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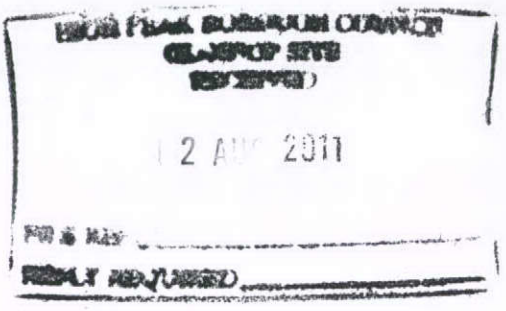
DESIGN and ACCESS STATEMENT
Conversion of Small Barn at Ringstones Farm Yeardsley Lane, Furness Vale to dwelling consisting of two Principal rooms on the Ground Floor and Two bedrooms and a bathroom on the First Floor



by

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Character of the Application Building : Ringstone's Barn is a traditional stone built High Peak agricultural building which can be sympathetically converted to a dwelling with minimal alterations. The external walls are of coursed natural gritstone and the roof has stone slate on the east elevation and blue slate on the west elevation. There are stone lintels and sills to all the openings with the exception of the large opening in the north elevation which is supported with an exposed steel Universal Beam. Attached to the Barn is a small stone building with a blue slate roof. It is intended that this building and the associated open lean-to will be retained when the barn is converted. Plates A, B and C show the existing barn which is in generally very sound condition

Sustainability : The proposed extension is required for the Applicant and her son since it is the only way in which they are likely to acquire permanent accommodation. They wish to remain at the farm. Furness Vale is served by a regular bus service and there is a local shop which more shops and a doctors surgery in the nearby settlement of Whaley Bridge which is actually within a short walking distance. The conversion of the barn will use reclaimed materials wherever possible and it will be insulated to the highest standard.

Appearance : The proposed converted barn will use reclaimed blue slate on both roof slopes. Rooflights and two additional openings in the east elevation will provide additional light. The additional openings are positioned where former openings, which are visible in the fabric of the internal skin of the existing barn, have previously been filled in. Otherwise all existing openings will be used. The large ground floor opening in the north elevation of the existing barn, will be altered to disguise the ugly exposed steel lintel by creating an external flattened arch supported by stone voussoirs laid in a soldier course style. A three dimensional impression of the east and west elevations showing also the north elevation of the converted barn is presented on Plate D.

Access and Parking Arrangements : The existing access road to Ringstones Barn will remain the same and it is not anticipated that there will be any increase in vehicular movements to and from the extended property. There is adequate parking existing for all the vehicles which currently frequent the property.

Plate A





Plate B





Plate C





Plate D

