

DESIGN STATEMENT IN SUPPORT OF PROPOSED DEVELOPMENT SITE HILLTOP FARM HOUSE, HILL END LANE ROSSENENDALE BB4 7AG client Ruth Roche 21/03/2022
Submission for Planning Permission to link and extend existing farm house with existing Barn together with conversion of barn to residential

EXISTING FABRIC AND CONTEXT The property known as Hill End Farm house is sited at the top of a hill and was built in 1895 and existed originally as a two-storey farmhouse/ workers cottage connected in some way to either the quarrying industry or farming. Due to its small size it would have been originally arranged as a single room on each floor. The barn is therefore in close context to the smaller masonry out building sat between the existing cottage and the barn with the main elevation looking north looking down the hill at the town below not to mention vistas to the east and south. There are existing dry stone and concrete walls separating the various spaces/ enclosures and levels with post and wire fences denoting the domestic curtilage of this property. Both the cottage/ house and adjoining Barn/ outbuildings are built of masonry construction in natural sandstone with gritstone quoins and would have had matching stone roof tiles however they appear to have been replaced with marley modern tiles some time in the 80s. The flanking walls to the house and adjacent barn are now finished externally with a render painted white and while the principal dwelling is a singular square double-storey building with three different levels a lean to addition to the north elevation at ground floor, sits clumsily in the street scene, exposed gable ends to the property and barn appear to be natural stone with adjacent outbuildings are of various materials,

.Access

Access is taken from Hill end Lane coming from the west with the farmhouse and barn on the left as you enter the site, Hill End Lane is a particularly rough unmade road, Exit will always be in forward gear back down hill end lane westwood
(see Drwg 01)
areas around farmhouse and barn are mainly hardstanding in porous material provided for parking and turning of vehicles. with mixed areas of concrete around out buildings as illustrated on Drwg 01

Design and Siting

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The extension to the existing farm house is formed by removing the outbuilding between the barn and house and creating a two storey link, there are varying existing levels due to the nature of the site, the extension levels will focus on the lower finished ground level

with first floor adjusted accordingly and be adjusted to form a level building platform. The extension allows for visual contact with existing buildings and land

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Form and materials

The extension is essentially the formation of the first floor over the barn/ garage with a two storey link to the main house forming one additional bedroom and bathroom together with a first floor lounge space all linked to the main house

The ground floor link space has a utility room, a kitchen/dining space and former garage a living room. The new extension/building provides reasonable accommodation for a family whereas the original cottage is very small and restricted at first floor level not to mention difficult accessibility,

The new extension/building will be constructed in natural stone / rendered with accents of natural timber cladding with simple roof lines and fenestration in line with the current group of existing buildings as illustrated on drwg 01.& 02