The Haugh, Buxworth
Design & Access Statement

This Design and Access statement has been prepared by Mattin Maclean to support the application made on behalf of Mr & Mrs Longden for planning and Listed Building permission for the erection of a garden room extension adjacent The Haugh, Dolly Lane, Buxworth.

SITE AND CONTEXT

The site is situated off a track from Dolly Lane, Buxworth. The farmhouse forms part of a collection of buildings in the applicants ownership, a Grade II listed 17th/18th Century Barn to its West and a further Grade II listed late 18th Century barn to its North. With further residential conversions forming part of a cluster to the North. The farmhouse has a direct North/South orientation and overlooks open views to its East, South and West orientations. The farmhouse is constructed of gritstone with a slate roof and is robust in nature with little ornamentation. The proposed garden room extension will sit on a piece of land currently used as a lawn to the East. This area is enclosed by two small outbuildings and the dwellings boundary wall and is not in direct relationship with either of the surrounding Listed barns.

LAYOUT, SCALE AND APPEARANCE

The proposal involves the erection of a single storey, pitched structure to the North East of the farm house providing extra family space to the house. The proposal has a simple layout with two main elements, a connection corridor and the main garden room space. It takes a recessed position on site so it does not compete with the front elevation of the farm house or that of the projected Listed West Barn. With its glazed front elevation the open views are maintained. Its rear form provides protection and encloses the functional rear yard The lower lean to, flat roofed porch provides access whilst not effecting the existing long picture side window.

Its material palette has been kept simple and mimics that of the farmhouse itself. The front elevation is fully glazed, with the utilization of bi-fold doors and frameless corner glazing allowing maintained views and the opening up of the space in summer. A glazed element is continued onto the roof and finished with a simple gutter attached to a fascia board detail at the eaves. The rear section of the roof utilizes slate and the whole thing is grounded by a stone plinth and stone enclosure walls. The access from the farmhouse is kept simple with a stone fronted flat roofed connection, this also forms a porch to the rear yard which will be clad in vertically painted timber boards to reflect the functionality of the outbuildings.

LANDSCAPING AND ACCESS

Several trees and shrubs are located around the perimeter of the site with one small holly tree located within the line of development. It is proposed to remove this tree. By and large the landscaping will remain as is. Level access is provided from the South bi fold doors and the East patio doors. Access from the house is from the rear access corridor utilizing the stepped rear door approach.

IMPACT

By its proposed location the scheme does not have an impact on the Listed buildings that surround the existing farmhouse and has been designed to be simple in form to reflect the minimal facade of the farmhouse itself.

SUMMARY

In summary the proposals will be of high quality and have been well considered. They are respectful of the character and appearance of the host building and do not have any detrimental effect on the cluster of Listed buildings that surround it.

Mattin MacLean Ltd
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