

LEAGRAM MILL FARM.

DESIGN AND ACCESS STATEMENT.

ZMA
October 2025



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1.0 INTRODUCTION

1.1 PROJECT INFORMATION

Site Location:

Leagram Mill Farm
Leagram
Preston
PR3 2QS

Prepared for:

Planning Submission

Date Prepared:

September 2025

Applicant:

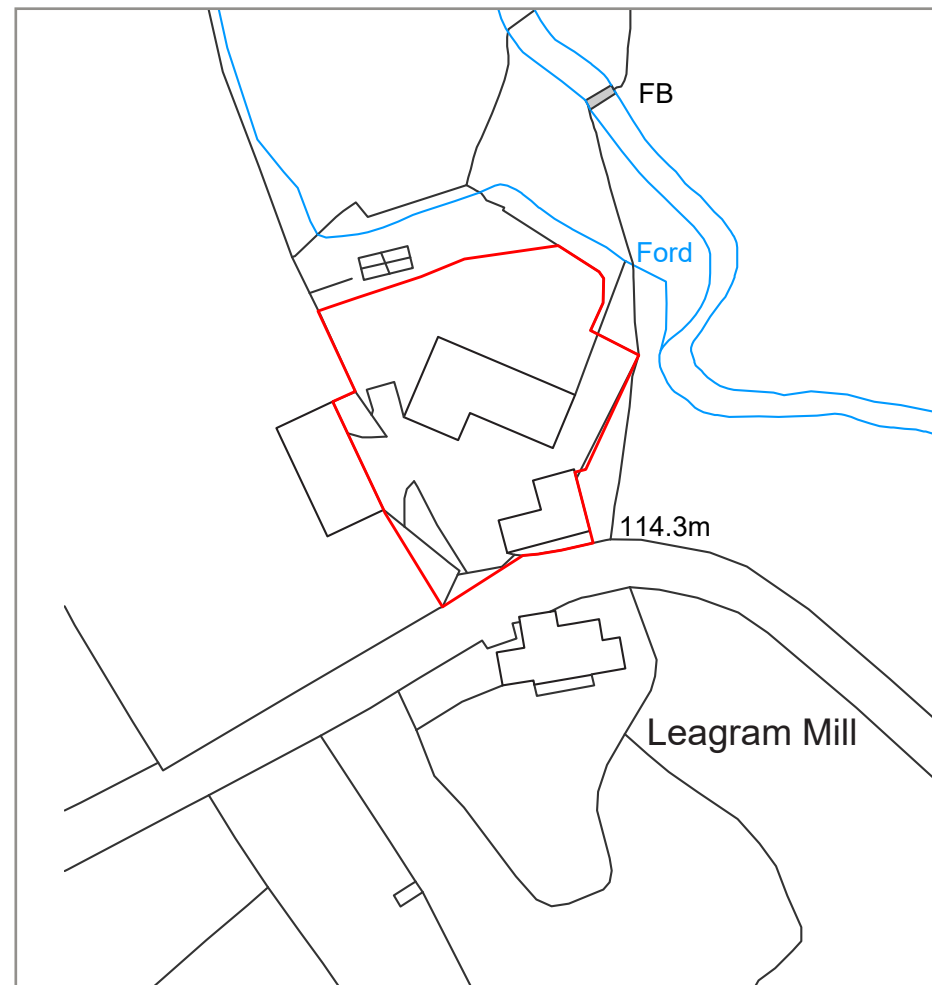
Kim & Samantha Weld-Blundell
C/O Agent

Agent:

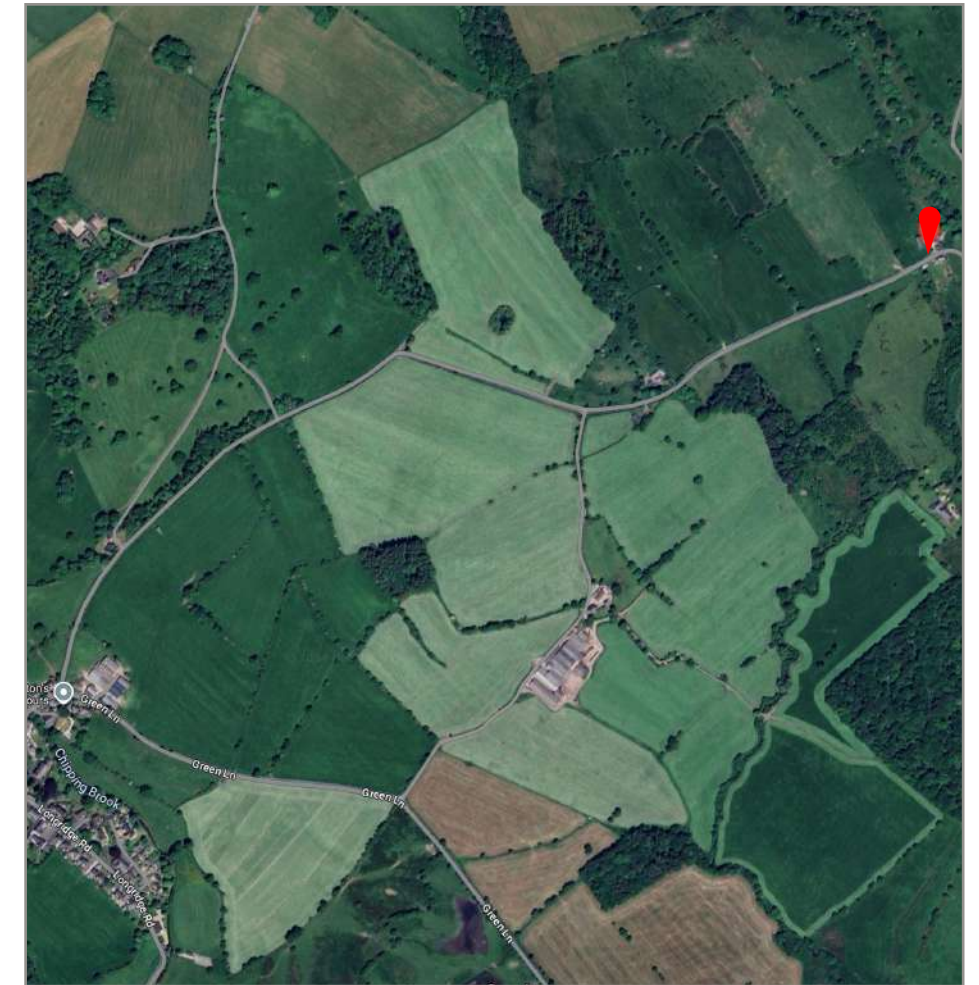
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Development:

The proposal is the conversion of an existing barn and detached outbuilding to create a 4 bedroom dwelling with detached annexe, associated landscaping, parking and private amenity spaces.



Site Application Boundary



Site location in context

1.2 BACKGROUND

This Design and Access Statement has been prepared on behalf of Kim and Samantha Weld-Blundell, to convert an existing barn and outbuilding into their forever home.

Leagram Mill Farm forms part of the Leagram Estate, with Kim's childhood home being Leagram Hall where his father John Weld-Blundell still resides.

The Leagram estate has been in Kim's family for generations, and he has chosen Leagram Mill Farm as his own part of the estate to live and farm with his family.

Leagram Mill Farm includes approximately 100 acres of farmland, with its own agricultural holding of 78 acres surrounding the property.

The site contains an existing barn with attached lean-to, and a detached outbuilding. The buildings sit within their own defined plot with private access from Dinkling Green Lane to the South.

Historically, the site contained a farmhouse and mill - ruins of which are still evident to the North of the site. A residential dwelling is located to the South on the opposite side of the road, with various residential dwellings located to the South-East and along Dinkling Green Lane.

The barn and lean-to have experienced work in recent years and are in relatively good condition, the outbuilding

is in a poor condition, however both are suitable for conversion. By converting both buildings and re-purposing for a new use, will safeguard the future of both buildings creating 1 high-quality outstanding family home.

The proposal converts the barn and outbuilding to create 1 no. 4 bedroom family home with detached annexe containing guest suite and home offices.

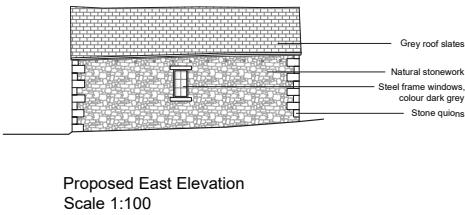
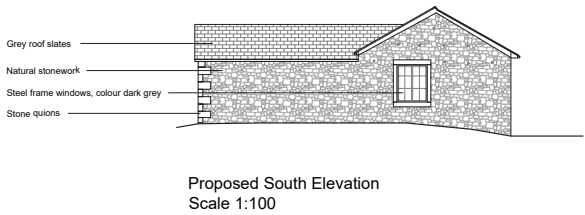
One of our key aims as an architecture practice is to set a precedent for designing properties in rural areas. All of our schemes are design, and context-led and we believe that we can set a benchmark for the architectural quality requirements of rural schemes.

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/00063) was submitted in June 2025 and included a fully considered design proposal.

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



Proposed elevations submitted as part of the pre-application.

1.4 RESPONSE

To summarise, the response included the following comments, which required addressing:

- Various changes to the window and door opening sizes.
- Various changes to the number of rooflights.
- Omission of external covered pergola.
- The development would not be BNG exempt.

1.5 DESIGN REVISIONS

After further discussions with the planning officer, the following revisions were presented which would address the planning officer's comments:

South-West elevation

- 2 no. rooflights changed to conservation-style.
- Recessed front door opening reduced in width, stonework between opening and adjacent window increased.
- Ground floor window reduced in size to match existing.

North-West elevation

- 2 no. rooflights reduced in size and changed to conservation-style.
- Living room window omitted. The existing opening is to be utilised instead.
- Kitchen window size reduced to reflect existing window proportions.
- Covered external pergola omitted.

South-East elevation

- First floor window now remains the same size as the existing.
- Rooflight reduced in size and changed to conservation-style.

North-East elevation

- Cart-entry style door omitted. Instead, the existing door opening at ground floor will be utilised, and the first-floor window above will be repositioned slightly. As the existing openings are relatively new and appear overly domestic, a timber sliding barn door has been

included to ensure the elevation remains agricultural in its aesthetic.

Outbuilding

- New office window on North elevation omitted.
- Double doors reduced in size.
- South elevation window reduced in size.

The planning officer provided further comments on the above revisions, resulting in the following additional revisions:

North-West elevation

- Kitchen window reduced further in size.

South-East elevation

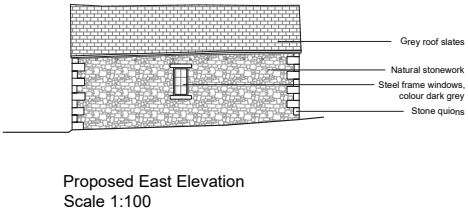
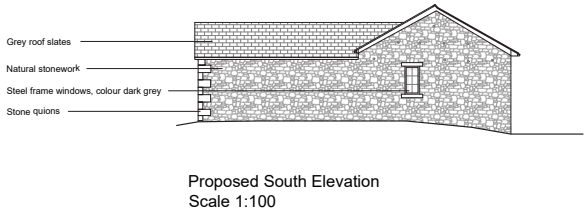
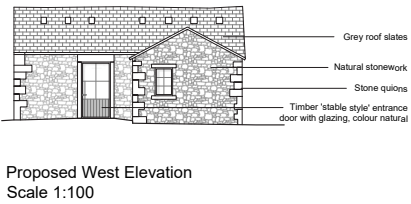
- Rooflight omitted.

Outbuilding

- Double doors changed to single door to further reduce the opening size.
- South elevation window further reduced in size.

1.6 REVISED ELEVATIONS

The adjacent elevations incorporate all revisions discussed with the planning officer to address each point raised.



Revised elevations submitted for the full application.

1.7 NORTH-EAST ELEVATION

With regards to the North-East elevation, the planning officer requested a precedent to be provided for the proposed window, door and sliding barn door arrangement.

This feature has been included as the North-East Elevation currently has an overtly domestic appearance due to the insertion of relatively recent window openings.

The proposal includes utilising the existing door opening at ground floor, and the first floor window above will be repositioned slightly.

By stacking these 2 openings, will give the appearance of a slim double height opening. Whilst the external sliding barn door maintains the agricultural aesthetic and vertical emphasis of the existing barn. Please see precedent image below.



1.8 EXISTING & PROPOSED ROOFLIGHTS

Following the request to omit all rooflights on the North-West elevation, the applicant has provided photographic evidence of the existing lean-to roof prior to re-roofing in 2018.

Prior to 2018, the roof contained 17 rooflights which can be seen on existing photographs, and have been dotted on the existing elevation drawing.

As the rooflights were original and a key characteristic of the existing barn, the applicant has requested that 4 small conservation-style rooflights are proposed within this space. Please refer to existing and proposed elevation drawings.



1.9 PART-TIMBER OPENINGS

The applicant has chosen to incorporate timber to various openings rather than fully glazing all existing openings.

The part-timber, stable-style doors will reduce the amount of glazing, whilst maintaining an agricultural aesthetic.



2.0 EXISTING SITE

2.1 EXISTING SITE OVERVIEW

The site consists of an existing detached stone barn, an attached single-storey lean-to; and a detached single-storey stone outbuilding.

The site access is from the South via Dinkling Green Lane, leading to Chipping to the West.

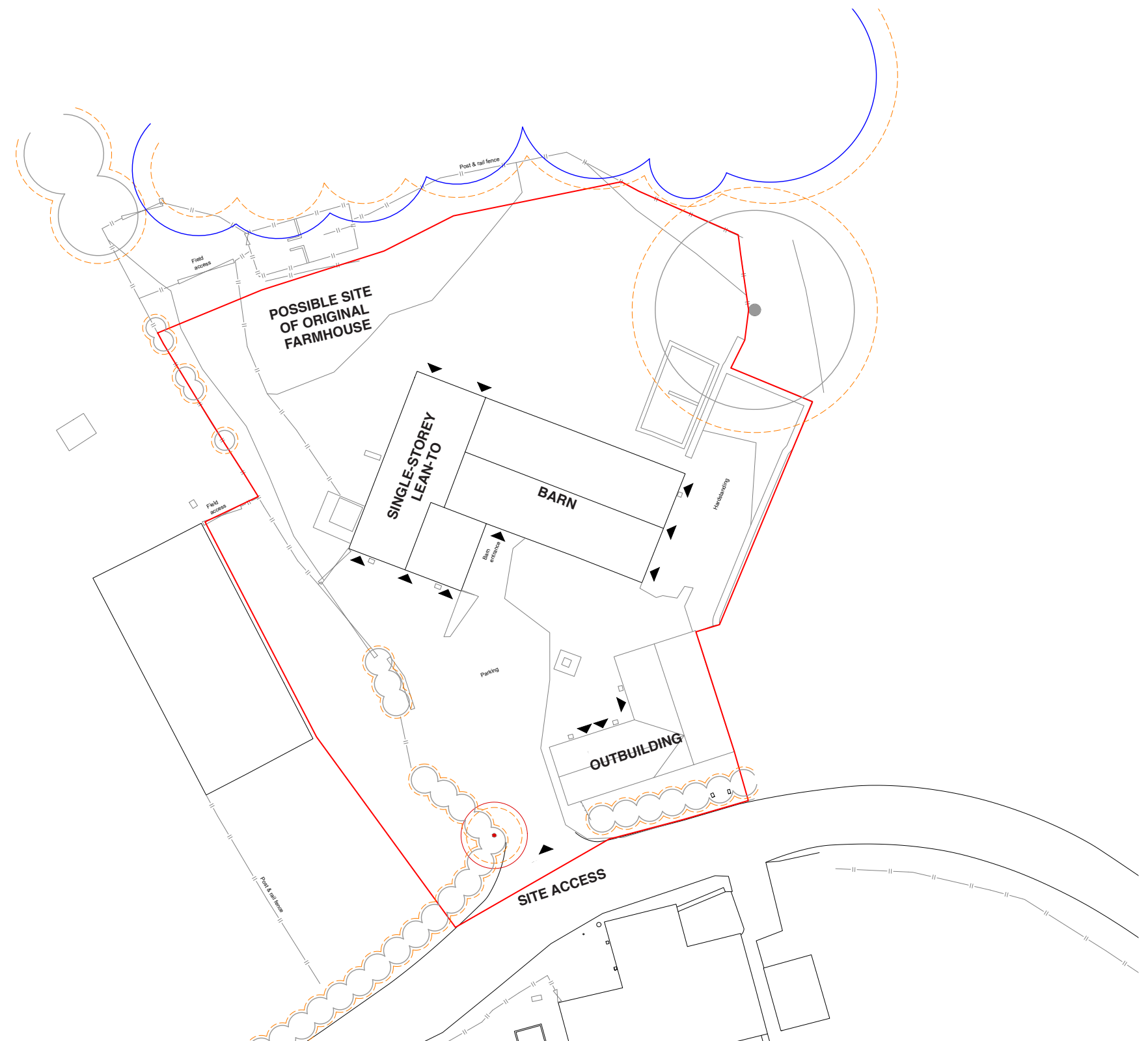
The property has always been associated with the wider Leagram Estate, and was historically associated with Leagram Mill.

A residential dwelling is located to the immediate South, on the opposite side of the road, also owned by the estate.

The property includes a large arrival frontage, and a contained plot. Leagram Brook passes the site to the North-East, and there are a number of trees to the North most of which are outside the plot boundary.

A public footpath passes close to the Eastern boundary travelling North to South, within the adjacent field.

Historically a farmhouse was located to the North, which is no longer present, however ruins are still evident.



2.2 EXISTING PHOTOGRAPHS



2.2 EXISTING PHOTOGRAPHS



2.3 EXISTING BUILDING ANALYSIS - ELEVATIONS

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

The barn has a number of original openings, along with more recent openings.

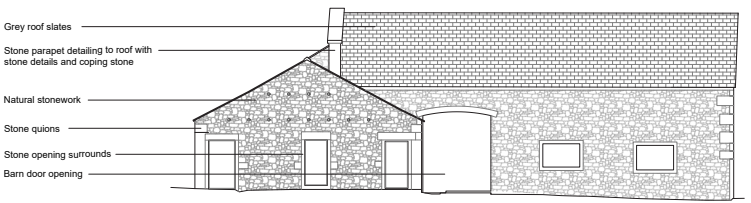
The general character of the property is a rural barn with natural stonework elevations, and a slate roof.

The property was previously larger with a detached farmhouse to the North-West.

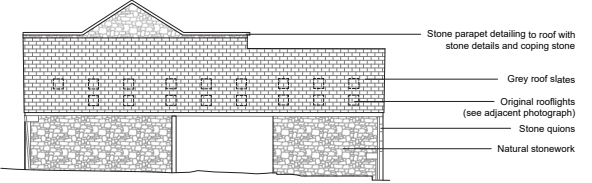
The original barn door opening is located to the South-West elevation.

Existing openings are in a random arrangement, with varying sizes and positions to each elevation, along with stone window surrounds and quoins in a random arrangement.

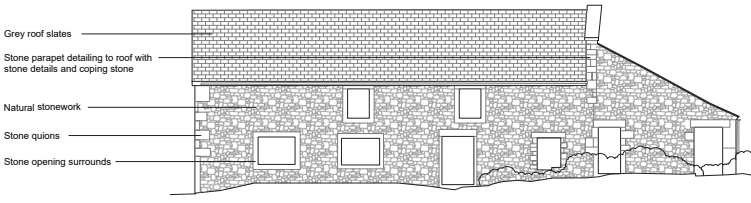
The single-storey lean-to is located to the North-West, and the single-storey outbuilding is located to the South-West.



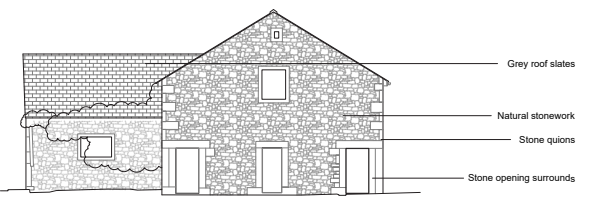
Existing South-West Elevation
Scale 1:100



Existing North-West Elevation
Scale 1:100



Existing North-East Elevation
Scale 1:100



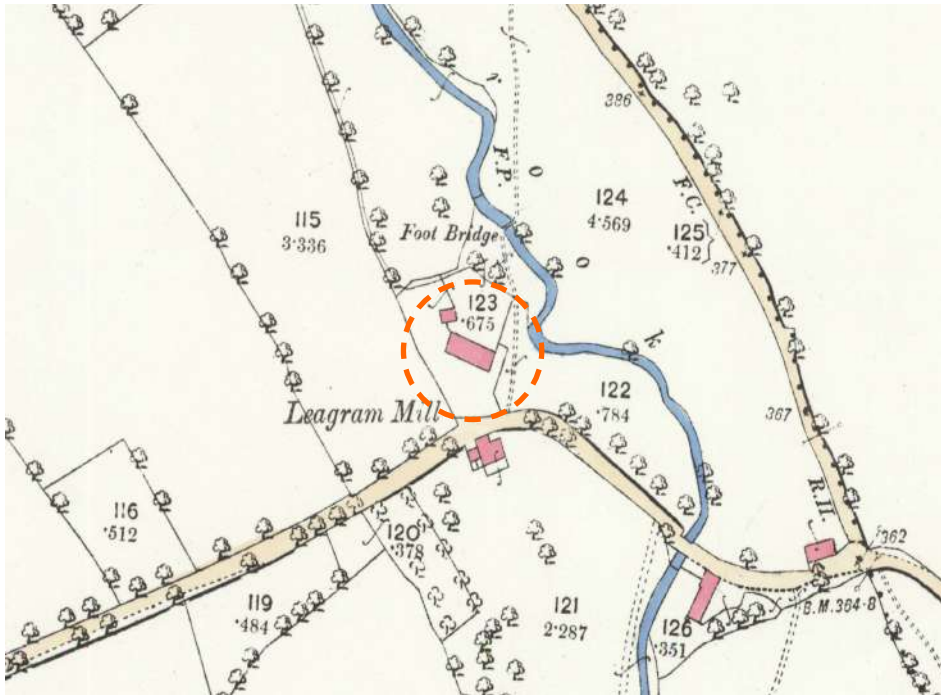
Existing South-East Elevation
Scale 1:100

3.0 HISTORIC AND CONTEXTUAL RESEARCH

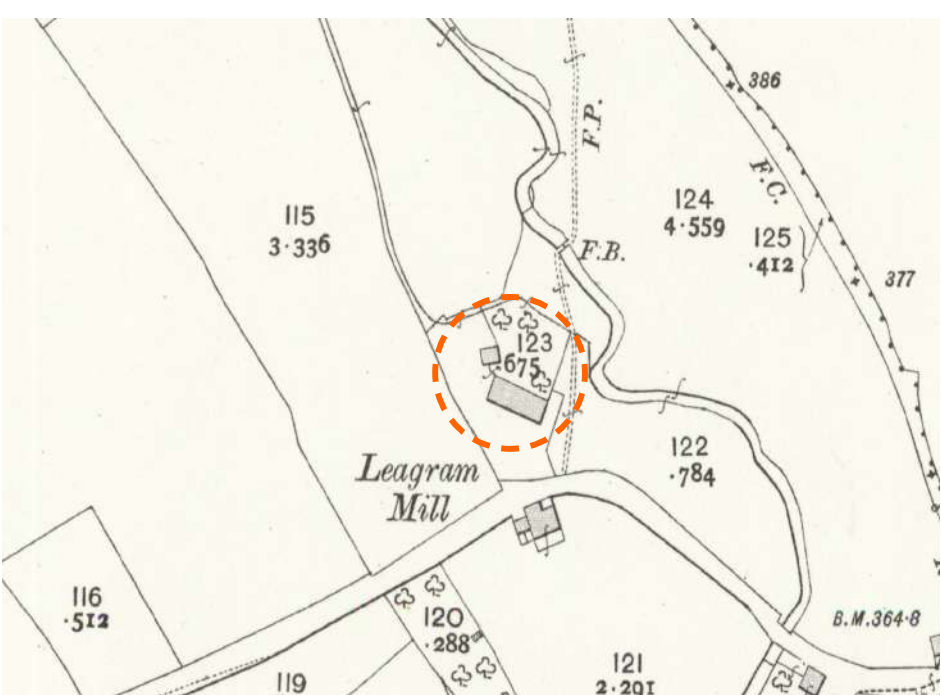
3.1 HISTORIC MAPS



1840s map.



1890s map.



1910s map.



1940s map.



1940s aerial.



1960s aerial.

3.2 HISTORIC SUMMARY

The property is not Listed, the site is not located within a Conservation Area, but the property / site is considered a Non-Designated Heritage Asset.

LHER Monument Report

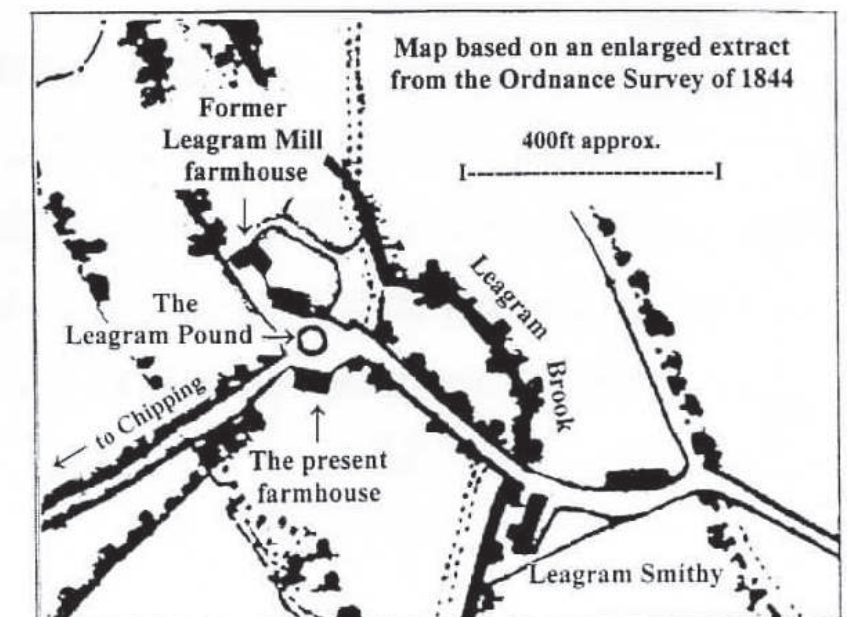
- PRN5765 & PRN7272

The site is shown on William Yates' map of 1786 and was presumably a corn mill, which was fed from Leagram Beck.

The monument report does not differentiate between the watermill and the farm, and it is not clear from the maps which building is/was the mill. However, the location of the mill wheel was possibly part of the structure that was lost before 1895, which now forms part of the double pig-sty.

The historic photograph shows the main barn structure with original barn door, the outbuilding to the South-East, and the attached lean-to.

A farmhouse is positioned to the North-West, and the lean-to appears to have been extended to the South-West creating a dual-pitch roof form. The main barn structure also appears to have been extended forming the more elongated building which stands today.



1840s map.



1890s map.

4.0 PLANNING POLICY

4.1 LOCAL AND NATIONAL PLANNING POLICY

Site designation:

- AONB

Planning considerations:

- Converting building(s) to create a residential dwelling.
- Redeveloping previously developed land (house / mill).
- Overall design, material palette, and scale should respond to the local character.
- Visibility and privacy from public footpaths that pass close to the site.

Supporting Surveys:

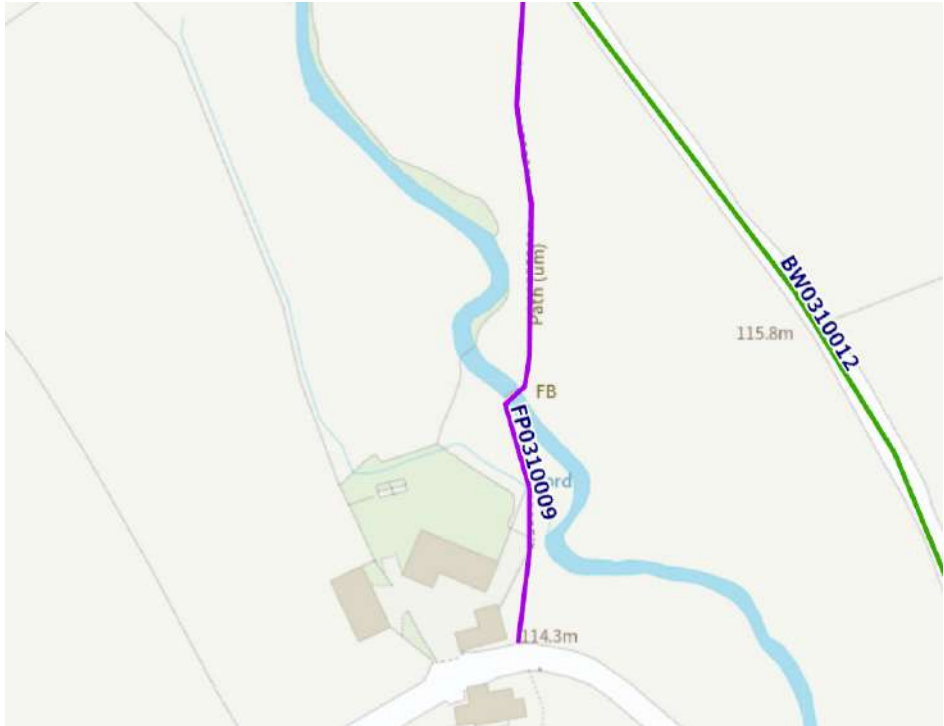
- Bat Survey
- BNG
- Tree Survey and AIA
- Structural Survey
- Heritage Statement

Other planning matters:

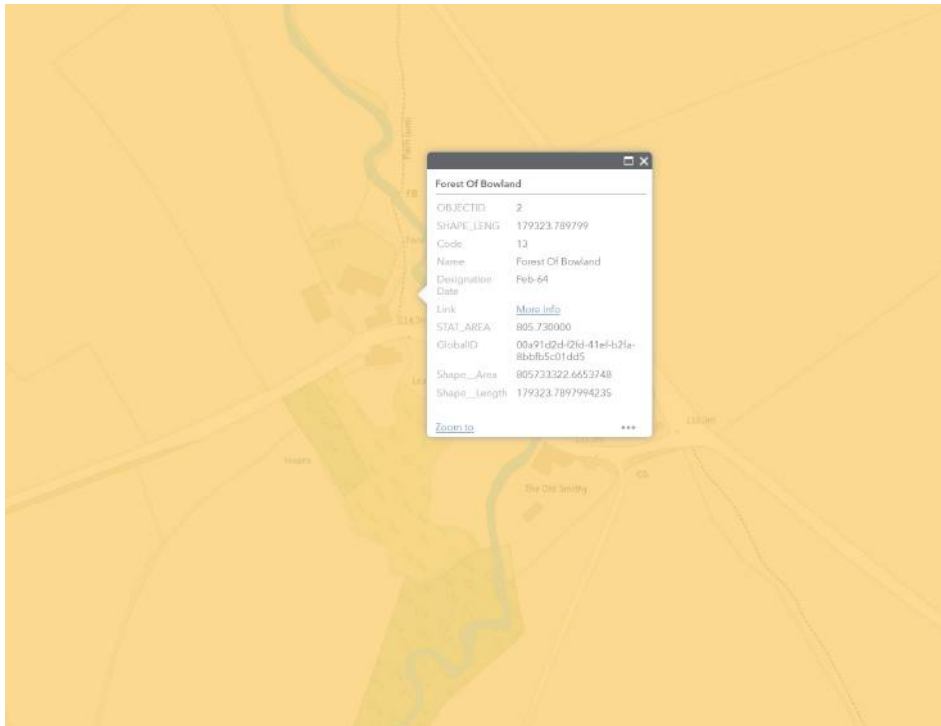
- The site is not located within a Flood zone.
- The buildings are not listed, but the site is featured on the LCC Heritage record.
- The site is not located within a Conservation Area.
- There are no Listed buildings within close proximity which could be impacted by the development.



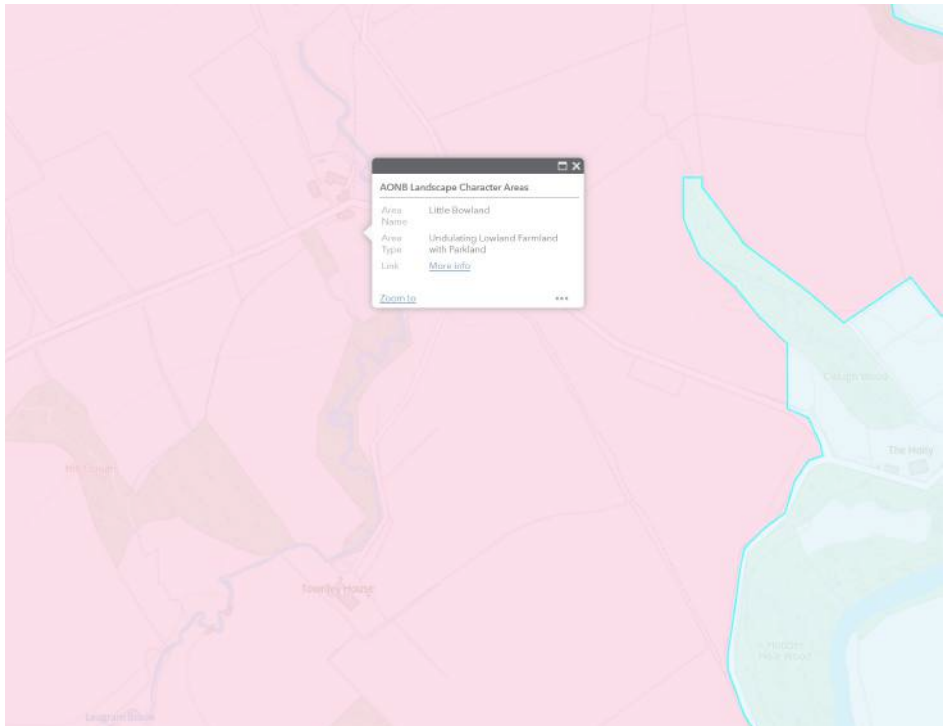
Lancashire County Council map.



Public footpaths within close proximity to the site.



AONB Map.



AONB Little Bowland Map.

5.0 SITE CONSTRAINTS & OPPORTUNITIES

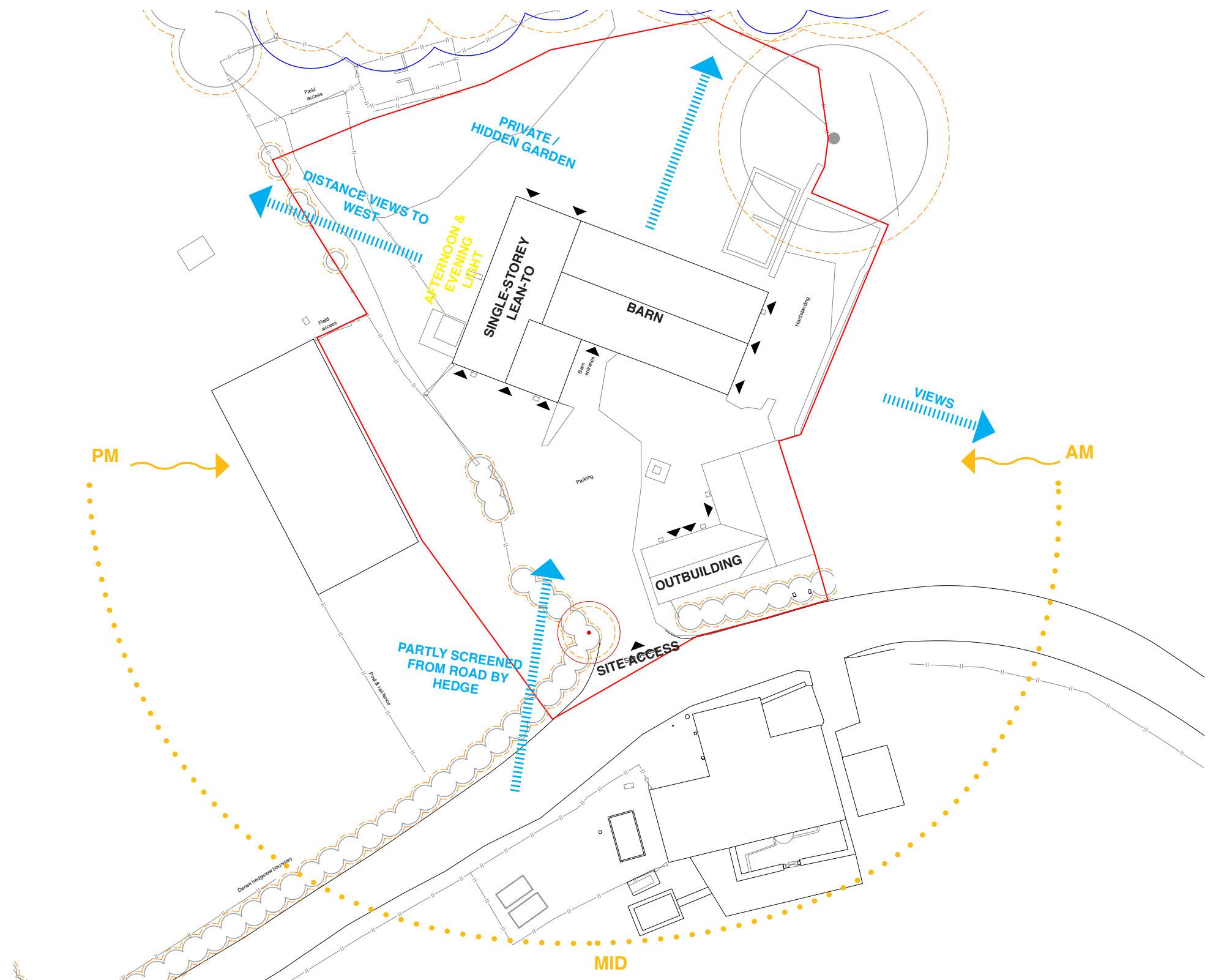
5.1 SITE CONSTRAINTS & OPPORTUNITIES

The original barn door is located on the South elevation, and is visible from the approach.

There are various existing openings to all elevations, some appear to be original, and some are more recent.

The most private area of the plot is to the North and West, which is screened by the building, and hidden from the road. The area of the site which is private, and experiences views and evening light is adjacent to the lean-to.

The site experiences countryside views to all directions, however the South is slightly visible from the road, with the primary distance viewpoints being to the East and the West.



6.0 SITE STRATEGY

6.1 SITE STRATEGY

The site access will be widened, and set-back from the road with gates. A stone wall will continue to define the driveway / entrance from the front garden area of the property.

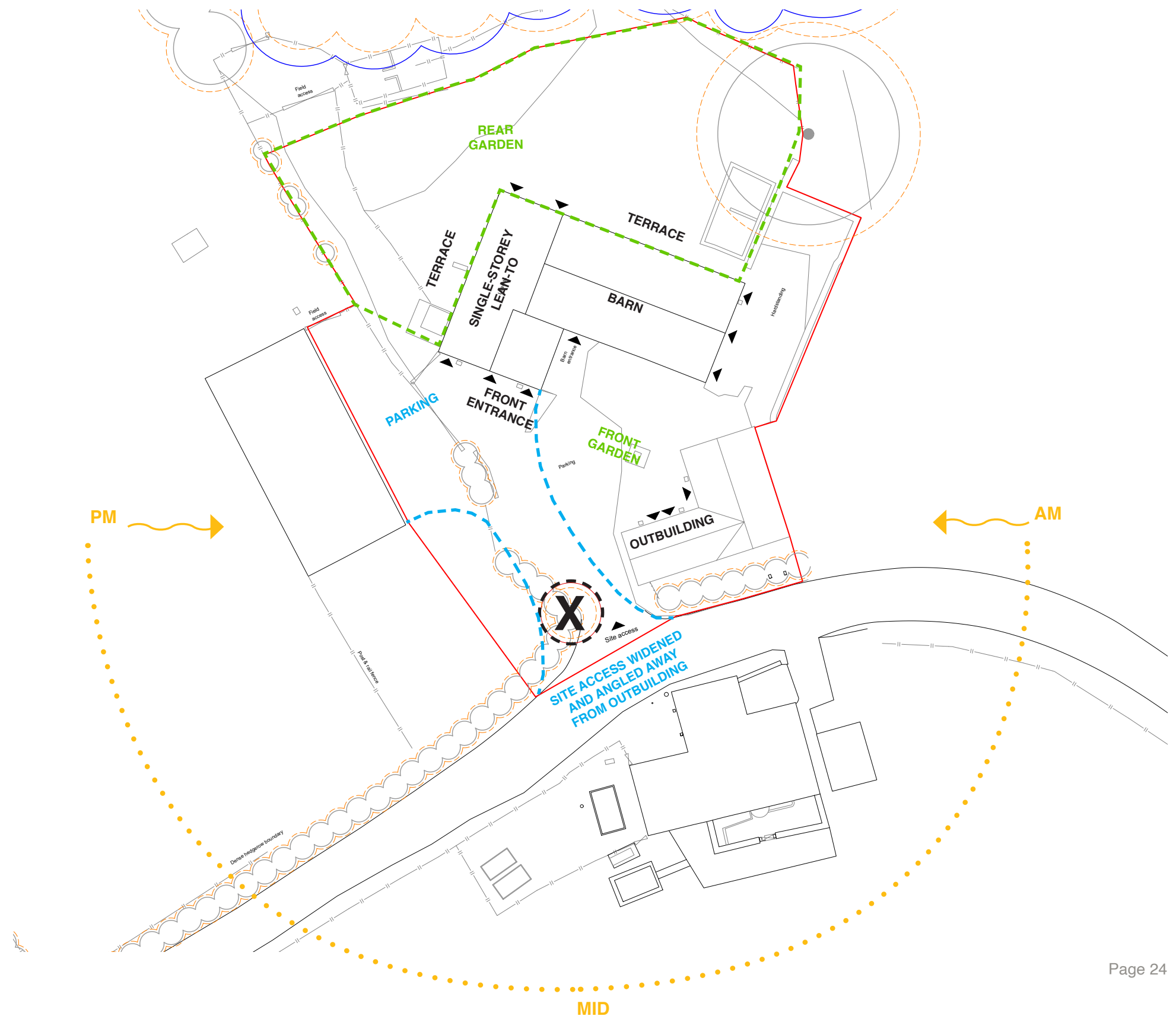
The front entrance will be located on the gable of the lean-to, which steps forward on the primary elevation.

The rear garden will be to the West and North, with the existing courtyard to the East.

The front garden will provide a contained frontage to the property defined from the parking area.

The site entrance will also provide access to the existing agricultural building (to be replaced with new agricultural building planning ref 3/2025/0387).

An outdoor terrace is located to the North of the lean-to, hidden from the road, within an area of the garden which experiences the best views (West and East), has visibility of the full garden, connects to the house, and is the most private.

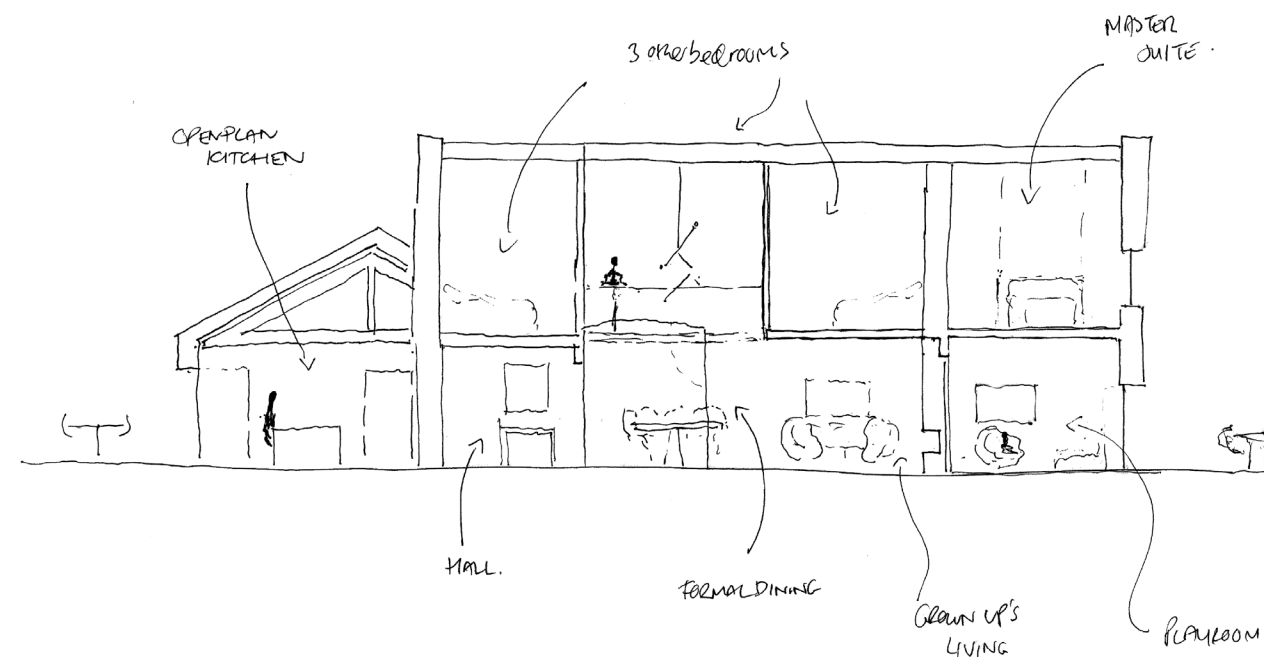


7.0 DESIGN STRATEGY

7.1 LAYOUT STRATEGY

The proposed layout strategy includes locating the open plan kitchen dining living space within the single-storey lean-to featuring a vaulted ceiling, and visibility of the original timber trusses.

This allows the secondary living accommodation such as the living space, playroom and formal dining to be located in the barn, with a more traditional first floor bedroom arrangement.



7.2 DESIGN STRATEGY - GF PLAN

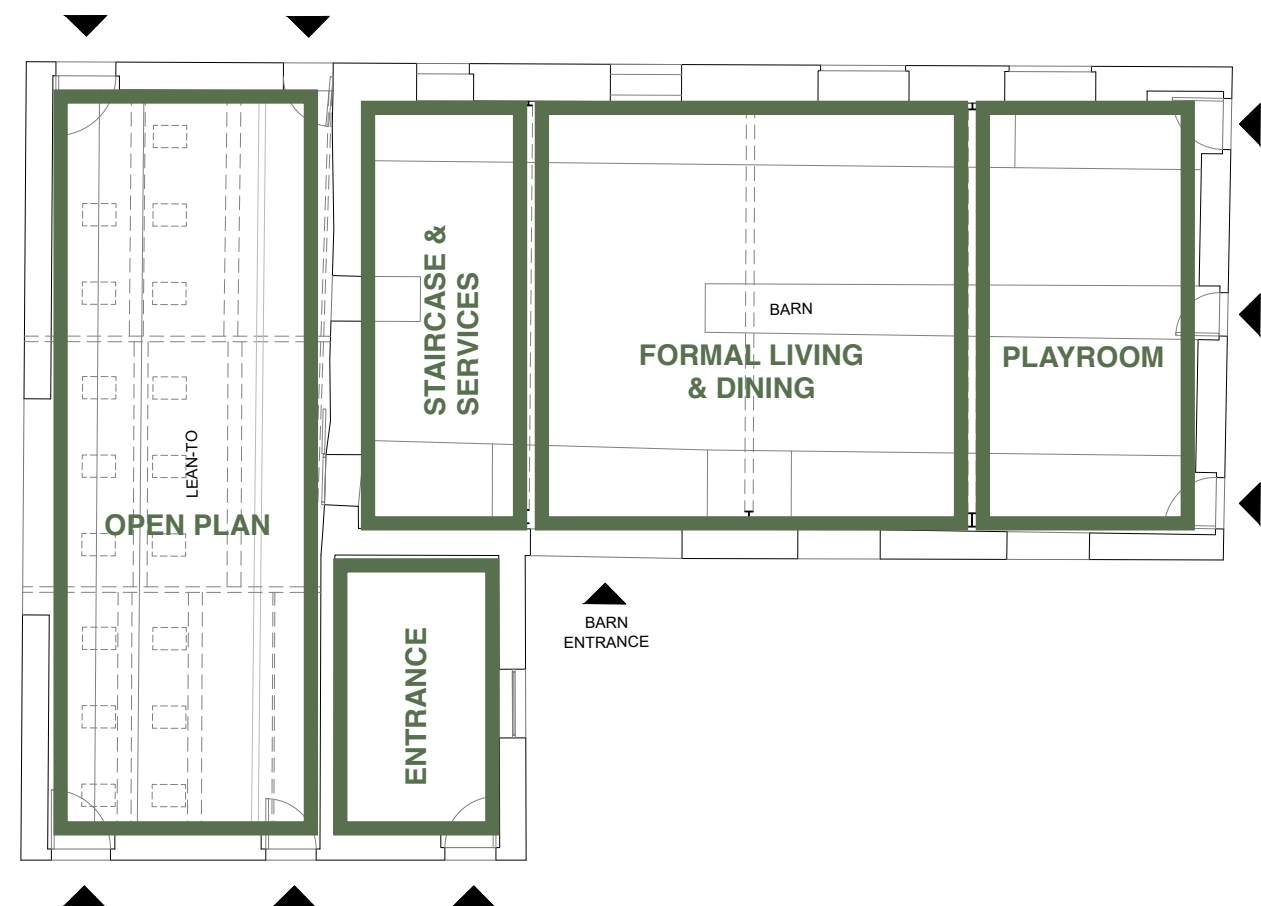
The entrance will be located on the gable of the lean-to, which steps forward on the primary elevation.

The stairwell and services are located central to the building, providing access between the main living spaces and accessible from the entrance hall.

The open plan kitchen dining living space is located in the lean-to, with a vaulted ceiling and exposed original timber trusses.

The open plan living space is positioned with access to the West and North gardens, with outward views to the West, glazing of which will be hidden from the road and public viewpoints.

The secondary living spaces are located in the barn including a living / dining space and playroom with access onto the existing contained courtyard.



7.3 DESIGN STRATEGY - FF PLAN

The area around the original barn door will remain open and double height, incorporating the stair. This allows the existing double height aspect of the barn to be appreciated when entering the space from the entrance hall.

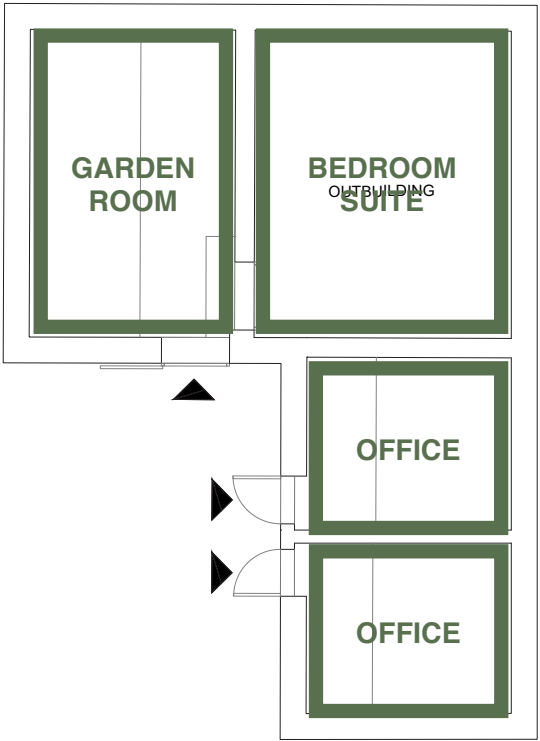
The master suite is located to the East benefiting from morning sunlight, walk-in-wardrobes, and an ensuite.

3 further bedrooms are located at first floor level along with a family bathroom and 1 ensuite.



7.4 DESIGN STRATEGY - OUTBUILDING

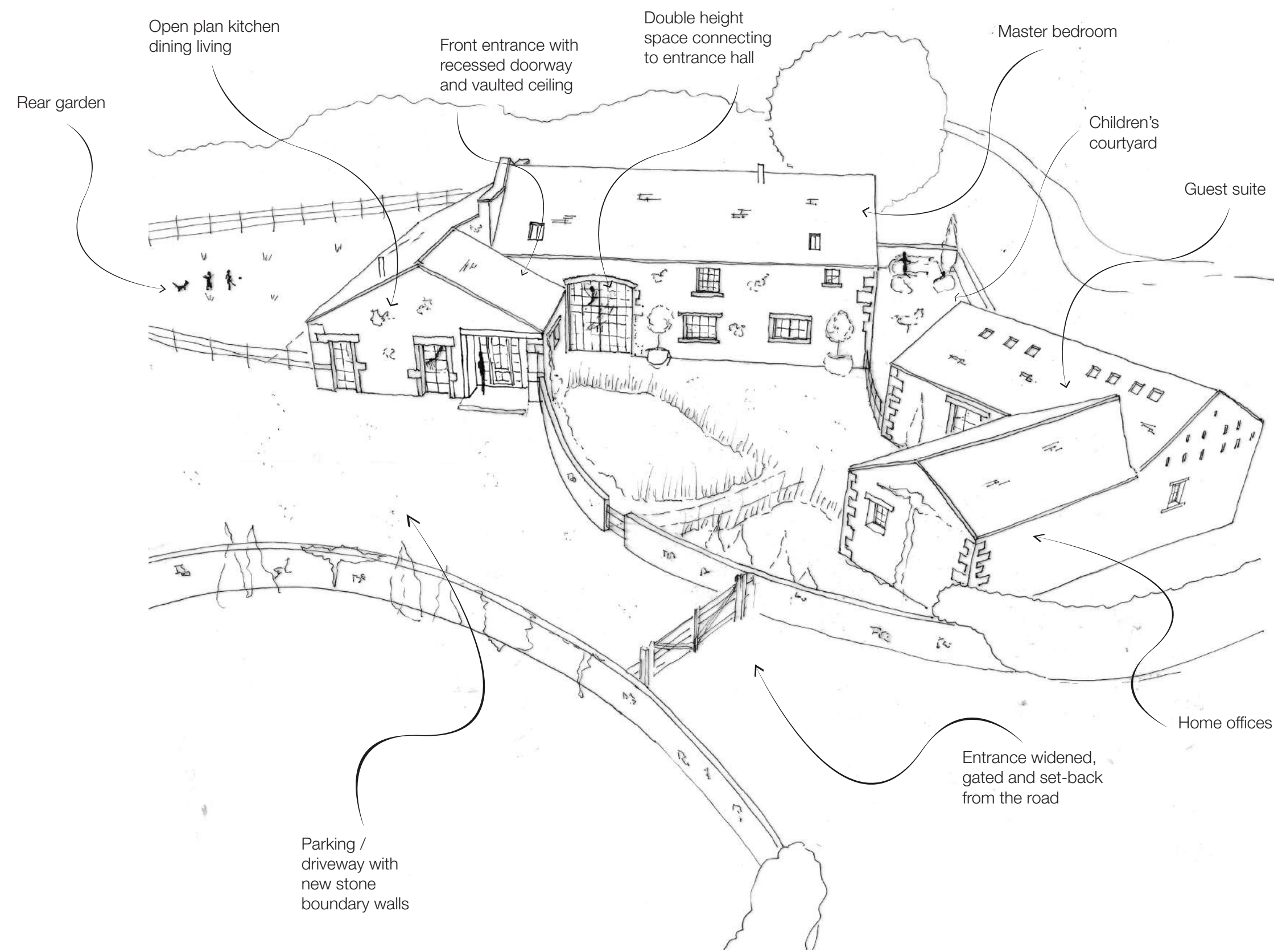
The outbuilding will incorporate a bedroom suite for guests, along with a garden room, and 2 offices to work from home.



7.5 ARCHITECTURAL STYLE



7.6 MASSING STRATEGY



8.0 CONCLUSION

8.1 CONCLUSION

This Design and Access Statement has been prepared on behalf of Kim and Samantha Weld-Blundell, to convert an existing barn and outbuilding into their forever home.

Leagram Mill Farm forms part of the Leagram Estate, with Kim's childhood home being Leagram Hall where his father John Weld-Blundell still resides.

The Leagram estate has been in Kim's family for generations, and he has chosen Leagram Mill Farm as his own part of the estate to live and farm with his family.

Leagram Mill Farm includes approximately 100 acres of farmland, with its own agricultural holding of 78 acres surrounding the property.

The site contains an existing barn with attached lean-to, and a detached outbuilding. The buildings sit within their own defined plot with private access from Dinkling Green Lane to the South.

By converting both buildings and re-purposing for a new use, will safeguard the future of both buildings creating 1 high-quality outstanding family home.

The proposal converts the barn and outbuilding to create 1 no. 4 bedroom family home with detached annexe containing guest suite and home offices.

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 complements the surrounding context of the site and minimises 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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