LANG ARCHITECTS

Design and Access Statement



Estate Yard

Lambhouse Lane

Shottle

August 2026

1.0 Introduction

1.01 This Design Statement accompanies the full planning application for the conversion of an existing traditional stone barn and the replacement of the rear agricultural structure at the Old Estate Yard, Lambhouse Lane, Shottle.

1.02 The proposal seeks to secure the long-term future of the barn through a sensitive conversion while replacing the dilapidated rear structure with a high-quality extension that respects the agricultural character and historic setting.

1.03 The scheme has been carefully designed to minimise intervention to the existing stone barn, to reinstate historic features, and to provide a sympathetic distinction between historic and new fabric.

2.0 Existing Site

2.01 The Old Estate Yard comprises a traditional agricultural building that contributes to the rural character of Lambhouse Lane and the wider landscape surrounding Shottle.

2.02 The existing stone barn is a traditional structure constructed from locally sourced stone and forms an important part of the historic estate yard.

2.03 To the rear of the barn is a dilapidated, timber framed agricultural structure with a metal corrugated roof. The structure to the rear is of a functional construction, possessing limited architectural merit and making little positive contribution to the character of the site. Its lightweight appearance and utilitarian materials contrast with the quality and permanence of the original stone barn.

2.04 The barn no longer serves its original agricultural function. Although the structure remains fundamentally sound, it requires repair and adaptation to ensure its continued use. Without a viable future use, there is a risk of deterioration and loss of historic fabric.



Image 0.1



Image 0.2



Image 0.3



Image 0.4



Image 0.5

3.0 The proposed development

3.01 The applicants seek approval for the barn to be converted into a three bedroomed dwelling. The layout of the proposal is informed by the original building and the desire to retain as much of the original fabric as possible.

3.02 The window and door locations of the existing building lend themselves to serving a dwelling and are retained and respected for legibility of the original barn.

3.03 The extension proposal is informed by the existing footprint occupied by the rear structure, avoiding any significant increase in the building's overall footprint or encroachment into the surrounding landscape.

3.04 To minimise its impact, the extension will be set back from the road, by 1.8m, and follow the simple agricultural form of the existing. The massing remains

sympathetic to the existing barn, ensuring that the original stone barn continues to define the character of the development.

3.05 The proposed extension incorporates a slightly increased ridge/eaves height to provide adequate internal headroom. The increase in height has been carefully minimised and is proportionate to the scale of the extension, allowing for comfortable use of the accommodation while maintaining a subservient relationship to the stone barn.

3.06 External walls will be clad in vertical timber cladding, providing a natural finish that will weather well and sit comfortably within the rural setting. The use of timber clearly differentiates the extension from the original stone structure while maintaining an agricultural character appropriate to the estate yard.

3.07 A corrugated metal roof is proposed to reinforce the simple contemporary aesthetic while reflecting the existing roofing material. The simple roof form and minimal detailing ensure the extension remains visually recessive and complements the existing stone barn.

4.0 Sustainability

4.01 Converting an existing barn, whose form allows conversion, is inherently sustainable. Upgrading the building envelope is central to reducing energy consumption and improving thermal comfort. All enhancements are designed to respect the building's character while improving performance.

- An Air source heat pump will be installed. (Location TBC)
- Solar panels will be installed on the extension roof.
- The installation of wet low temperature underfloor heating systems will provide comfort whilst allowing heating systems to operate more efficiently.
- A highly insulated construction will be used throughout, exceeding the building regulation requirements.
- Energy Efficient windows and doors will meet building regulation requirements for U Values and ventilation.
- Historically correct, eco friendly and breathable lime mortar and paints will be used.
- Preference will be given to locally sourced, natural, and recycled materials.

5.0 Access and Parking

5.01 A new vehicular entrance is proposed, south of the existing entrance. This is to provide safe and convenient access to the parking area serving the dwelling.

5.02 By moving the entrance further from the barn, sightlines for vehicles entering and leaving the site will be enhanced. This will improve highway safety for both site users and passing traffic.

5.03 A functional parking and turning area for three cars is provided on site, allowing vehicles to manoeuvre safely and exit the site in a forward gear.

6.0 Conclusion

6.01 This proposal represents a sensitive and well-considered conversion of a traditional agricultural barn into domestic living accommodation. The design carefully balances the functional requirements of modern living with the need to preserve the historic character of the site.

6.02 The extension design respects the scale and character of the historic building and employs a simple form and palette of materials that references the agricultural nature of the site.

6.03 Overall, the scheme represents a high-quality design that preserves the significance of the existing barn, enhances the appearance of the Old Estate Yard, and secures the long-term sustainable use of the building.