**DESIGN AND ACCESS STATEMENT**

The main Farmhouse at Tan Pits Farm was built c1722 and is grade 2 listed. The Annex was added to the rear of the Farmhouse in c2008.

The Annex is built in stone, pointed in lime, has a slate roof and timber doors/windows painted in Farrow and Ball Heritage French Grey. There is also a timber picket fence at the front of the Annex which is also painted in Farrow and Ball Heritage French Grey.

This application is for the erection of a pitched roof canopy above the external door into the Annex. The external door is situated on the southwest side of the property and can be seen from, 1) the access road which is situated c5 metres away from the door and runs through Tan Pits Farm to Rivington View Barn, and 2) the holiday cottage, which is situated c10 metres away from the door, sits within the boundary of Tan Pits Farm and is named The Elliotts.

A door canopy is requested to add further protection to the external timber door (which is being impacted by water damage), to prevent water entering the property during bad weather and to add additional period detailing to the property.

The door canopy frame will be made from timber, painted in Farrow and Ball Heritage French Grey and will have a pitched slate roof. The style and materials are in keeping with the construction of the existing Annex and more suited for traditional farmhouse properties.

The dimensions and drawing of the door canopy are shown in a separate plan included with this application.