



Fern Hill Farm

Conversion of Existing Stables to a single dwelling

Design Statement **Draft Issue**

July 2026

Design Statement 01

PREAPP/00116/25

We have amended the design in response to the constructive comments made the planning officer and urban design officer in the pre-app report dated 12th December 2025.

These include the following:

- a reduction in overall size and volume
- removing the large chimney
- rotating the roof of the extension by 90degrees to create an L-shape structure
- simplifying the design and utilising natural Pennine stone as the main wall treatment externally



Fern Hill Farm buildings

Design Statement 02

Proposed Design

On approach from the access road the new extension appears as a simple gabled extension set at a right-angle to the existing stable block, with matching stone walls and blue slate roof. A small glazed link block provides a natural separation allowing for some refined detailing.

A new native tree hedgerow and individual trees soften the view and project and integrate the building into the wider landscape.

The lounge area which faces west is designed as a sub-servient light-weight structure projecting from the main extension and is timber clad externally in reference to local stable structures.

In a move to simplify the external materials palette, we have removed the metal cladding on the previous design, restricting its use for fascias, soffits and copings.

Small areas of external timber cladding have been used to infill existing openings on the original building, as matching up with stone would prove difficult to achieve and may look awkward.

A small dry-stone wall helps to form the entrance courtyard and exudes a natural rural aesthetic relating to farm buildings.



CGI views looking west (top) and east (bottom)

Design Statement 03



CGI view looking east towards the existing track and the entrance courtyard

The design reflects the context of the rural location in-keeping with the character of the existing stables and the near by Fern Hill Farm building group