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DESIGN AND ACCESS STATEMENT FOR FOLDS BARN, FERNILEE

History

The property is a stone built conversion of a disused farm building constructed in 1983/84. The property is a two storey construction, but the eastern end was built with a ridge height below the rest of the property.

The Proposals

Function
The proposal is to provide a two storey extension to the eastern end of the property to provide a larger kitchen and utility room on the ground floor, and a new bedroom and increased size main bedroom on the first floor.

Form, Scale, Massing & Materials
The extension will emulate the vernacular style of the original building and be constructed from random natural stone with a natural slated roof.

In particular, the proposed extension will:

- Respect the historic form and character of the original building;
- Respect the character of the surrounding area; in particular the adjacent Folds Farm
- Utilise facing materials which will match the existing materials.

The eastern end of the building will have a small increase to the ridge line to allow full functionality of the main bedroom. This will not be detrimental to the overall context, and will be very much in keeping with adjacent properties and the vernacular architecture.

Amenity
The amenity of neighbours will not be compromised by the proposed rear extension.

Access
The access to the property will not be affected by the additional rear extension.

Secure by design
No changes to the site layout should be necessary. However, certain issues such as door and window specification and exterior lighting will be discussed as part of the design process with the Crime Prevention Design Adviser.