HPK/2012/0237
26 APR 2012

Design Statement

For

Extension to Cow Hey Barn

At

Cow Hey Barn
Eccles Road
Chapel-en-le-Frith
High Peak

4th March 2012

SIMON COLEY ARCHITECT
2, WATER'S EDGE LANE
CHAPEL-EN-LE-FRITH
HIGH PEAK
SK23 0JD

Existing Property and Site

Views of the site from the primary view points.

From Eccles Road

Cow Hey Barn comprises of approximately half of a long former barn building which runs from (North to South)



From the footpath

There is a public footpath to the north of the property which connects Whitehough to Eccles Pike.

Key Points:-

1 The additional garage added to Lydgate barn dominates views from the footpath.

2 The ridge line of the field means that views of the south end of the long barn where Cow Hey barn is located makes little impact from the footpath. It is also hidden to some extent by trees in the summer.

View from footpath approaching from Whitehough



View of Lydgate barn when you arrive at the development



Photographs of the existing End Elevation of Lydgate Barn



Existing 'built out' section of Lydgate Barn



The existing built out section of Lydgate Barn measures 2.3m by 10m

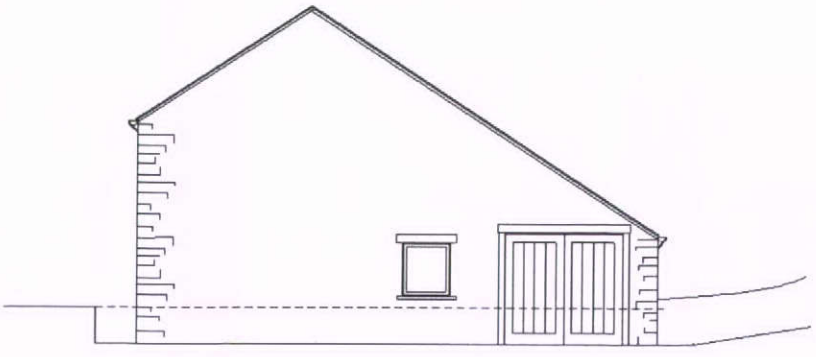
Proposed Extension for Cowhey Barn

A clear precedent for the extension to Cowhey Barn exists further down Eccles Road at the neighbouring Digleach Farm.



End Elevation to the Barn at Digleach Farm

Proposed Elevation



New South elevation to end of Cow Hey Barn

Key features to reflect Digleach Barn include:-

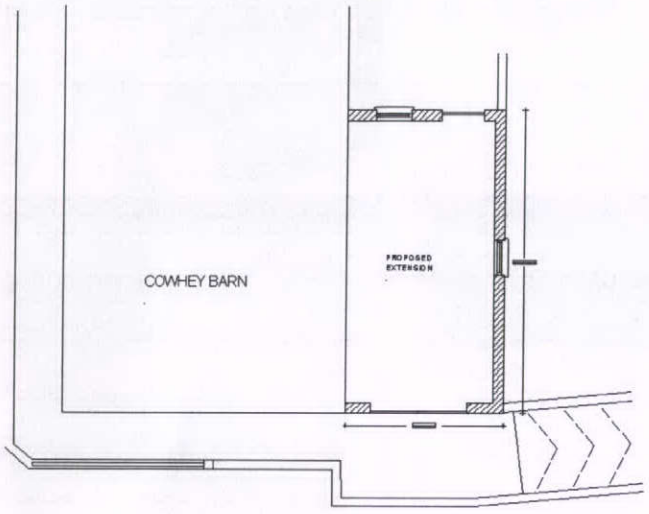
A strong asymmetrical form and varying depth of the side elevation

Punched window openings

Natural dressed coursed stonework with larger stone ends

Column and lintel surrounds to openings

Proposed Layout



The new proposal for the south end of the building echoes the arrangement of Lydgate Barn to the north.

The proposal is to build out to an area 3.3m by 7m.

Viewed from Eccles Road the barn is 500 - 700mm below ground level lessening its impact.

Access has been maintained on the southern elevation as requested in the planning consultation meeting and is served by a small incline.

Conclusion

During this consultation process we have developed a scheme that is an extremely sensitive proposal for the execution of external storage to Cow Hey Barn. This has been done to reflect the integrity of the existing barn and has actively sought to engage and mirror local precedents.

Not withstanding the above comments, an independent two storey garage building has already been granted planning permission within this complex of buildings. This document gives a clear illustration on how that building impacts on views of this site from both Eccles Road and the adjacent public footpath. Our proposals will not have anything like the same level of impact and we believe exhibit extreme sensibility to the existing building. For these reasons we hope you will support this proposal.