

Planning, Design and Access Statement

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

Date: 20/11/2025

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Street Elevation

1. Introduction

This statement supports a Planning and Listed Building application to reinstate the dwelling into one, undertake maintenance and restoration work. Planning and Listed Building approval was granted on 16/05/2025 for the Cottage side of the property

Planning application ref no. 3/2024/0919: for proposed external renovation works, including removal of render, re-pointing, improved rainwater management and repair and replacement of windows.

Listed Building Consent ref. no 3/2024/0918: for proposed internal and external renovation works, including removal of render, re-pointing, improved rainwater management, repair and replacement of windows, installation of two stoves to existing fireplaces, installation of an acoustic wall on the party wall, the automatic Mist Suppression System and external landscaping.

2. Site Overview

Property Type: Grade II Listed Building, originally 16th Century, enlarged in the 17th Century. Detailed information about the heritage is outlined in the HIA submitted with this application

Current Layout: Two-storey, three-bedroom dwelling, semi-detached. This application proposes to reinstate the dwelling into a single four-bedroom property with amenities. The property is built with stone walls, a stone slate roof and stone mullion windows.

Condition: The property requires significant updates to achieve good-quality rental standards and to maintain the heritage.

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 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 fireplaces to the chimney pot, repair as needed to comply with current regulations and the type of wood burners fitted. Include fitting bird guards, Redundant chimneys to be blocked and ventilated. The concealed historic fireplace in the proposed family room is to be sensitively restored and reinstated
- Rainwater Management: Repair existing rainwater system; inverted drain added to the northern elevation. Gutters and downpipes 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. See details and condition schedule submitted.
- Repair pathways and steps, replace boundary fencing, and update the brick store roof and gutters.

Internal Works

- The proposed alterations are minimal to retain the heritage of the property. New openings in existing walls are Ground Floor, widening the opening between the kitchen and dining room and reinstating existing blocked openings to the sitting room. First floor: A new opening into the en-suite. Timber stud partition walls are proposed to form the new layouts.
- Wood Burning Stoves: Installation of two stoves in existing fireplaces on the ground floor in the dining and living room. The concealed historic fireplace in the proposed family room is to be sensitively restored and reinstated, leaving the fire hood as existing
- Services: Checked, updated and certified as required.
- Fire Safety: Mist sprinkler system installed due to limitations with fire escape windows on both floors, and the fine water droplets are a localised invention, vaporise quickly, rapidly cooling the fire, displacing oxygen, and preventing smoke spread, which is crucial for occupant safety and preservation of the historic building.
- 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.