTING PHOTOGRAPHS - CONTEXT

The adjacent images show the neighbouring properties within the immediate context, which includes Stephen Moor Lodge, located to the North of the site.

Stephen Moor Lodge is the applicant's parent's home, where he currently lives with his partner Megan.



6.0 **SITE CONSTRAINTS & OPPORTUNITIES**

6.1 SITE CONSTRAINTS & OPPORTUNITIES

The official garden curtilage includes the Northern garden, driveway and Southern area up to the fence-line.

The existing site access, and parking area will remain as existing.

All existing openings will be retained and utilised. Any blocked up openings will be re-opened.

The historic boundary treatments will be retained throughout. Any new boundaries will be post and rail fencing or dry-stone walling.

As the existing cottage is in a poor condition, and detracts from the character of the barn, the cottage will be demolished, retaining the existing barn and lean-to. The original 2-storey cottage will be reinstated on the original footprint, and the barn will be converted to use as part of the house.

The root protection area of the existing tree extends towards the house, and is currently within the footprint of the original 2-storey cottage, the existing cottage and the existing shed.

The existing tree has been categorised as poor quality (category C). However, attempts will be made to maintain the tree for its limited life expectancy. To achieve this, any foundations which project into the RPA will be designed to avoid too much excavation, and the zone within the RPA will need to be hand-dug.



7.0 DESIGN STRATEGY

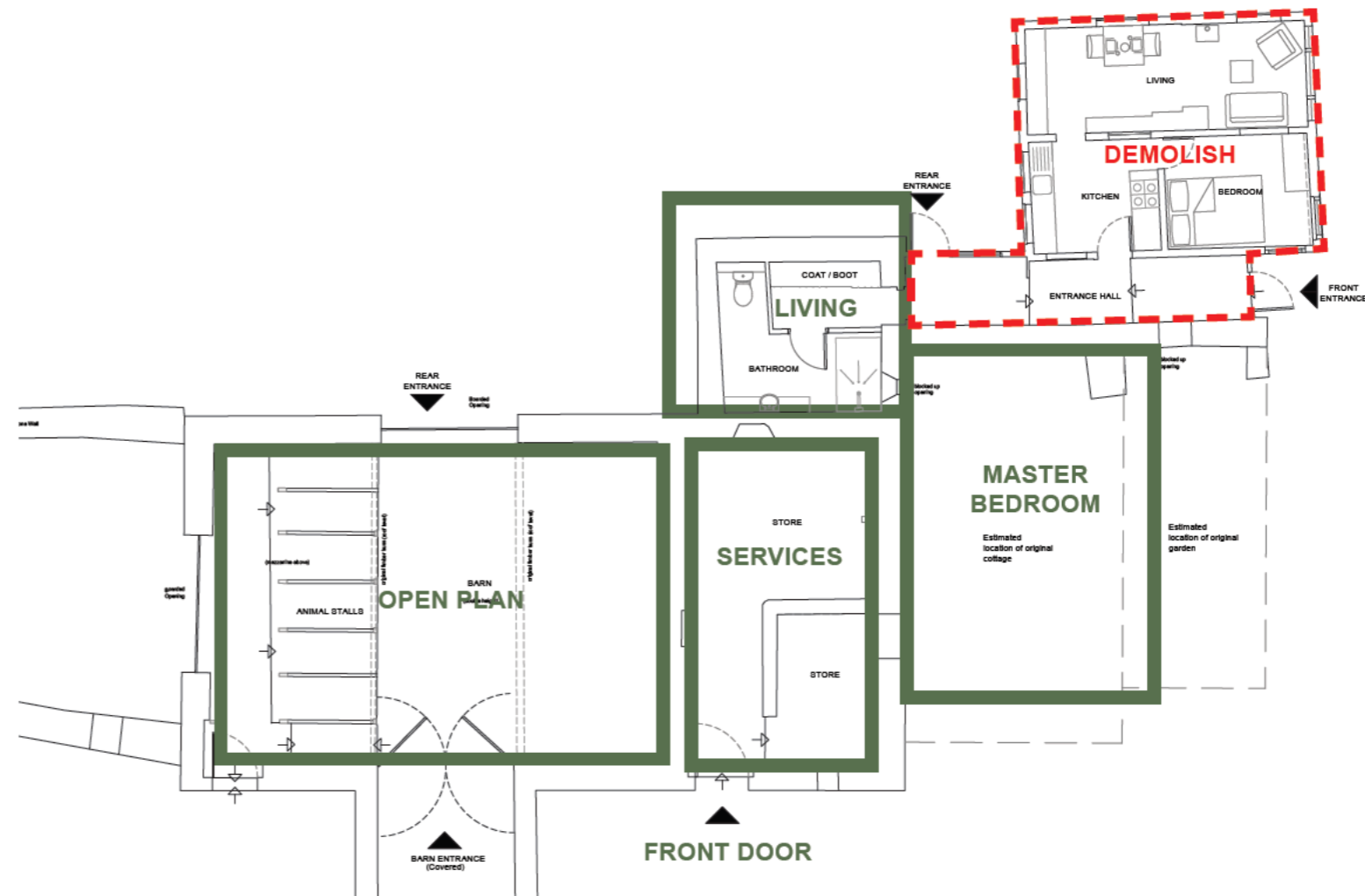
7.1 DESIGN STRATEGY - GF PLAN

The primary architectural space is the barn, therefore this will be the primary living space for the property, including an open plan kitchen dining and living area.

The existing doorway to the South elevation of the barn will be utilised as the front entrance, located central to the property, connecting to the main living spaces and service spaces such as the dirty coat / boot store and WC.

The lean-to is located on the primary view, which will be increased in size, and accommodate a separate living room.

A single-storey extension will incorporate a master bedroom suite. Located to the East, this space will benefit from morning sunlight, a dressing room, ensuite and covered inset external terrace.



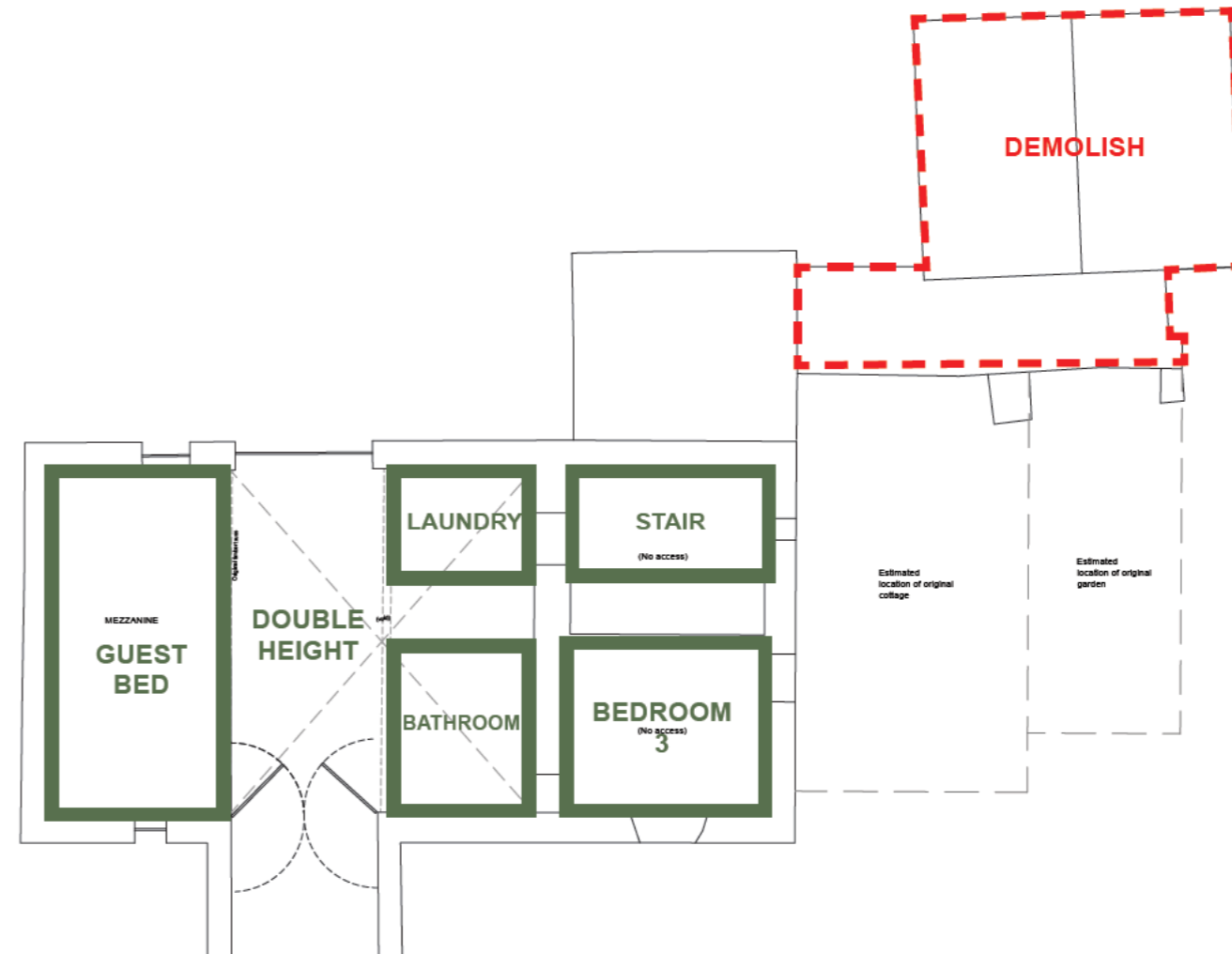
7.2 DESIGN STRATEGY - FF PLAN

The stair is located within the entrance hall, central to the property.

The central zone of the barn will remain open and double height, this allows the existing agricultural heritage and existing cart-entry openings to remain double height.

The West zone will contain a guest bedroom with ensuite, and a walkway above the open plan connects the 2 bedroom zones..

A third bedroom, bathroom and laundry is located in the existing first floor section of the barn.



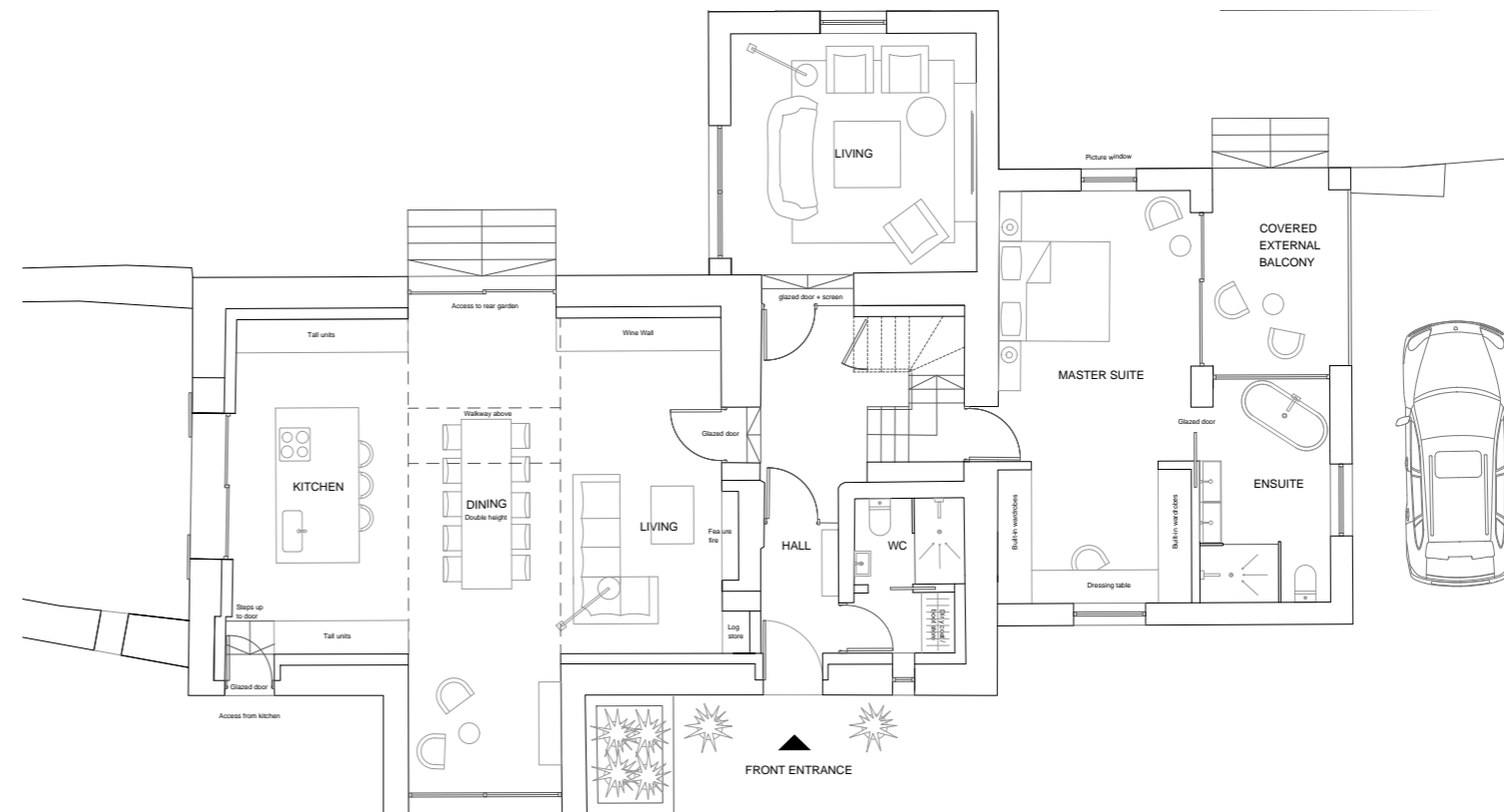
7.3 DESIGN STRATEGY - GROUND FLOOR LAYOUT

The front entrance is via the existing door on the South elevation. A hallway provides access to a dirty coat and boot and WC / shower room.

As there are various changes in level across the ground floor of the property, a central stair provides access to both the first floor bedrooms and ground floor master bedroom.

A glazed door leads into the separate living room on the North; and a glazed door provides access to the open plan barn.

The kitchen is located on the West, the dining area is double height with a walkway above and a feature fire has been proposed in the position of the original fire.

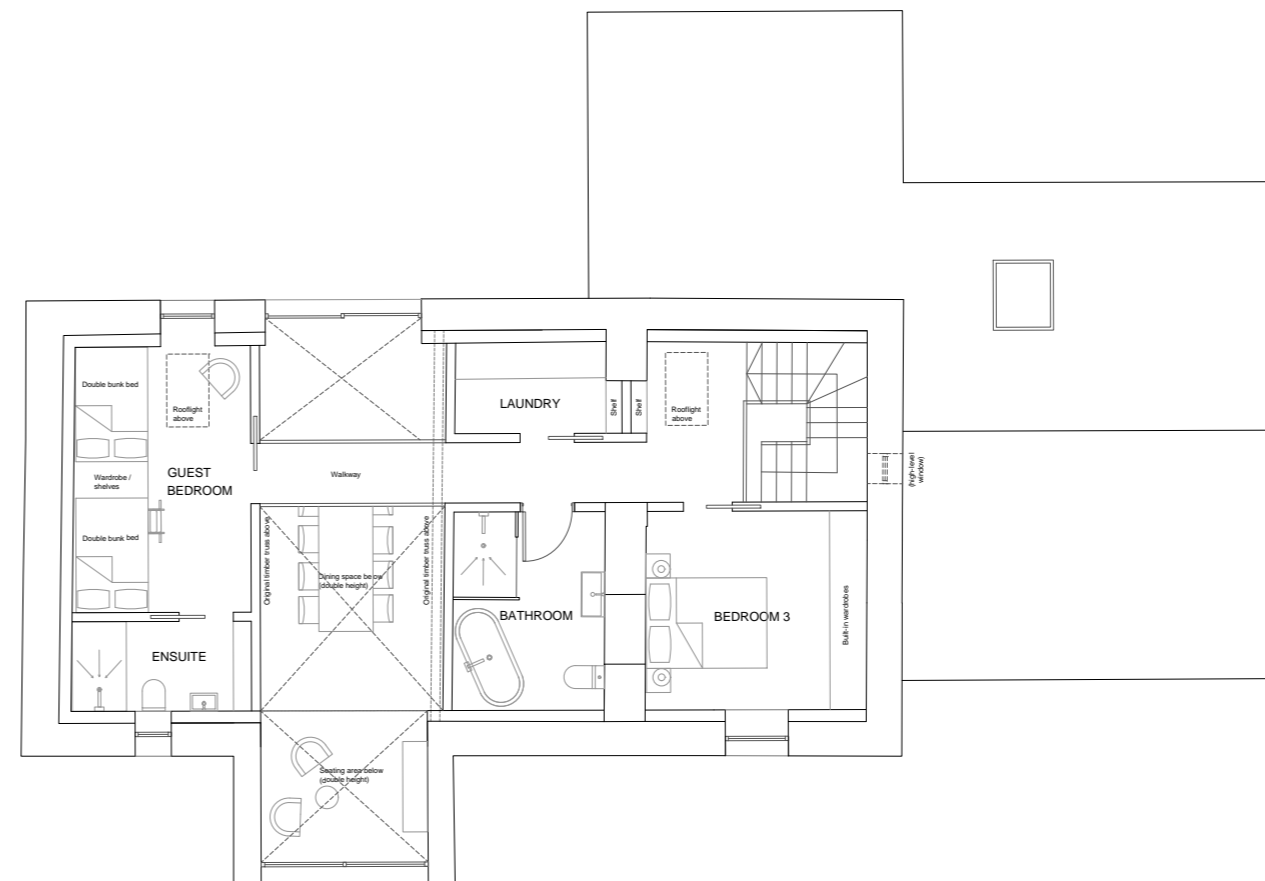


7.4 DESIGN STRATEGY - FIRST FLOOR LAYOUT

The guest bedroom with ensuite is located to the West in a separate zone to the other bedrooms.

The 3rd bedroom, bathroom and laundry are located in the existing first floor area of the barn.

A walkway above the open plan space provides access to both bedroom zones.



7.5 ARCHITECTURAL STYLE



7.6 ARCHITECTURAL STYLE

The original features of the barn will be celebrated, including retaining the original trusses, glazing any blocked up openings, internal stone walls, and a feature fireplace in the original location.

The walkway will allow the double height space to be experienced at the upper level, maintaining the agricultural heritage of the building.

Externally any existing openings will be glazed, sliding timber doors will be incorporated, and oak-framework introduced to the 2 cart-entry openings.

With regards to materials, the existing stonework; stone slate roof; and stone heads and jambs will be utilised and matched where needed.



8.0 SITE STRATEGY

8.1 SITE STRATEGY

The rear garden will remain in its current location, however the existing post and rail boundary will be repositioned to include the full North and West elevations.

The existing South courtyard will experience all-day sun, whilst being protected from the wind and hidden from distance viewpoints.

The existing gated entrance, driveway and turning area will remain as existing.

All existing trees will be retained, with additional planting throughout.



8.2 SUSTAINABILITY

The property has been designed to embed sustainability into the heart of the property through a range of design measures to minimise energy usage with a reduced carbon footprint, and capable of operating as an off-grid home.

Measures will include:

- Enhanced building fabric.
- Enhanced air tightness.
- Highly efficient decentralised mechanical extract ventilation with low specific fan powers (SFPs) to all wet rooms within the dwelling.
- Heating and Hot water to be provided by highly efficient air source heat pump.
- Efficient lighting strategy primarily using LED type fittings.
- Photovoltaic (PV) panel array with a battery store.

The above measures will result in a **106.28%** carbon emissions improvement and a **94.12%** energy improvement over Building Regulations Part L1B 2021.

Please refer to accompanying energy statement for further detail.

8.3 EXISTING & PROPOSED DISTANCE VIEWPOINTS



Existing viewpoint from Dugdale Road.



Proposed viewpoint from Dugdale Road.



Existing viewpoint from access lane.



Proposed viewpoint from access lane.

9.0 CONCLUSION

9.1 CONCLUSION

This Design and Access Statement has been prepared on behalf of Tom Pope and his partner Megan Badger, to replace an existing dwelling and convert the attached barn to use as part of the dwelling.

Tom and Megan currently live at the adjacent property to the North (Stephen Moor Lodge) with Tom's parents. Stephen Moor Lodge is Tom's parent's home, where Tom grew up as his childhood home.

Tom and Megan are at the stage in their life when they are ready for their own home together where they can start a family.

They recently purchased Fells Farm off their neighbour farmer along with 27 acres of surrounding grazing land.

The existing dwelling would require a significant amount of work to meet their needs, which would be costly and inefficient in terms of creating a sustainable home..

By re-designing the property as a replacement dwelling scheme allows the overall property to be improved, by removing the unsightly existing dwelling, and converting the existing barn to use as part of the dwelling.

The site has been re-designed to incorporate a 3-bedroom family home for the applicants.

The design has been derived from detailed site research and the existing site constraints and opportunities. The design is a high-quality, sustainable and beautifully designed scheme which uses high-quality materials to complement the surrounding context of the site and minimise any impact on the AONB.

The property aims to set a benchmark for the architectural quality requirements of rural schemes in the Open Countryside by creating an exceptional addition to the local area.

We welcome your comments and input on the scheme. Please contact the agent to arrange a meeting to discuss in further detail.



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