

Planning Application

Town and Country Planning Act 1990

Please read the accompanying notes, form P1B, before answering each question. Please complete in BLOCK LETTERS.

Application No. 320070919P

Date received

Fee paid £

Receipt No:

Question 1

Name and Address of Applicant

Ms J Ottewell

Cow Ark Farm

Cow Ark, Clitheroe

Postcode BB7 3DF

Tel.No: 01200 448644

Question 1a

Name and Address of Agent

Stanton Andrews

44 York Street

Clitheroe

Postcode BB7 2DL

Tel.No: 01200 444490

(Contact's Name Charles Stanton RIBA)

Question 2

Address or Location of Application Site -- indicate on the plan any adjoining land in the applicants control

Cow Ark Farm

Cow Ark

Clitheroe

BB7 3DF

Question 3

Accurate description of the proposed development (including site area if known)

Extension to existing house and installation of below ground pipework for ground source heat pump (Site area 1.25ha)

Question 4

Type of application

- a. Full application for a change of use not involving any building work ☐
- b. Full application for a change of use and/or new building/engineering work or alterations ☒
- c. Outline application for the erection of building(s) ☐

(i) Please state yes/no which matters, if any, are being applied for

Layout	Scale	Access	Appearance	Landscaping
☐	☐	☐	☐	☐

(ii) For residential development give number and type of dwellings (indicate on separate sheet if necessary)

d. Reserved Matters application

(i) Please give reference number of outline permission ☐

(ii) Please state yes/no which reserved matters are being dealt with in this application

Layout	Scale	Access	Appearance	Landscaping
☐	☐	☐	☐	☐

e. Continuation of Temporary Permission

Please give reference number of previous permission ☐

f. Modification or removal of a Condition

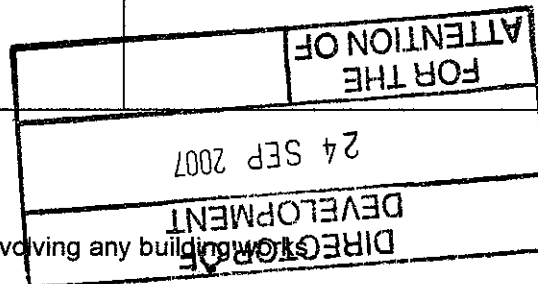
Please give the number of the planning permission and the relevant condition ☐

Please state yes in the appropriate box

☐

Yes ☐

☐



Question 5 AccessPlease state
Yes or NoPlease state
Yes or NoDoes the proposal involve a new vehicular access? an altered vehicular access? a new pedestrian access? an altered pedestrian access?

Does there exist any public right of way within the application site?

Question 6 TreesPlease state
Yes or No

Do you intend to prune or fell any trees as part of the proposed development?

If yes, please show the tree(s) on the plan and describe the works proposed.

Question 7 Existing UsesDescribe the existing, or if vacant,
the last uses of the site

Existing house and adjacent shippon/stable.

Question 8 Additional InformationPlease state
Yes or No

a Is the application for shopping, office, industrial, or other commercial use? If so, please complete a Planning Application (Part2), form P1A

b Is the application for or associated with the winning and working of minerals or waste disposal? If so, please complete a Planning Application (Part3), form P1M

Question 9 Drainage / Water Supply

a How will surface water be dealt with?

Discharges into stream. Pipework to be renewed.

b How will sewage be dealt with?

Septic Tank. Pipework to be renewed.

c How will water be supplied?

Farm has its own spring

Question 10 Materials

If building works are proposed please describe all external materials (e.g brick walls, colour, make and type and show them on your plan)

Wall Stone, ashlar 215mm high, random length –
Red St. Bees or similar
Timber - Cedar

Roof Stone slates to match existing

Question 11 Plans

Please list the drawings and plans submitted with this application form (5 sets are required):

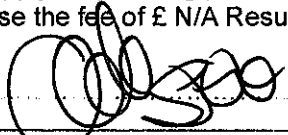
PL 00 rev B Location Plan
 PL 01 rev B Existing Site Plan
 PL 02 rev B Existing Floor Plans
 PL 04 rev B Existing Elevations sheet 1 of 2
 PL 05 rev B Proposed Elevations sheet 2 of 2
 PL 06 rev B Proposed Site Plan
 PL 07 rev B Proposed Ground Floor Plan
 PL 08 rev B Proposed First Floor Plan
 PL 09 rev B Proposed Second Floor Plan
 PL 10 rev B Proposed Elevations sheet 1 of 3
 PL 11 rev B Proposed Elevations sheet 2 of 3
 PL 12 rev B Proposed Elevations sheet 3 of 3

Question 12

Please read and then sign the following statement

Declaration

I wish to apply for planning permission for the development described in this application and accompanying plans and enclose the fee of £ N/A Resubmission

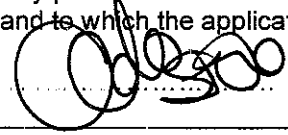
Signed  (Applicant/Agent)

Date 12 September 2007

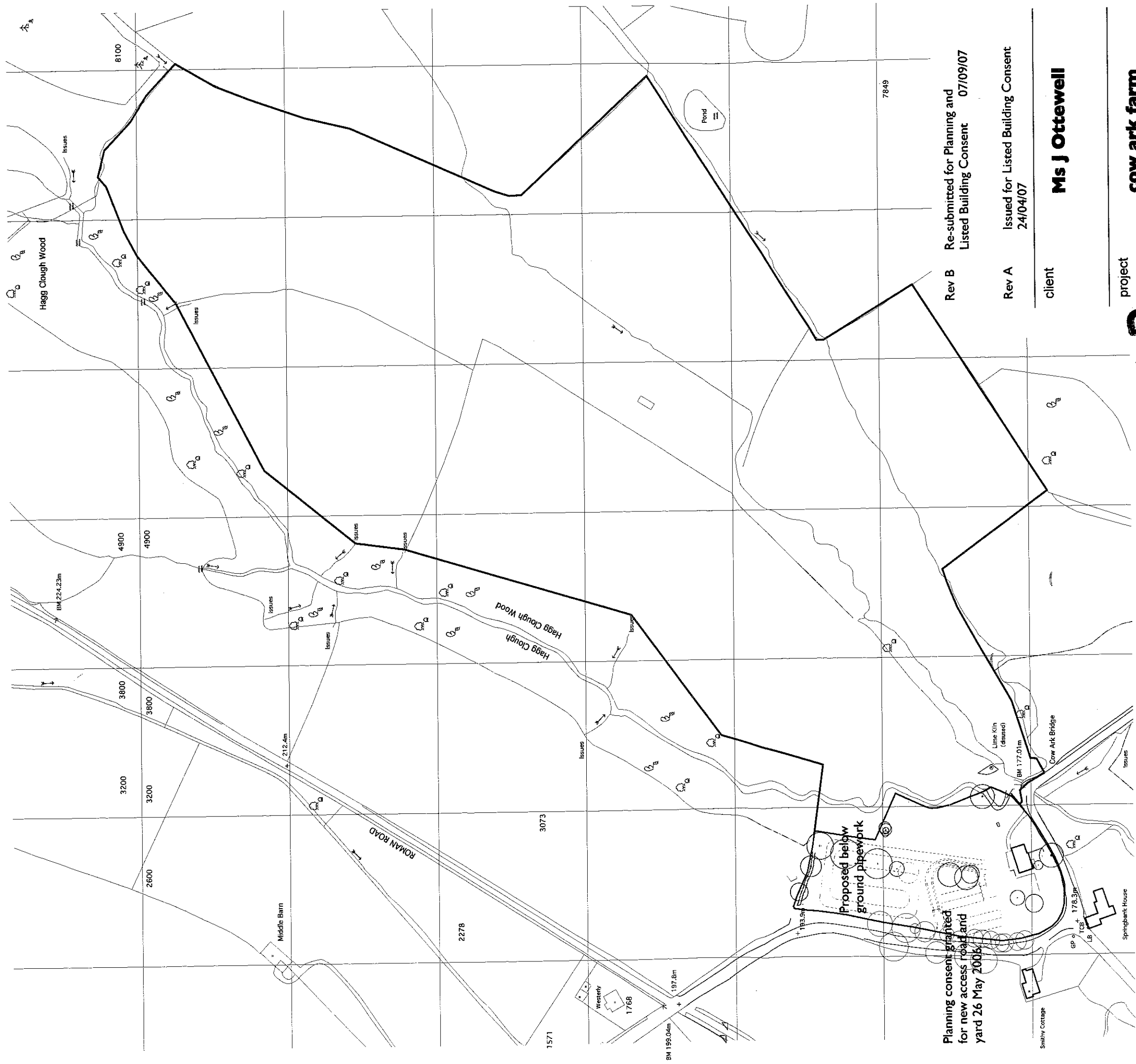
Question 13Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995
Certificate A

I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

None of the land to which the application relates is, or is part of, an agricultural holding

Signed  (Applicant/Agent)

Date 12 September 2007



Rev B Re-submitted for Planning and Listed Building Consent 07/09/07

Rev A Issued for Listed Building Consent 24/04/07

client **Ms J Ottewell**

project **cow ark farm**
cow ark

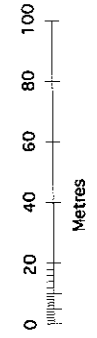
Drawing Title Location Plan

Issue	Listed Building Consent	Scale	1:2500 at A3
No.	6-04/PL.0	Rev	B

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Response to the consultations to the previous application.

The Georgian group.

The comments regarding rooflights have been noted. The number of rooflights to the house has been reduced considerably - from 10 to 3 - with none to the front elevation.

The existing roof space is already useable space, note the existing rooflights, stair and window to gable wall. The alteration to the roof timbers will be minimal with the changes primarily limited to that required to ensure the structural security and safety of the roof. Most of the bearings of the roof timbers have deteriorated significantly and it is only a matter of time before roof and ceiling timbers begin to fail.

The comments regarding the building scale have been noted. The area of the extension has been reduced by over 30%, the roof reduced in height by nearly a storey and the building rotated by 90 degrees to minimise the appearance of the extension to the roadside.

The development of farm buildings is a basic agricultural requirement to ensure that the surrounding farmland can be stocked and managed. The farmyard and building are new but they replace a previous farmyard that was converted into a dwelling in the 1960's. Without farming the character of the area will change significantly, the retention of farmed land is the fundamental basis of the AONB and is the predominant character of the Forest of Bowland. The location of the new farm buildings by the house, was suggested in discussion with RVBC as it was felt to be consistent with the layout of local farmsteads in the area. Considerable care has been undertaken to ensure that the farm building minimise their impact on the area including the use of grass on the roof and stone to the end gables.

Ancient Monuments Society.

Generally as comments to above.

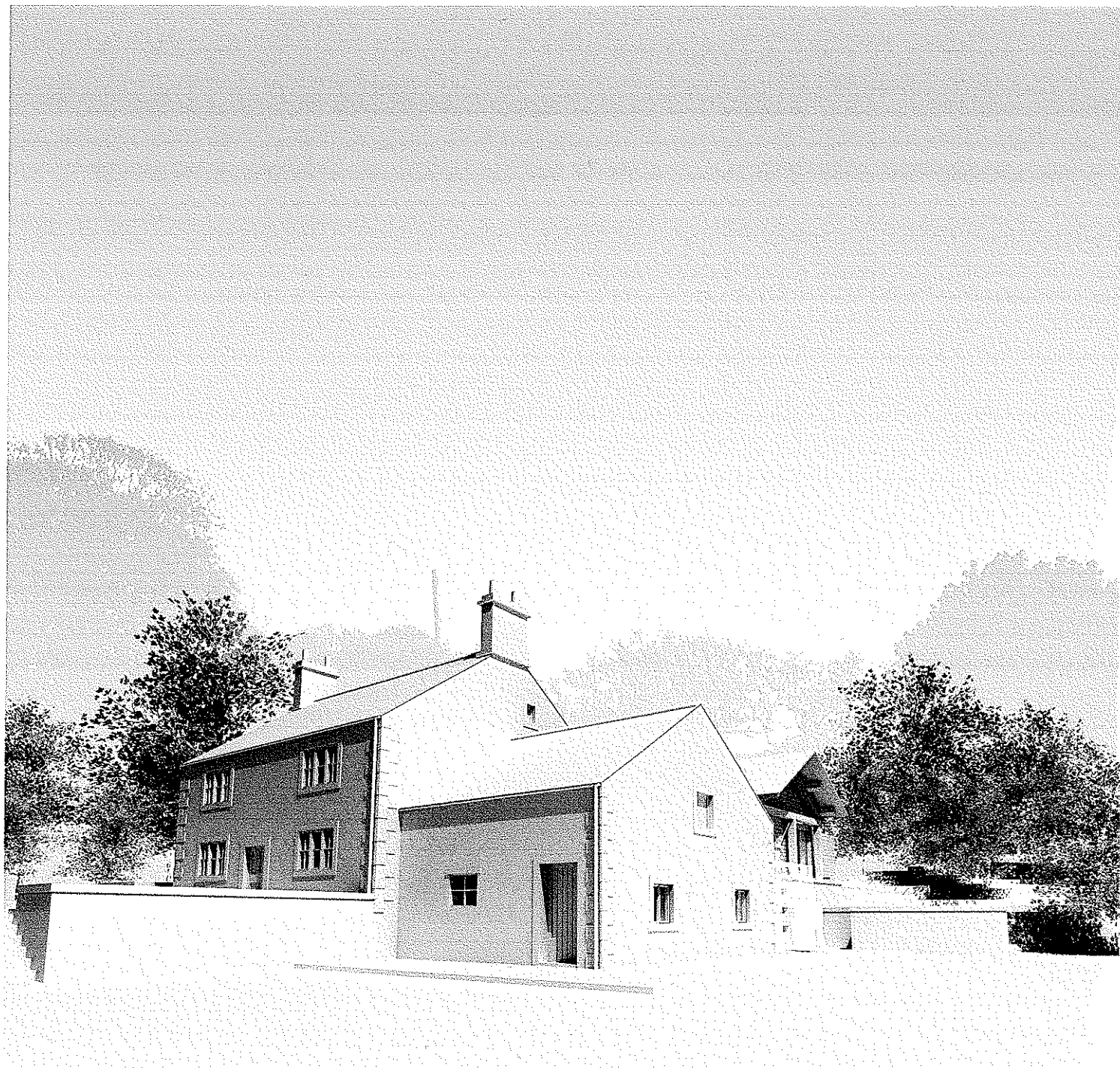
SPAB.

Generally as comments to above however the suggestion of reducing the building height by reducing the number of storeys has been included within the revised design.

Conservation Officer Comments

The residential building survey was commissioned to assist in understanding the condition of the buildings and was submitted to aid officers in this respect. It can be confirmed that damp proofing works as advised will be not be undertaken, it is thought that by repointing and reinstating the lime roughcast that much of the damp penetration through the walls can be overcome.

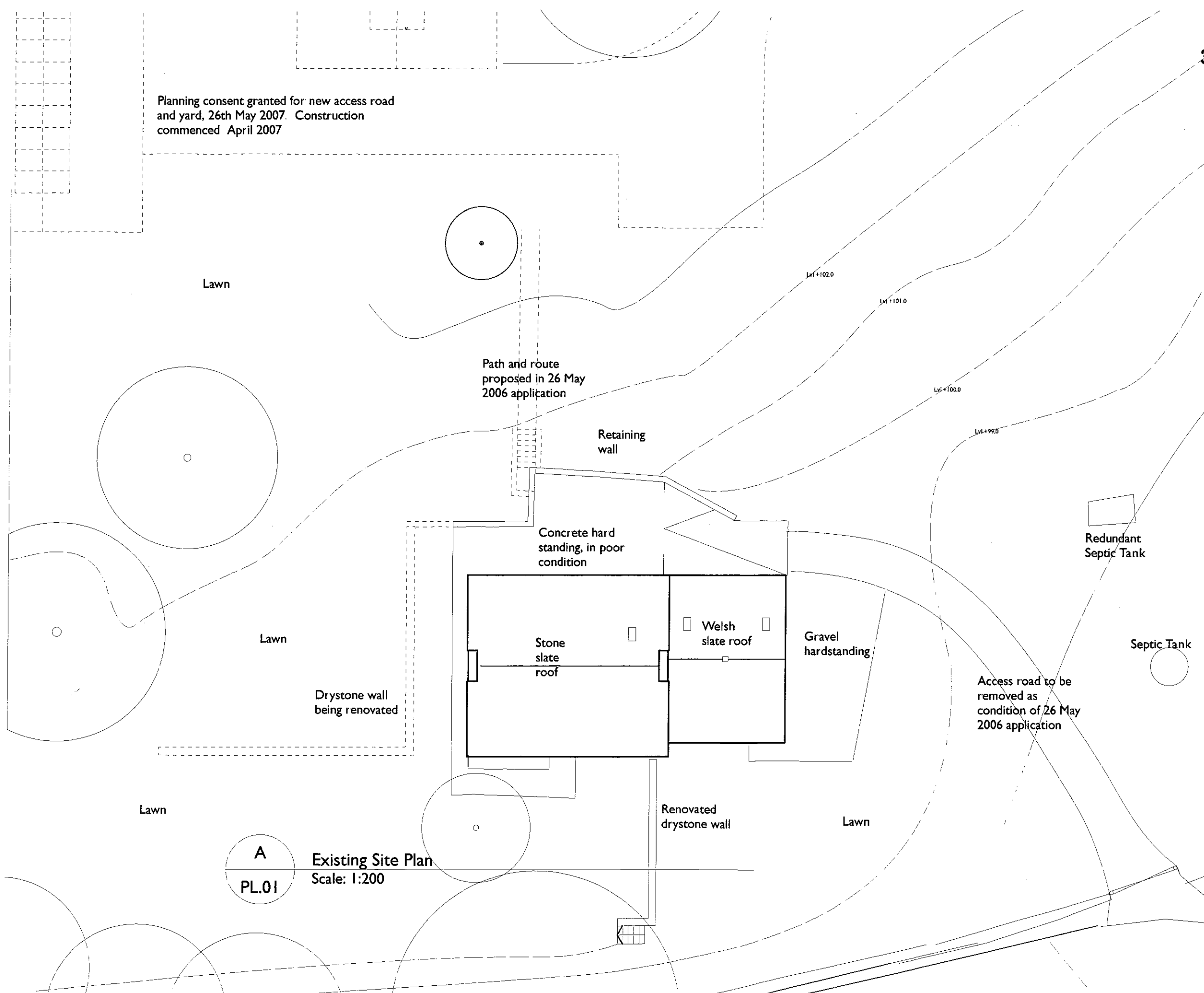
It can be confirmed that a policy of refurbishment where possible will be adopted for the external joinery most notably the front door. Where it becomes clear that the existing fabric must be replaced this can be reviewed on site on an ongoing basis during the renovation.



320070919P



Planning consent granted for new access road and yard, 26th May 2007. Construction commenced April 2007



A
PL.01

Existing Site Plan
Scale: 1:200

Rev B Re-submitted for Planning and Listed Building Consent 07/09/07
Rev A Issued for Planning 09/02/07

client **Ms J Ottewell**

project **cow ark farm
cow ark**

Drawing Title **Existing
site plan**

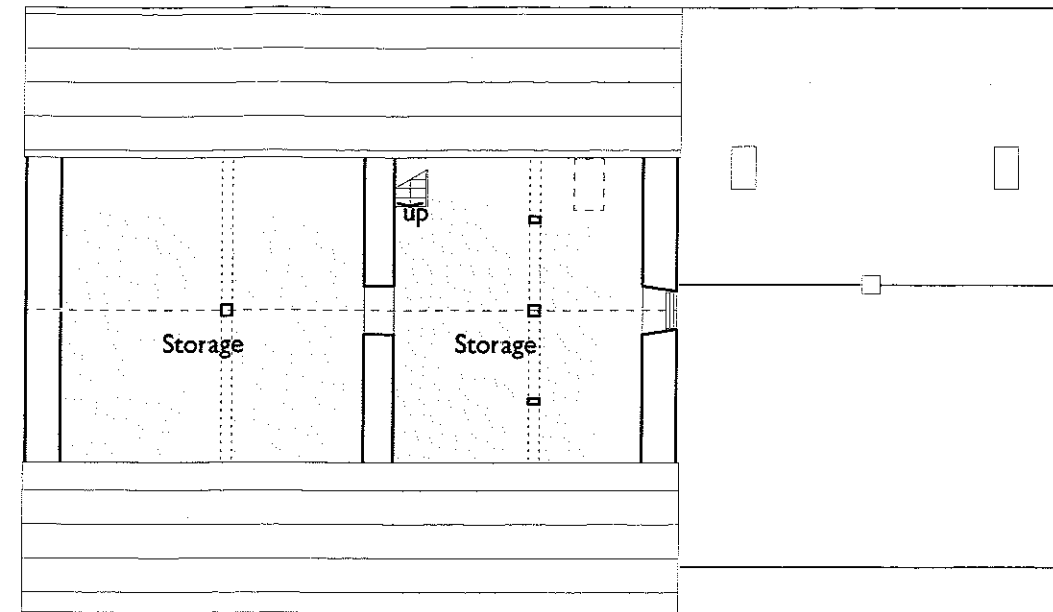
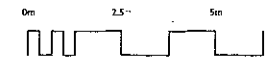
Issue	Planning	Scale	1:200 at A3
No.	6-04/PL.01	Rev	B

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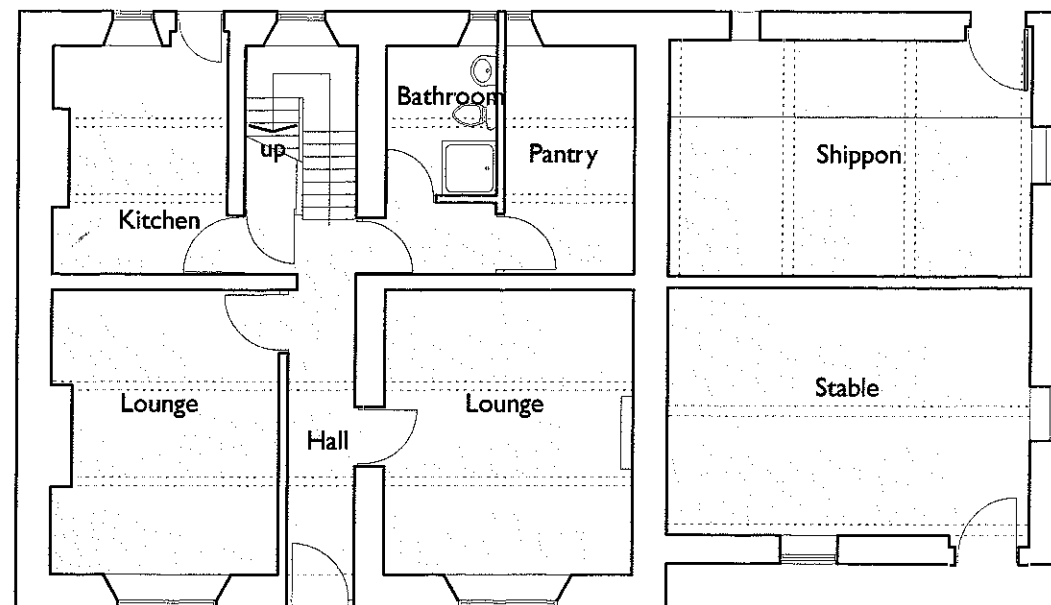
44 York Street
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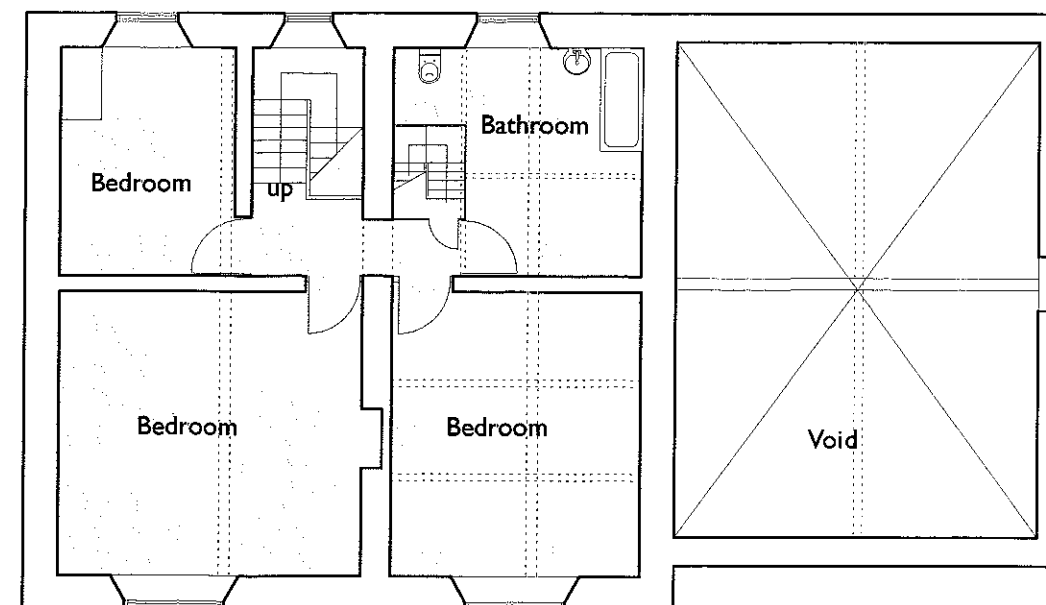
320070919P



C
PL.02 Existing Second Floor Plan
Scale: 1:125



A
PL.02 Existing Ground Floor Plan
Scale: 1:125



B
PL.02 Existing First Floor Plan
Scale: 1:125

Rev B Re-submitted for Planning and Listed Building Consent 07/09/07
Rev A Issued for Planning 09/02/07

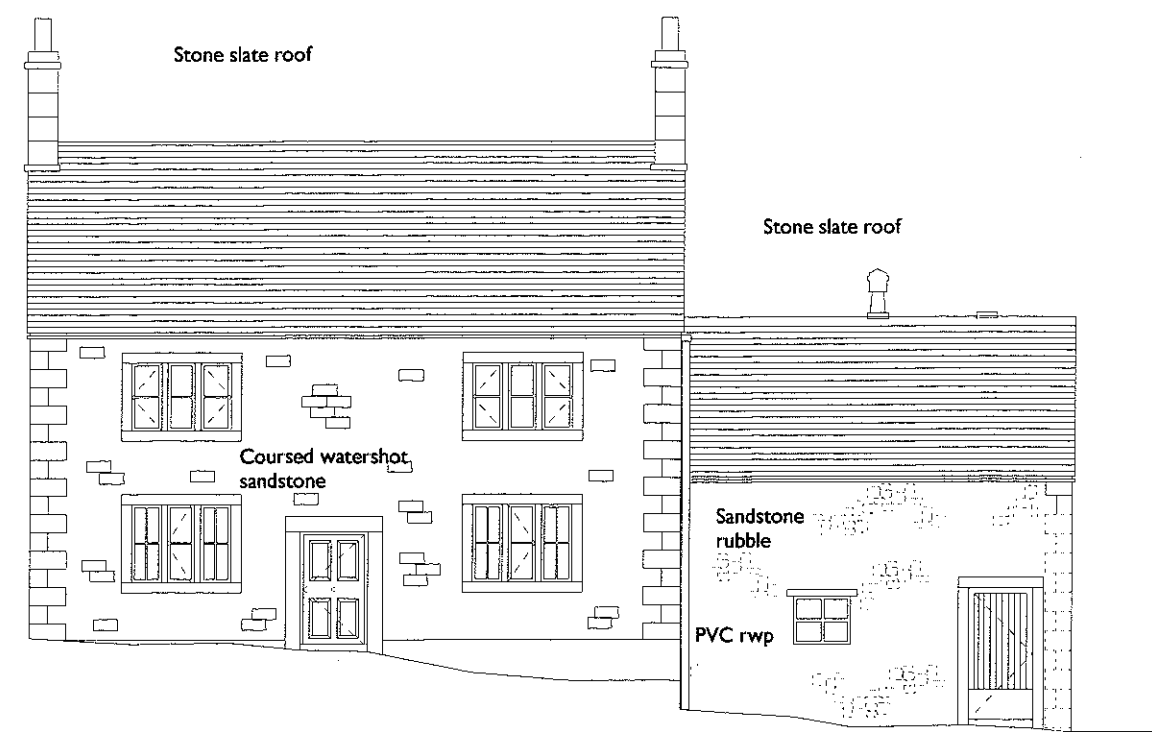
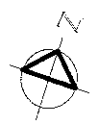
client **Ms J Ottewell**

project **cow ark farm**
cow ark

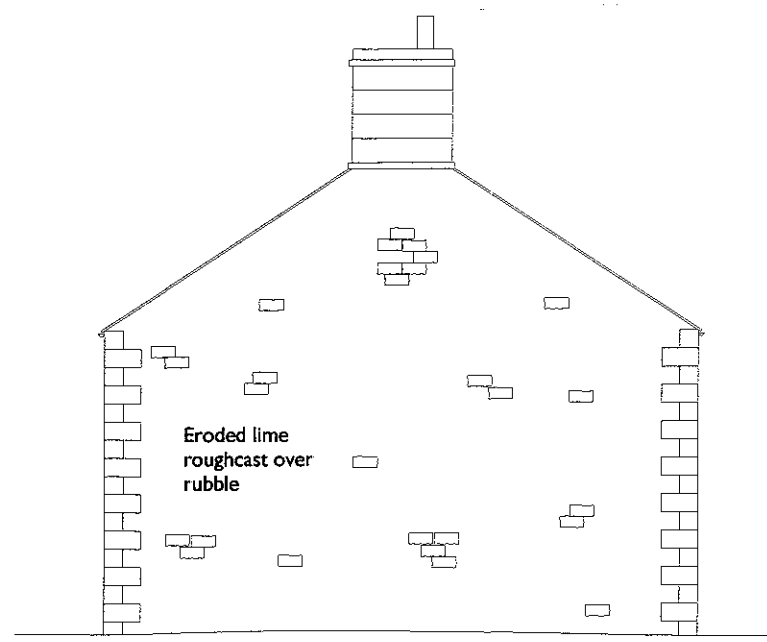
Drawing Title **Existing Floor Plans**

Issue	Planning	Scale	1:125 at A3
No.	6-04/PL 02	Rev	B

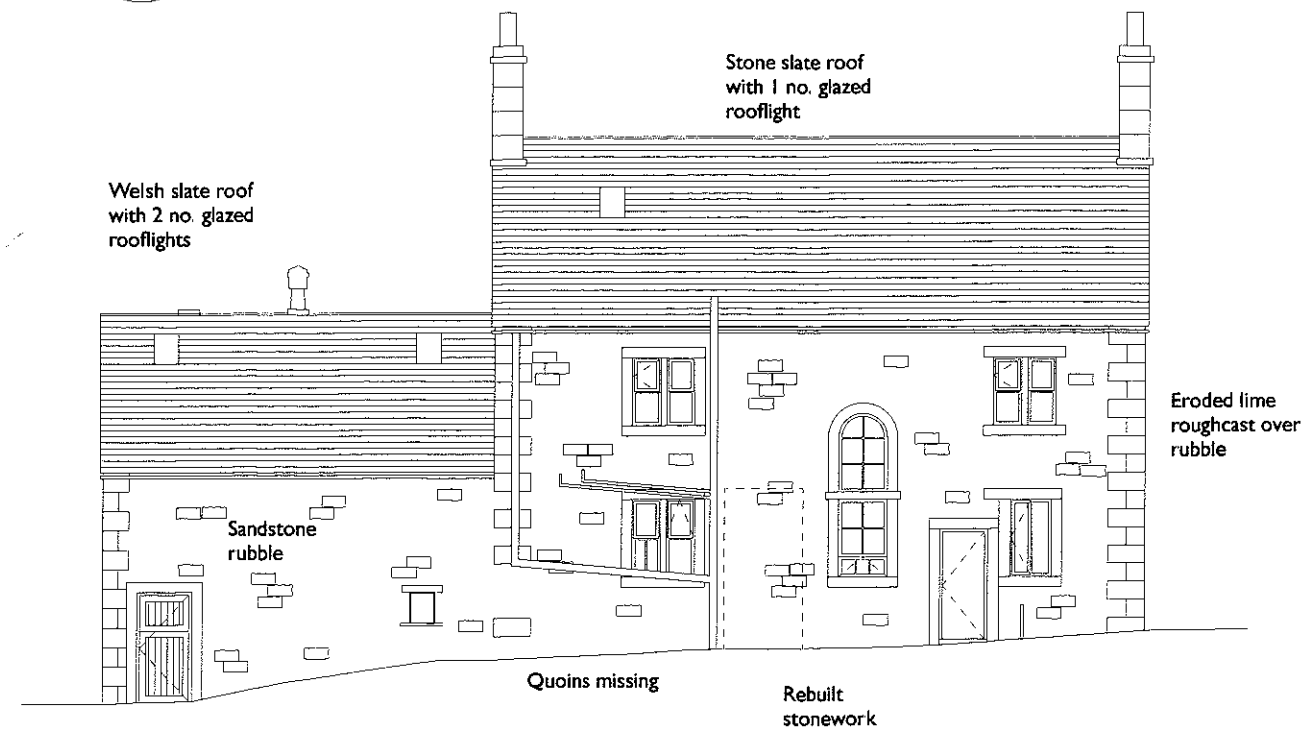
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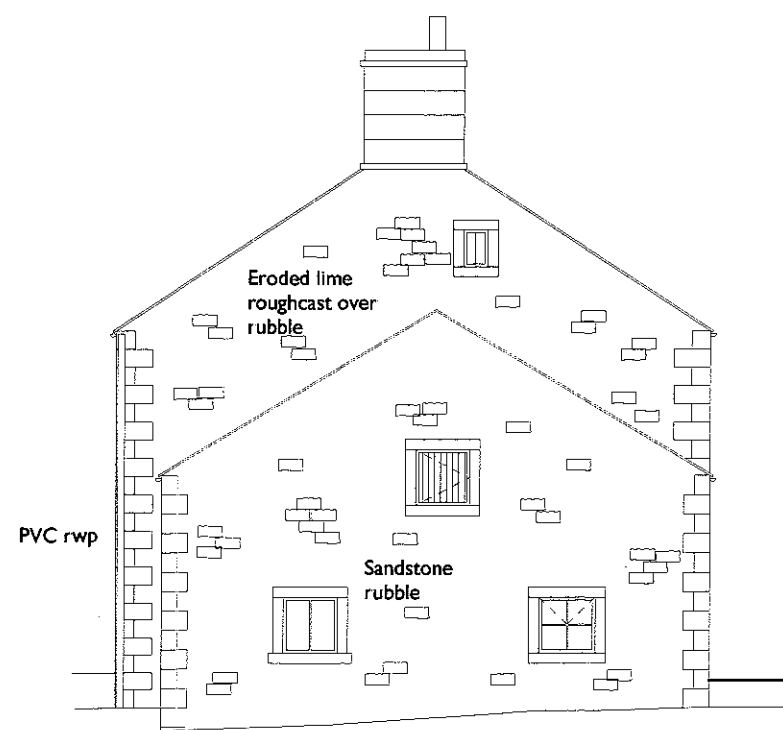
A
PL.04 Existing Front (South) Elevation
Scale: 1:125



B
PL.04 Existing West Elevation
Scale: 1:125



C
PL.04 Existing Rear (North) Elevation
Scale: 1:125



D
PL.04 Existing East Elevation
Scale: 1:125

Rev B	Re-submitted for Planning and Listed Building Consent	07/09/07
Rev A	Issued for Planning	09/02/07

client **Ms J Ottewell**

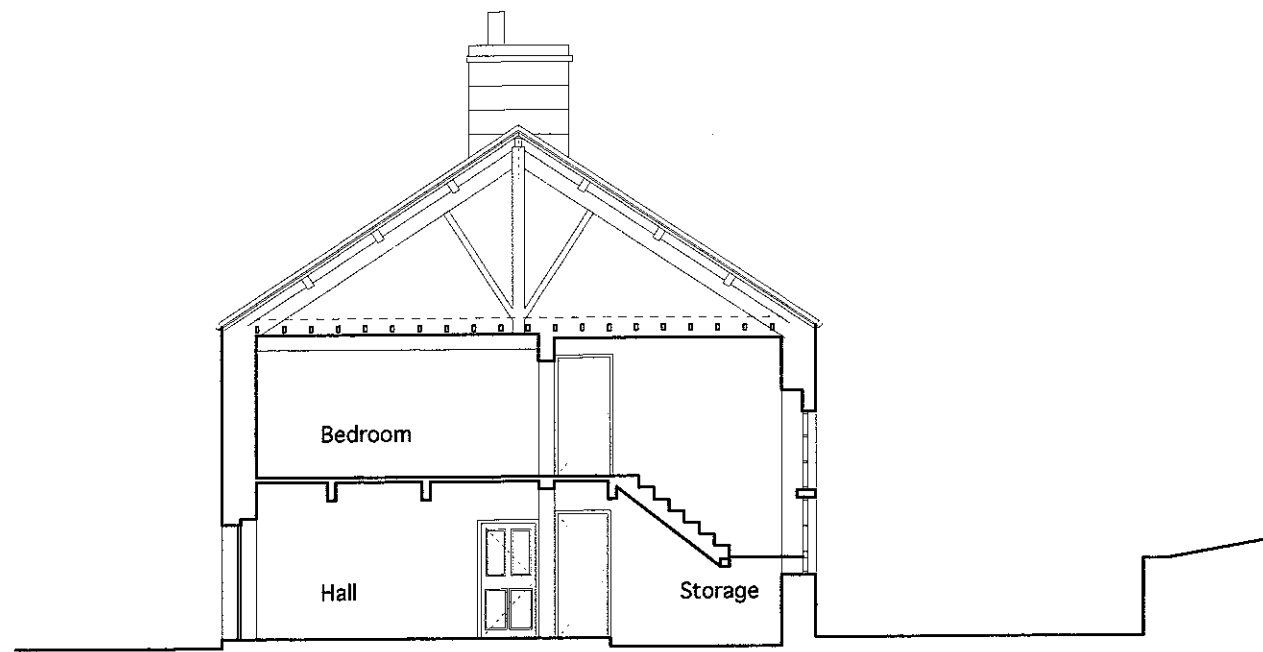
project **cow ark farm**
cow ark

Drawing Title **existing elevations**
sheet 1 of 2

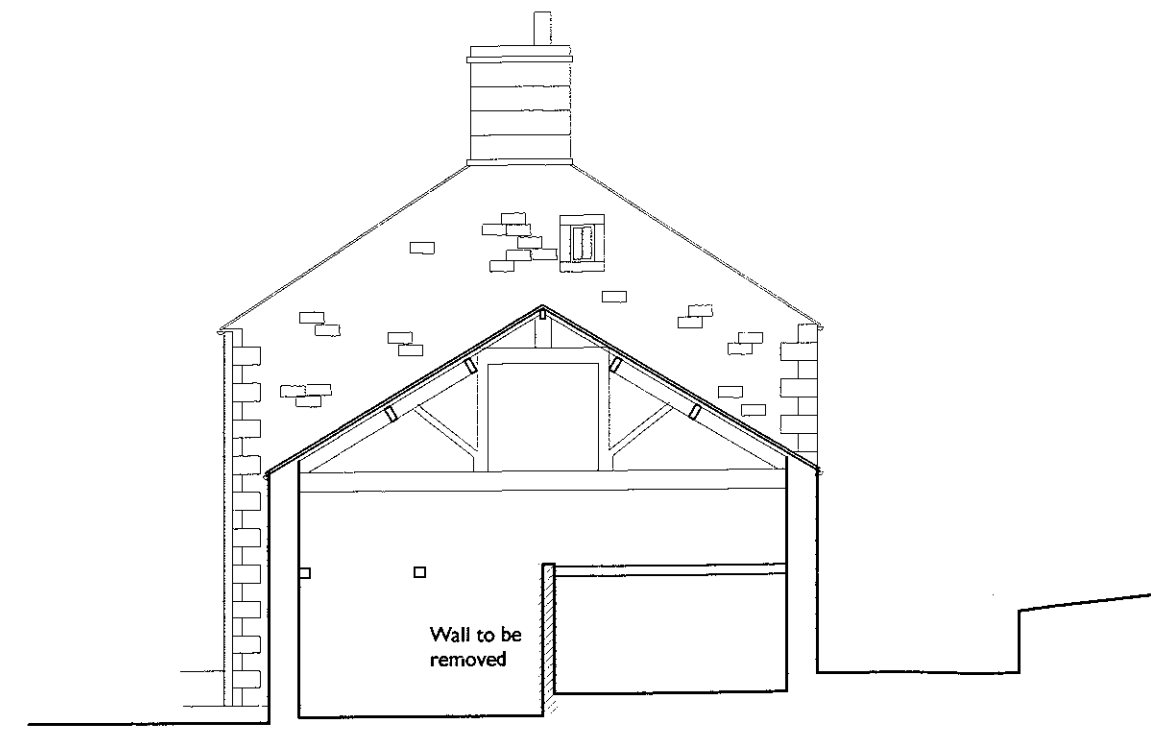
Issue	Planning	Scale	1:125 at A3
No.	6-04/PL.04	Rev	B

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320070919P



E
PL.05 Cross Section through House
Scale: 1:125



F
PL.05 Cross Section through Shippon/Stable
Scale: 1:125

Rev B Re-submitted for Planning and Listed Building Consent 07/09/07
Rev A Issued for Planning 09/02/07

client **Ms J Ottewell**

project **cow ark farm
cow ark**

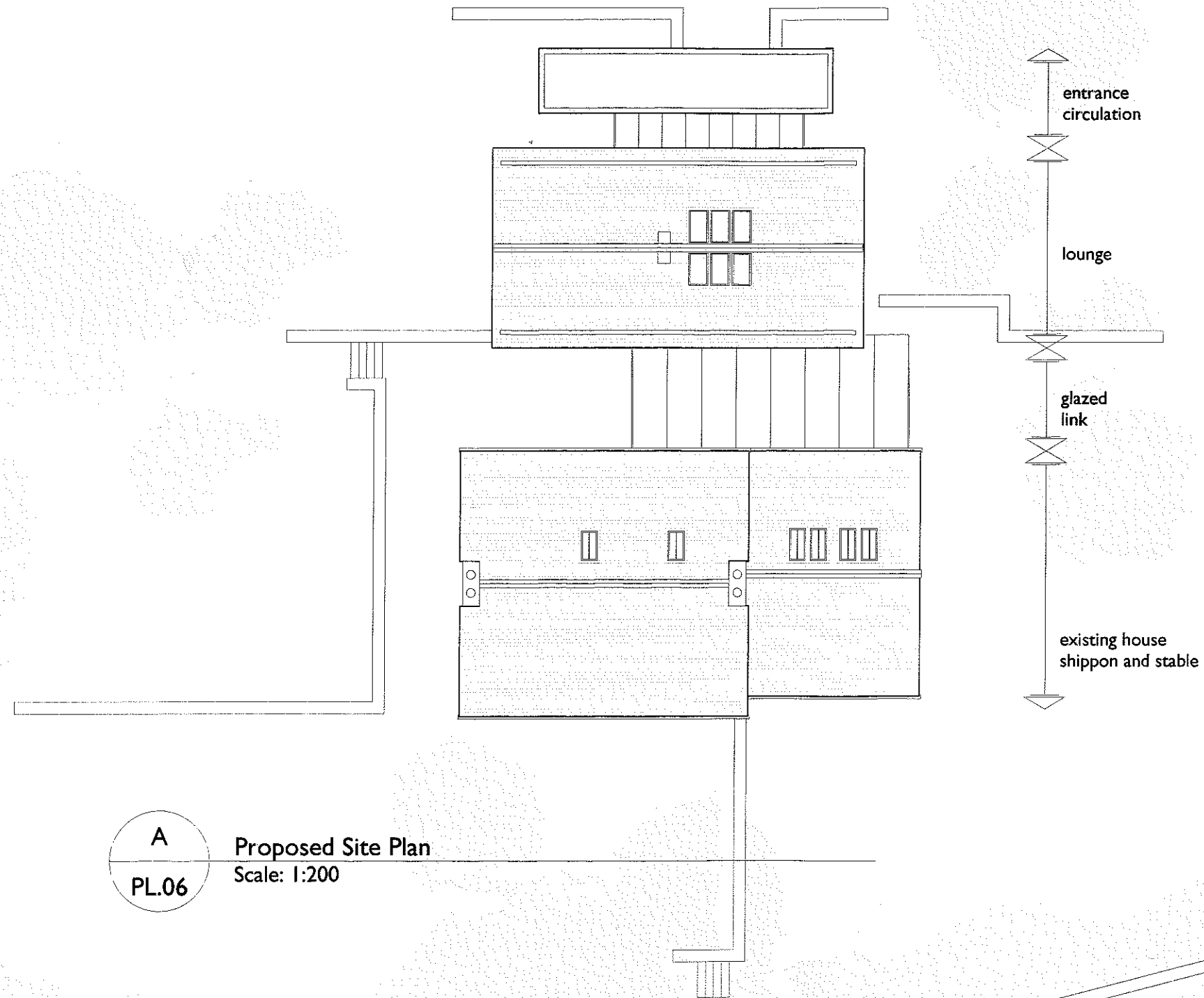
Drawing Title **existing elevations
sheet 2 of 2**

Issue	Planning	Scale	1:125 at A3
No.	6-04/PL 05	Rev	B

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Planning consent granted for new access road
and yard, 26th May 2007. Construction
commenced April 2007



A
PL.06

Proposed Site Plan
Scale: 1:200

Rev B Re-submitted for Planning and
Listed Building Consent 07/09/07
Rev A Issued for Planning 09/02/07

client **Ms J Ottewell**

project **cow ark farm
cow ark**

Drawing Title **Proposed
site plan**

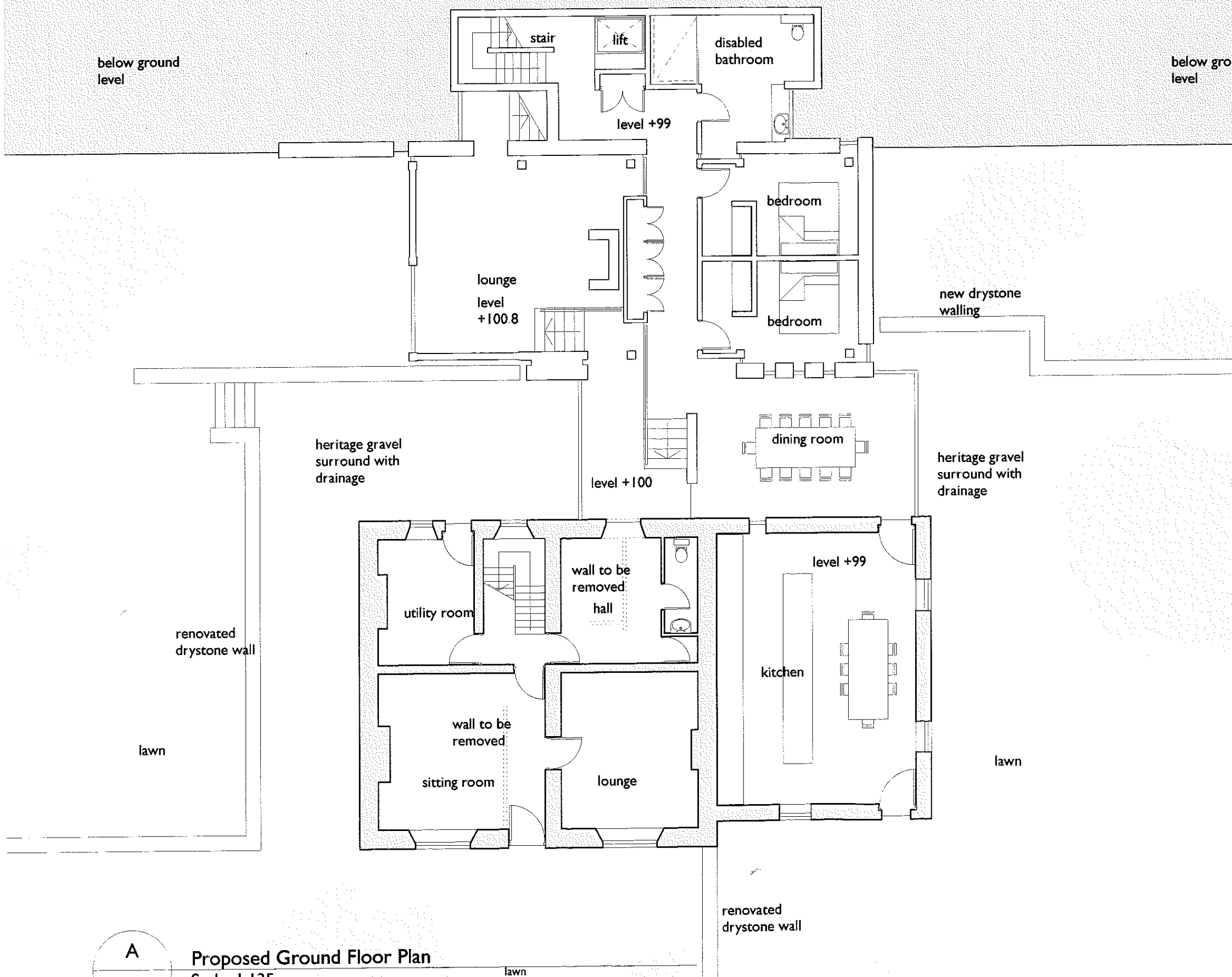
Issue	Planning	Scale	1:200 at A3
No.	6-04/PL.06	Rev	B

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320070919P



Rev B Re-submitted for Planning and Listed Building Consent 07/09/07
 Rev A Issued for Planning 09/02/07

client **Ms J Ottewell**

project **cow ark farm**
 cow ark

Drawing Title **Proposed Ground Floor Plan**

Issue	Planning	Scale	1:125 at A3
No	6-04/PL 07	Rev	B

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A

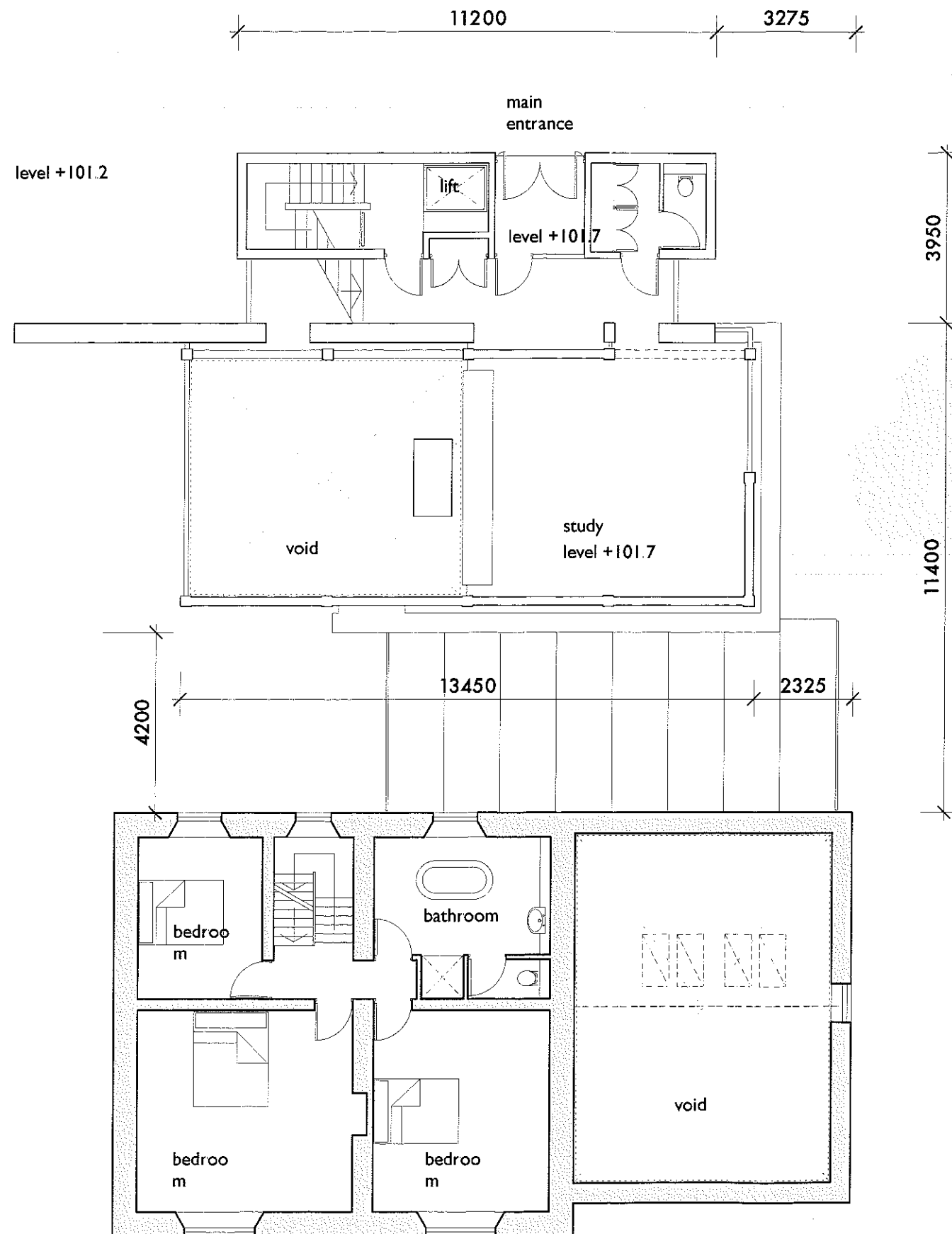
PL.07

Proposed Ground Floor Plan

Scale: 1:125

lawn

320070919P



Rev B Re-submitted for Planning and Listed Building Consent 07/09/07
 Rev A Issued for Planning 09/02/07

client **Ms J Ottewell**

project **cow ark farm**
cow ark

Drawing Title **Proposed First Floor Plan**

Issue	Planning	Scale	1:125 at A3
No	6-04/PL 08	Rev	B

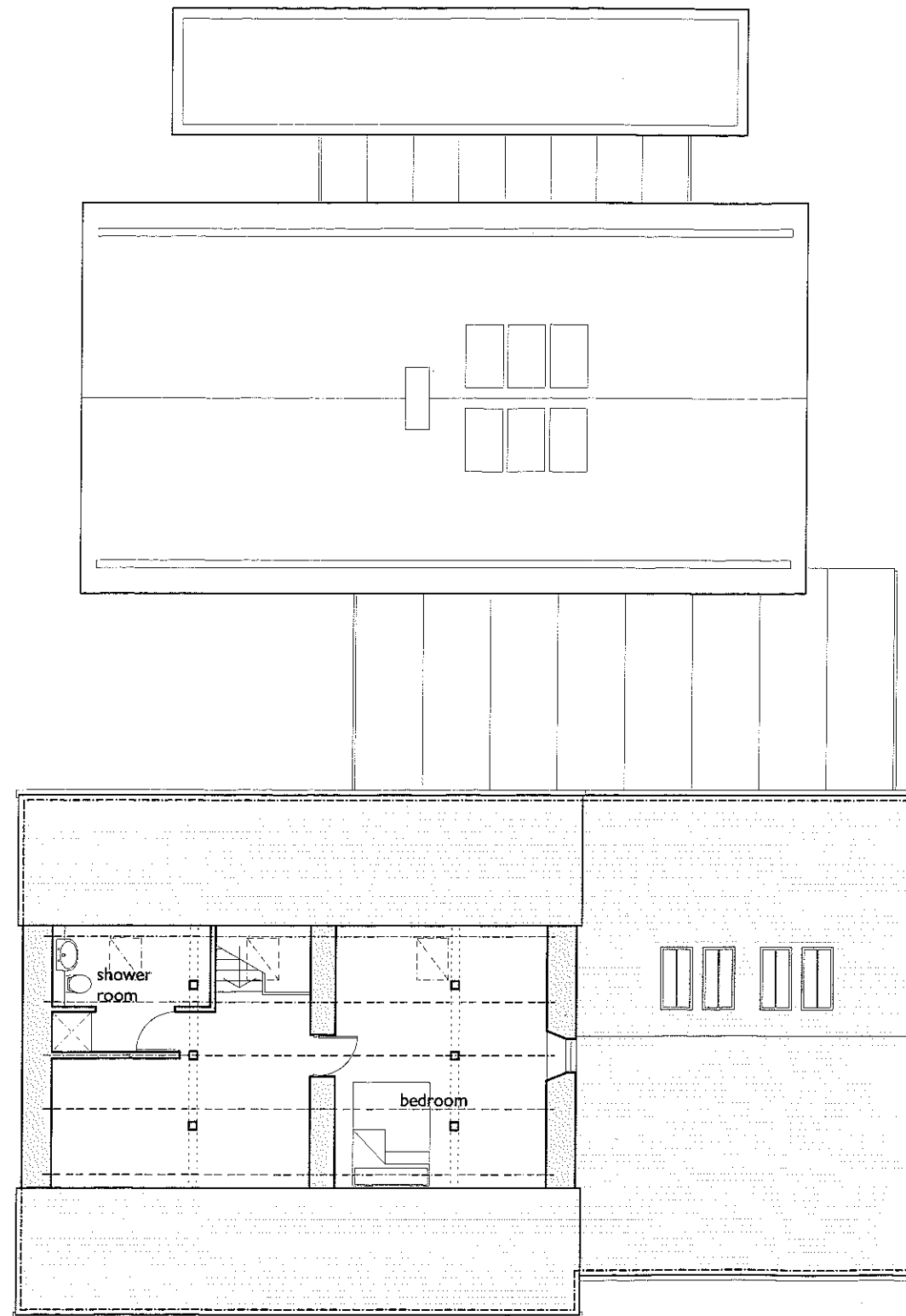
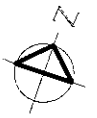
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A
PL.08

Proposed First Floor Plan
 Scale: 1:125



Rev B Re-submitted for Planning and Listed Building Consent 07/09/07
 Rev A Issued for Planning 09/02/07

client **Ms J Ottewell**

project **cow ark farm**
 cow ark

Drawing Title **Proposed Second Floor Plan**

Issue	Planning	Scale	1:125 at A3
No	6-04/PL.09	Rev	B

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A
PL.09

Proposed Second Floor Plan
 Scale: 1:125

existing building
demolition shown hatched on existing floor plans

existing roofs to be reroofed with as much of the existing slate as possible, replacement slate to be secondhand.
extent of replacement of timbers and battens to be established on site, new timbers to match existing. Insulation to be placed within joist depths and lined internally in plasterboard or timber, rooflights to be conservation type.

Glazing to be replaced with slim profile hardwood, painted frames with double glazing or secondary glazing internally, details to be agreed with the LA

external wall finish to the front elevation and shippon/stable to be repointed.
side and rear elevations to have pebble dash render reinstated with lime wash finish
paint finish to be removed from stone mullions internally and externally and replaced where necessary.

floors to be upgraded with the concrete to the ground floor replaced incorporating insulation and underfloor heating to allow the removal of radiators.

materials to extension

roof
stone slate to match main house

walls
ashlar pink/red sandstone, sample to be provided with iroko or cedar cladding.

windows
hardwood (iroko) framed double glazed windows. link to be double glazed with single point fixings.

Rev B	Re-submitted for Planning and Listed Building Consent	07/09/07
Rev A	Issued for Planning	09/02/07

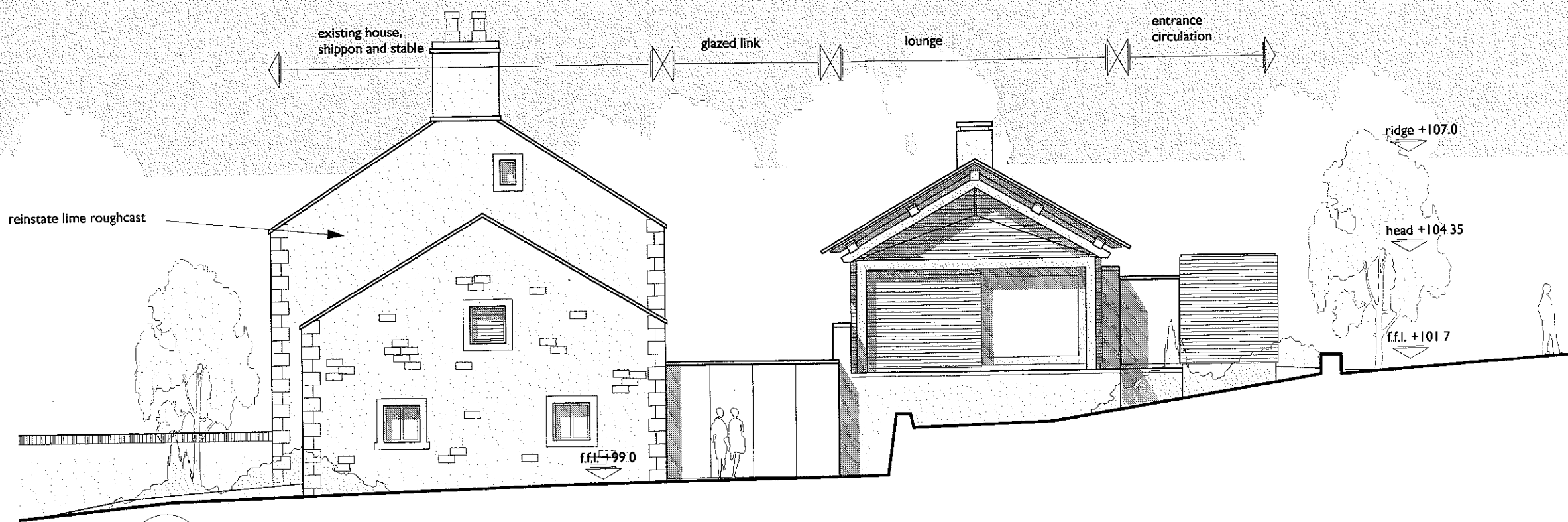
client **Ms J Ottewell**

project **cow ark farm**
cow ark

Drawing Title **proposed elevations**
sheet 1 of 3

Issue	Planning	Scale	1:125 at A3
No.	6-04/PL 10	Rev	B

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A
PL 10
proposed east elevation
Scale: 1:125



B
PL 10
proposed front elevation (south)
Scale: 1:125

existing building
demolition shown hatched on existing floor plans

existing roofs to be reroofed with as much of the existing slate as possible, replacement slate to be secondhand
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Rev A	Issued for Planning	09/02/07

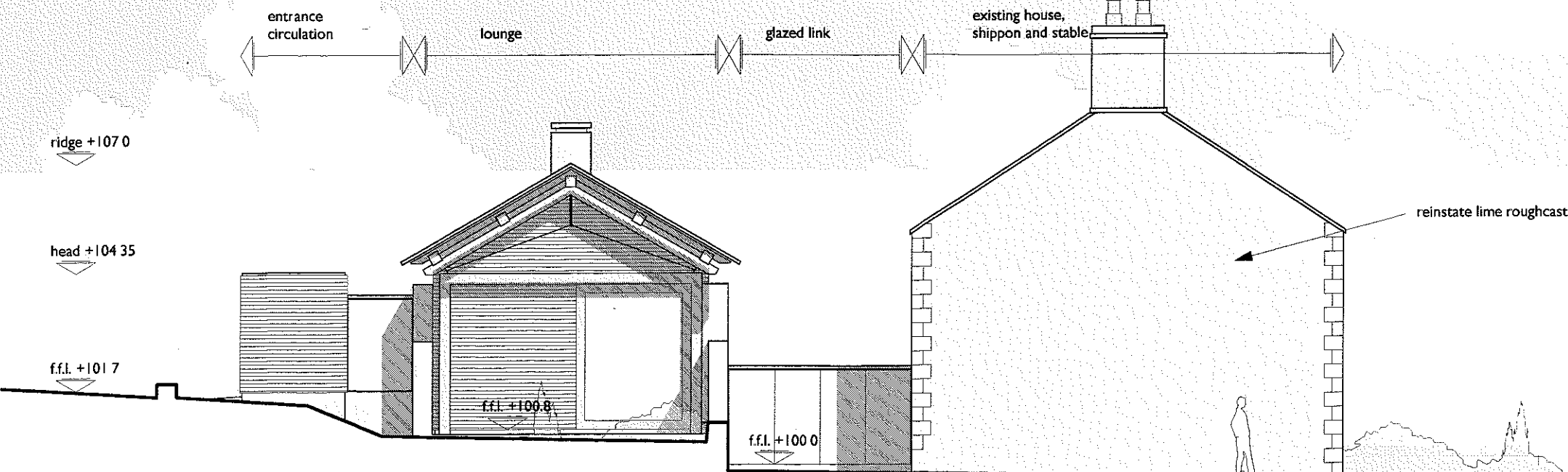
client
Ms J Ottewell

project
cow ark farm
cow ark

Drawing Title
proposed elevations
sheet 2 of 3

Issue	Planning	Scale	1:125 at A3
No	6-04/PL 11	Rev	B

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C
PL 11
proposed west elevation
Scale: 1:125



D
PL 11
section
Scale: 1:125

3200709195

material schedule

existing building

demolition shown hatched on existing floor plans.

existing roofs to be reroofed with as much of the existing slate as possible, replacement slate to be secondhand
extent of replacement of timbers and battens to be established on site, new timbers to match existing. Insulation to be placed within joist depths and lined internally in plasterboard or timber; rooflights to be conservation type.

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External wall finish to the front elevation and shippon/stable to be repointed.
Side and rear elevations to have pebble dash render reinstated with lime wash finish.
Paint finish to be removed from stone mullions internally and externally.

Floors to be upgraded with the concrete to the ground floor replaced incorporating insulation and underfloor heating to allow the removal of radiators

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Rev B	Re-submitted for Planning and Listed Building Consent	07/09/07
Rev A	Issued for Planning	09/02/07

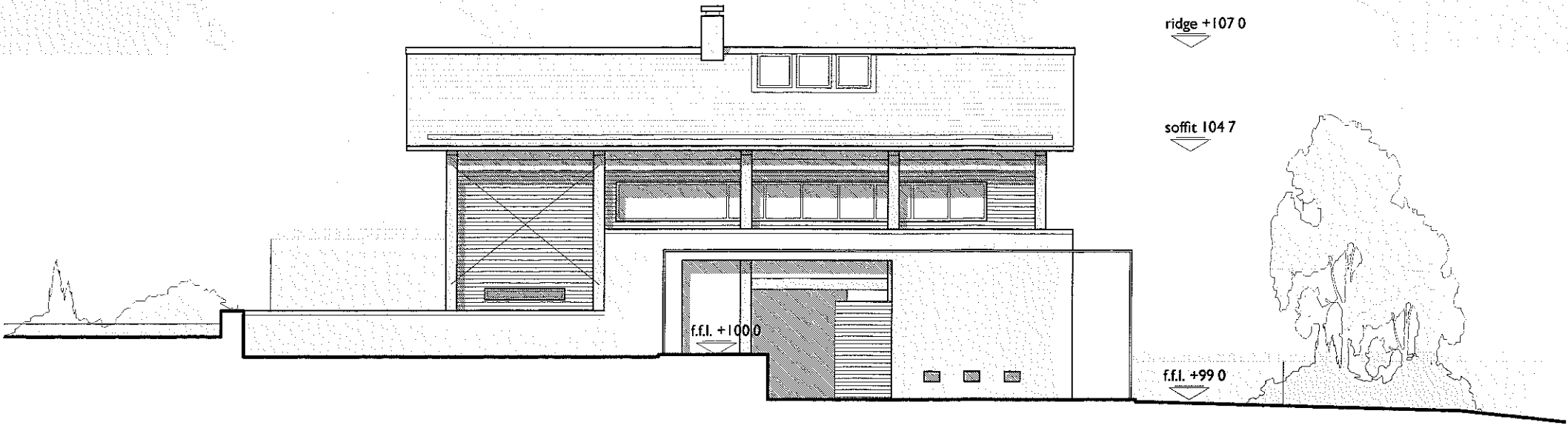
client
Ms J Ottewell

project
cow ark farm
cow ark

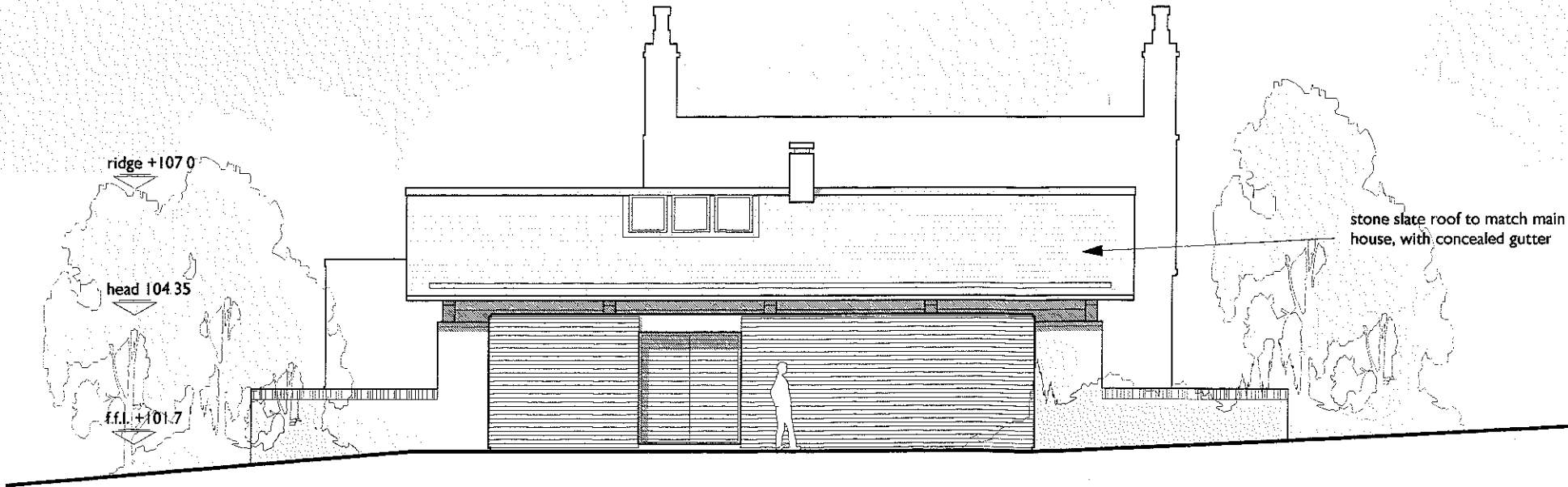
Drawing Title
proposed elevations
sheet 3 of 3

Issue	Planning	Scale	1:125 at A3
No.	6-04/PL 12	Rev	B

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E
PL 12
proposed section
Scale: 1:125



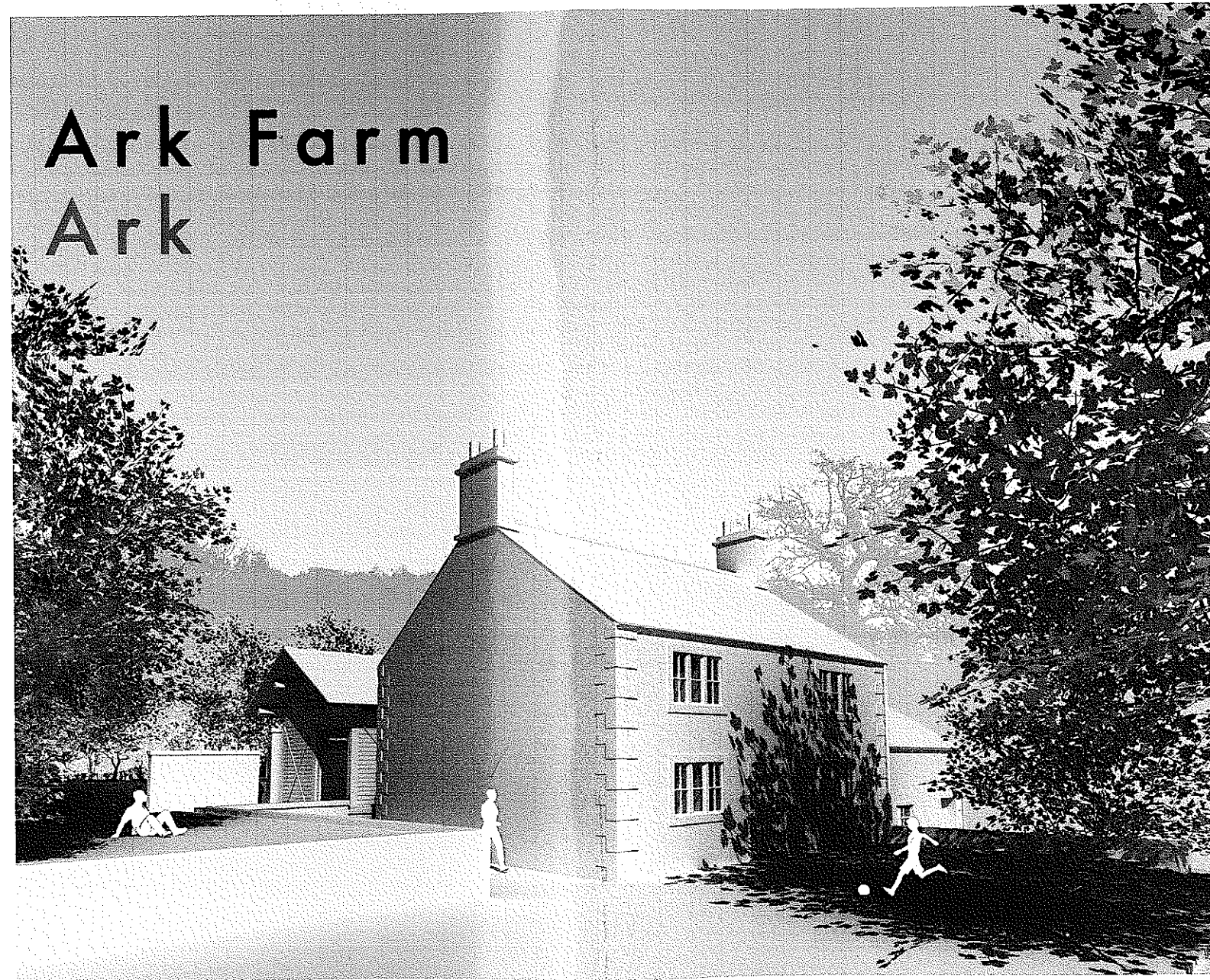
F
PL 12
proposed entrance elevation (north)
Scale: 1:125

Planning Application

Design and Access Statement

10 September 2007

Cow Ark Farm Cow Ark



stanton andrews
architects

stanton andrews architects

Cow Ark Farm

Introduction

Cow Ark Farm was part of the neighbouring Browsholme estate until the early 1960s when it was sold off. Since then the house and farmland have deteriorated, though some remedial works were undertaken in the 1980s.

A separate application was granted on 26 May 2006 (3/2005/0598) for the construction of new farm buildings and an access road, this work began in March 2007. Given that a strategy for developing the farm has been agreed it now seems appropriate to review the needs of the family and the farmhouse.

In developing a strategy for the renovation and extension of the farmhouse it was felt that, as well as acknowledging the implications of the recent planning consent, a detailed understanding of the building and its history was required. A condition survey report was undertaken and Jonathan Ratter, an historic building consultant was commissioned to undertake an appraisal of the building's architectural and historical significance. Both reports form part of the listed building application.

The approach adopted seeks to combine best restoration practice with a sensitive contemporary extension; that acknowledges the merits of the historic fabric whilst appreciating that buildings date and become redundant as needs change.

The works to the existing house include renovation - primarily the external fabric of the house - which is being undertaken as sympathetically and as true as possible to the 18th century original. The limited internal alterations are to the 19th and 20th century alterations, in part to restore the building back to its original arrangement but also to improve the environmental performance of the building, make it safer and to facilitate the extension.

Listing statement - Grade 2

House, late C18th. Squared watershot sandstone with stone slate roof. Double-pile plan with central entry and end stacks. 2 storeys, 2 bay. Windows of 3 lights with square stone mullions. Door has plain stone surround.

The extension to the rear is designed to be sympathetic but contemporary with a light touch. The materials to be used will be high quality i.e. ashlar stone walls, sandstone flag roof and hardwood cladding. They will however be composed and detailed in a contemporary way. The connection to the existing building will be via a glass link, this will allow the existing building fabric to be continuous and visible to its full extent. It would ensure that if the extension were demolished or altered in the future, the original building could be reinstated with the minimum of effort.

The main part of the extension is separate from the house and has been orientated parallel and to the rear of the house so as to accommodate the changes in level of the site whilst minimising its visual appearance from the highway. The main house entrance is at first floor at the same level and facing the farm yard and road entrance.



Cow Ark Farm

External Renovation



Quoins to be reinstated at the junction with the shippon

The building fabric, superficially from the outside is in good order however some major works needs to be undertaken.

Stonework

The squared and watershot stonework to the front elevation is to be lightly cleaned and repointed with traditional lime mortar, the remedial cement mortar is to be removed. Settlement cracks are to be made good with stainless steel helical ties as advised by the structural engineer and in consultation with the local authority.

The side and rear walls of the house are rubble with evidence of roughcast render and lime visible on the walls. It is intended to remove later cement render and repoint the walls prior to the reapplication of roughcast render of lime and coarse sand, protected by limewash. The colour to be agreed.

The stone quoins to the corners would be left uncoated. It is proposed that the quoins be reinstated at the junction with the shippon on the rear elevation. The stone mullions to the windows are to have the paint removed and left undecorated.

The shippon and stable never had render so it is proposed to leave the stone as it is, cleaning and repointing only.

Roof Covering

The building is to be reroofed with sandstone flags to match existing, replacement flags are to be provided to the rear elevation. The welsh slate tiles to the rear slope of the shippon could be retained or replaced with stone to match the front slope. Lead flashings are to be provided to the shippon/stable roof at the junction with the house.

The roofs are to be insulated within the depth of the purlins; conservation rooflights are to be provided, to the rear elevation.

Flues

The flues are to be lined/relined with the intention of making three fireplaces operational. Chimney pots would be replaced with the stacks, cleaned, repointed and leaded above roof level.

Sanitary Pipework and Rainwater Goods

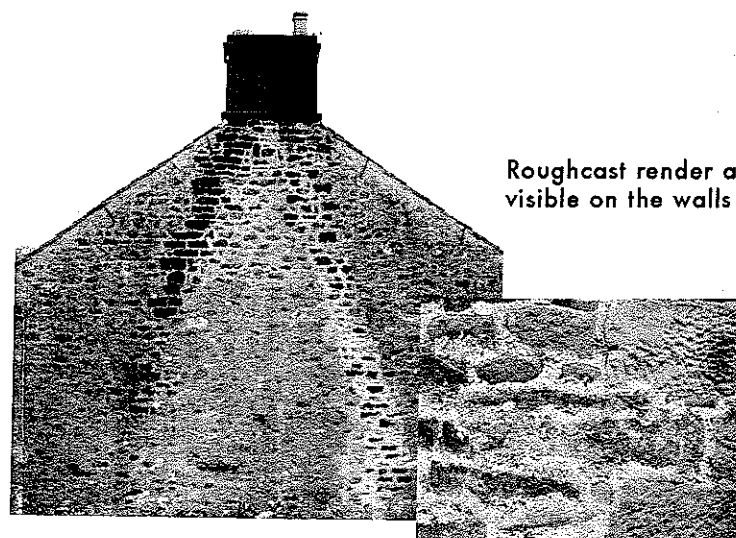
The existing pipework is external exposed pvc. It is intended to have the all of the sanitary pipework internal. The rainwater pipework is to be replaced with metal with gutters retained using brackets. Currently one of the rainwater pipes discharges to the ground, and has caused some settlement, all of the rainwater is to be collected and diverted directly to an outlet to the stream.

Windows

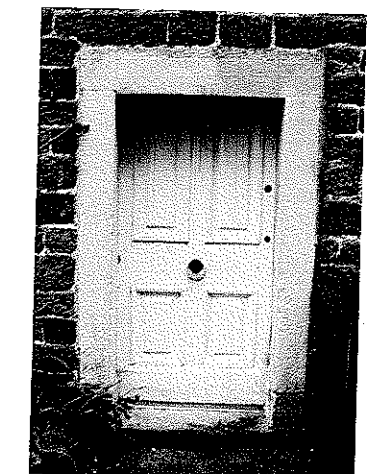
The existing windows are in poor condition and need to be replaced. It is intended to provide new painted hardwood casements with much lighter sections than currently installed. Condensation is a considerable problem and the impact of double or secondary glazing is to be explored in discussions with the Local Authority.

Doors

The doors to the rear of the house, shippon and stable doors are to be replaced. The front door is to overhauled and retained if possible.



Roughcast render and lime visible on the walls



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Internal Alterations

It is proposed to retain as much of the existing character as possible. Where alterations are proposed, it is only to the 19th and 20th century elements and not the original 18th century building.

Wall Layout - Lounge

It is proposed to remove the wall that forms the corridor to the front door; this wall is not original, probably built in the mid 19th century. The room has a large original fireplace that is the focus of the room; the wall altered the proportions of the room making it wider than it is deep. The removal of the wall will ensure that the fireplace is reinstated on the predominant axis of the room.

Wall Layout - Bathroom and Pantry

It is proposed to remove the 20th century wall that forms the division between the pantry and bathroom, to create a new hallway and to provide access to the link at the upper level.

Stair

The main staircase was replaced in the 19th century and is seriously deteriorating from insect infestation. It is proposed to replace the stair with a timber stair in its current location and to extend the stair up to second floor in lieu of the unsafe narrow winding 19th century stair. There are 18th century examples of stairs continuing in this way, and at present there is no evidence of how stair access was originally provided to the 2nd floor. The stair will not clash with the window.



Insect infestation clearly seen in stair timbers

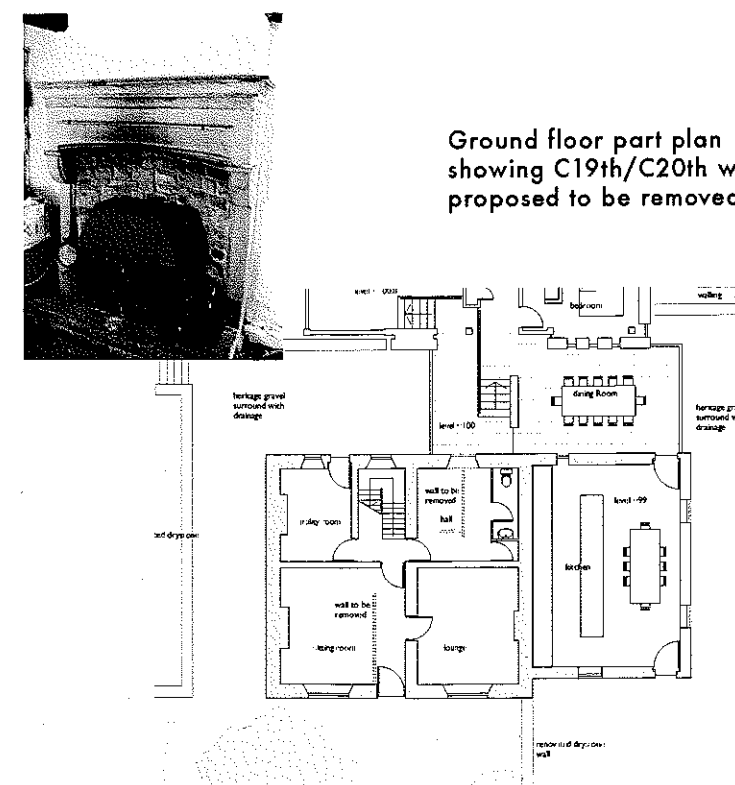
Rearrangement of Accommodation

At 2nd floor the current accommodation arrangement is to be made more useable by upgrading the building fabric including insulation and replacement rooflights. A bathroom is to be provided.

Conversion of shippin & stable

The shippin/stable is to be converted to provide a kitchen for the house. The east end of the house is an ideal location to allow good access to the garden as well as appreciating the morning light.

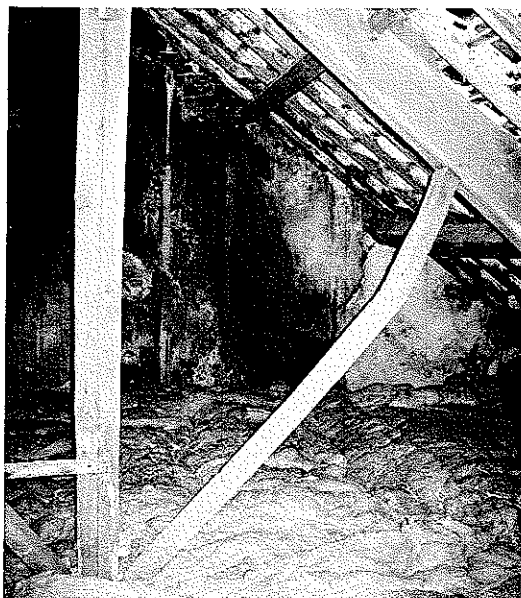
The half-height dividing wall between the shippin and stable is to be removed. The floor is to be replaced with a new insulated stone floor and damp proof system. The external walls are to be lined and insulated whilst the common wall with the house is to be left as exposed stone, it will be lightly cleaned and repointed in lime mortar.



Ground floor part plan showing C19th/C20th walls proposed to be removed

Cow Ark Farm

Internal Renovation



Damp penetration to
west wall and broken
roof strut

Linings

It is proposed to replace the wall linings of the external walls with a similar system incorporating insulation. Much of the linings have blown either from dampness, water ingress or movement.

Floors

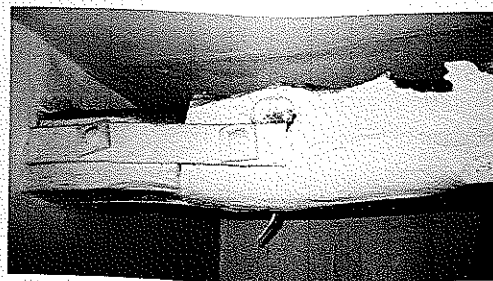
The ground floor - installed in the 1980s - is to be replaced to allow for the new heating system, drainage, insulation and new stone finishes. The finished floor level will remain as is.

The first floor structure is showing signs of deflection, dampness penetration and insect infestation. The wide floorboards are to be removed to allow inspection of the floor joists, and installation of the services. The floorboards are to be reused where possible or replaced to match existing.

The paint finishes to the beams are to be removed to allow an assessment of the beam condition, final finish to be agreed with the local authority.

Ceilings

The first floor ceiling structure needs to be replaced, there is considerable rotting to the timbers caused by dampness and insect infestation. The bearings have gone on some and are being supported in part by the plasterboard ceiling. Some of the beams at first floor are also showing signs of decay and will need to be spliced or replaced to match existing. The ground floor ceilings are to be replaced.



Insect infestation
to internal timber
supports

Roof Structure

There is serious decay and remedial work required to the roof structure. Roof purlins are seriously rotted at the bearings and a strut has broken completely. It is intended to splice the purlins where possible but if not replace with matching (soft or hardwood) timber members.

Internal doors

Most of the internal doors are late 19th or 20th century and showing signs of wear and tear. It is intended to remove the doors, assess their condition and restore/replace accordingly.

Lintels

The exposed lintels within the stable/shippon are showing signs of decay and are to be replaced; the lintels in the house are in an unknown condition however it is likely that some remedial work will be required on opening up.

Fireplaces

Three of fireplaces are to be useable, with the stone surrounds reinstated to the parlour and old kitchen fireplace. Further investigation is required to confirm hearth and mantle arrangements.

Services

The existing heating and electric systems are to be replaced entirely.

A new heating system is to be installed and will be provided by a ground source heat pump, see Environmental Sustainability for further information. Under floor heating is to be provided at ground floor level with radiators to upper floors.

The new electrical system will be assisted by the proposed wind turbine granted consent on 26 May 2006.

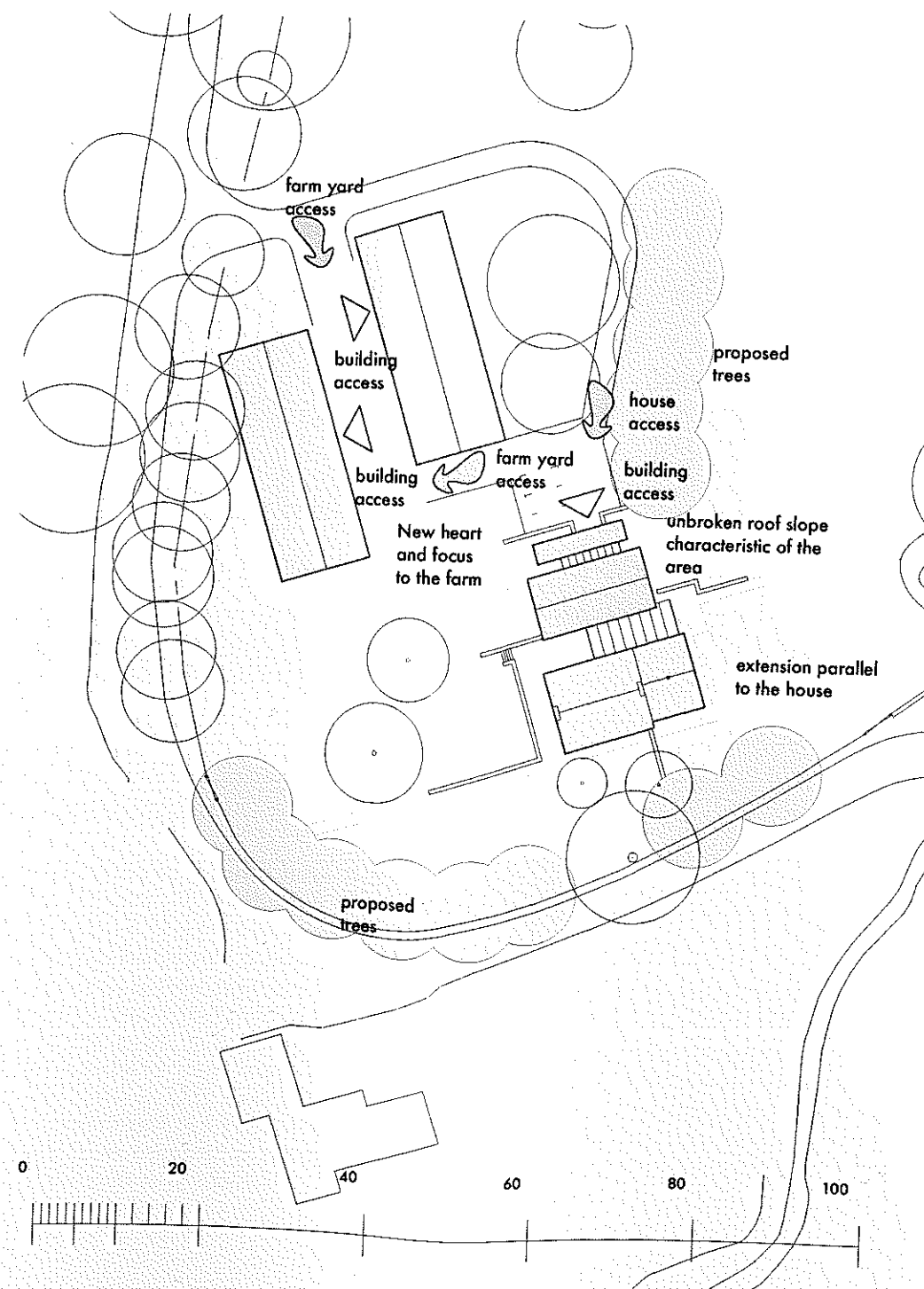
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Extension Massing

New farm yard under construction



The options for extending the house are limited. Extending against the west gable was considered however it was felt that it would be too prominent given the public view of the house. It was also thought that introducing a second wing and inevitable symmetry would be too grand and slightly pretentious for the character of the house.

The most realistic alternative is to provide an extension to the rear. An extension at right angle to the main house was considered initially (07/2007/0392) however in response to comments raised from the consultation it was felt that a smaller extension parallel to the house would be more appropriate.

To minimise the impact on the existing building and to maintain the robust form the extension is treated as if it were a separate linked building. This approach is favoured by SPAB and English Heritage. The glass link maintains a separation between the old and new as well as contrasting with the more solid blocks on each side. The link accommodates the change in level externally as well as between the house and the shippon/stable. It also allows the lower roof of the shippon and rain water pipework to be uninterrupted.

The orientation and scale of the extension reflects and acknowledges local historic farmyard layouts. The extension forms the east side of the farmstead, this provides protection from the elements as well as maximising its south facing aspect.

The extension provides guest bedrooms, a garden lounge, study, disabled bathroom and a lift to allow the applicant's disabled and elderly parents to stay. The accommodation has been organised so that the lift provides access to the kitchen, dining room, bedroom, bathrooms and lounge. Disabled access to the upper floors of the existing house is not possible.

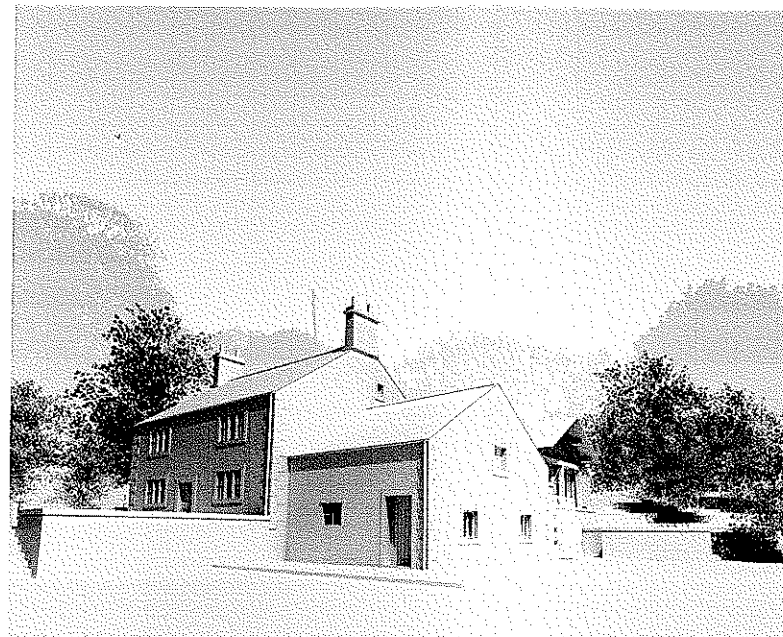
On arrival the extension is accessed via a timber clad rectangular box that houses the stair, lifts and wcs, this is also separated by a glass link. This has been done to reduce the size of the main extension as well as keeping its internal geometry as simple and barn like as possible. The shape and detailing of the timber box is to be as if it were a fenced off enclosure. Invisible in its simple understated form.

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Extension

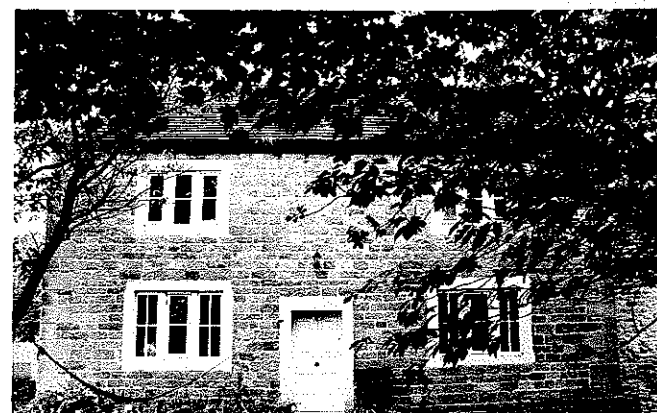
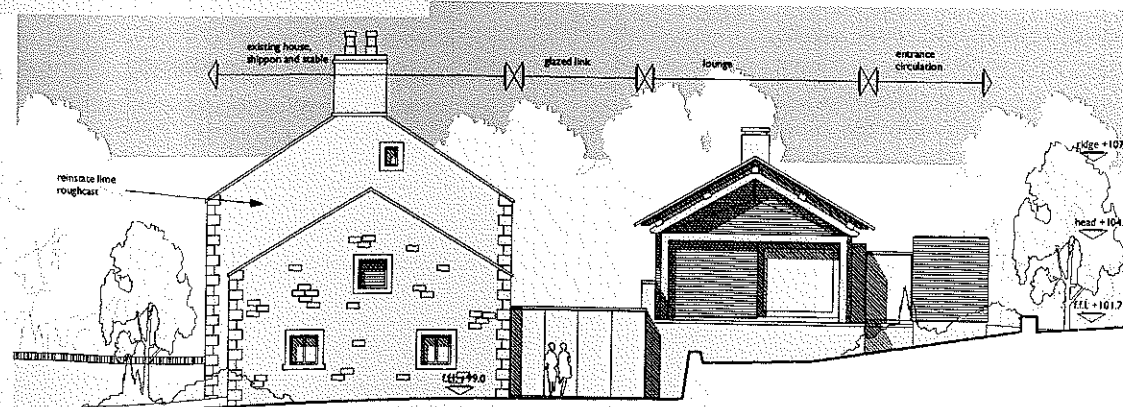
Character



The extension has been conceived as interlocking timber and stone boxes with a large floating roof above, this follows the local theme of large unbroken barn roof slope which is characteristic of the area. The size and choice of materials is consistent with other barns adjacent to farmhouses. By using a timber structure to raise the roof over the stone base and by having concealed gutters and a generous overhangs it is clearly a more contemporary extension. The clerestorey glazing provides high level light to the lounge and allows for natural cross ventilation, the roof lights have been located to provide a stack ventilation also to the ground floor.

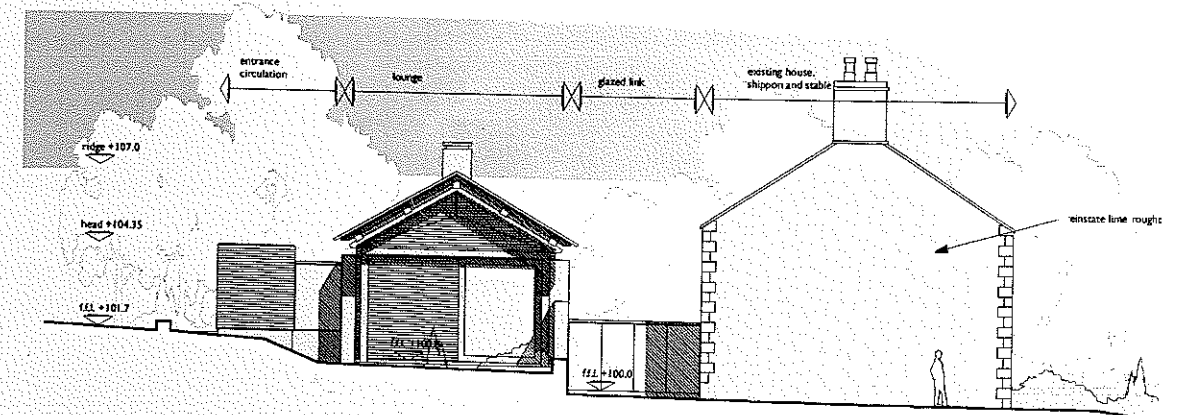
The levels allow the extension to be partially buried which disguises its size as well as allowing for level access from the new road. On arrival and all elevations it will appear as a single storey extension. The ridge line of the extension is below the main house and the width is less than the shippon/stable

proposed east elevation



existing front elevation

proposed west elevation

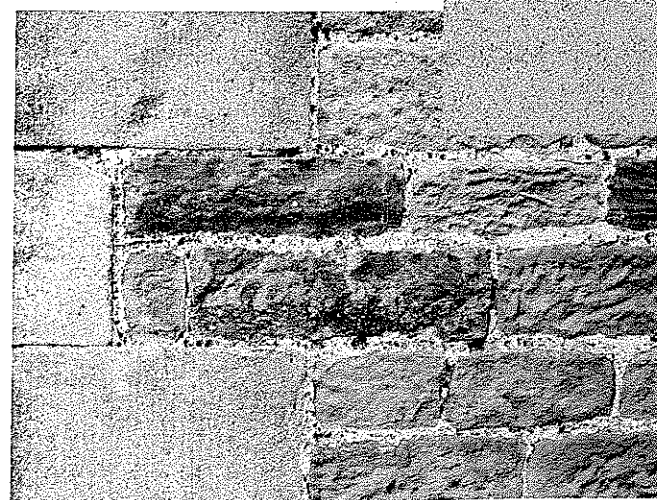


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Extension

Materials

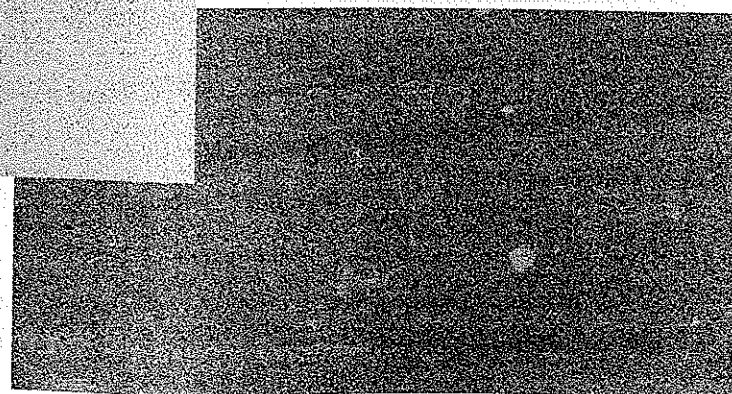


Existing millstone sandstone
to the front of the house

Cedar cladding



Stanton Moor is a
Millstone Grit from Matlock
Derbyshire



Red St. Bees sandstone
from St. Bees Head,
Whitehaven Cumbria.

For the extension it is proposed to use high quality local materials but detailed in a contemporary way. The stone to the extension is proposed to be a smooth ashlar stone with punched windows between courses. The stone will be sourced from Lancashire/Cumbria or Derbyshire and has been chosen to pick out the colouring to the millstone sandstone to the front of the house. Alternatives being explored include Red St. Bees and Stanton Moor subject to the agreement of the local authority.

The new entrance to the house will be clad in cedar or similar hardwood. It has been chosen to complement the colour of the stone and the surrounding rural context.

It is proposed to cover the roof in local sandstone flags; these may be new or second-hand. To avoid unsightly rwp's and gutters it is intended to have a concealed gutter with the eaves completed in zinc or lead. The roof itself is held off the stonewalls by an exposed oak frame that gives the impression of a floating roof as well as allowing high level clerestorey lighting.

The rooflights are proposed to be double or triple glazed framed in dark grey aluminium. Windows in the stone wall are to be in timber, windows in the stone are to be detailed so as to hide the frame.

The glass link is to be double glazed with stainless steel spider fixings. The glazing will be fixed into discrete slots chased into the stonework. The roof will be glazed alongside the existing house to allow for visual continuity of the stonework and to ensure that the size and mass of the shippon is not hidden. The main part of the roof link is to be grass, to minimise rainwater run off, solar gain and to reinforce the separation between the extension and the main house.

The floors to the extension are to be limestone and timber depending on its usage, walls are to be timber and dry lined.

Cow Ark Farm

Landscape



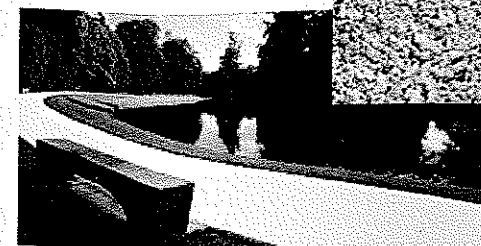
Existing stone walls, in the process of being rebuilt.



The start of the repair of the boundary stone walls.



Existing concrete hard standing around the house



Breedon golden amber gravel

The garden and the area surrounding the house are uncultivated, unsympathetic and in need of some repairs

Retaining Walls

The existing retaining walls are showing signs of decay. The wall to the road front has collapsed in places and is currently undergoing repair. The stonewall to the front and rear of the house show signs of water penetration and movement. It is intended to rebuild and extend these walls, providing land drainage to the rear face.

The walls built from local stone will retain terraces that reflect the changing levels within and around the house as well as increasing the biodiversity and character of the site.

Hard Landscaping

The hard standing around the house is concrete, laid with falls but with no evidence of land drainage. After heavy falls of rain, water erupts through cracks in the concrete. It is intended to install a comprehensive system of land drainage to remove rain and surface water away from the house to the stream. A permeable heritage gravel, Breedon Golden Amber Gravel or similar is to be installed around the house. The existing road is to be grubbed up and soft landscaping reinstated.

Materials to be submitted to the Local Authority.

Soft Landscaping

A detailed scheme is to be developed which will combine native species, woodland flora and fauna with large areas of lawn.

Septic Tanks and Drainage

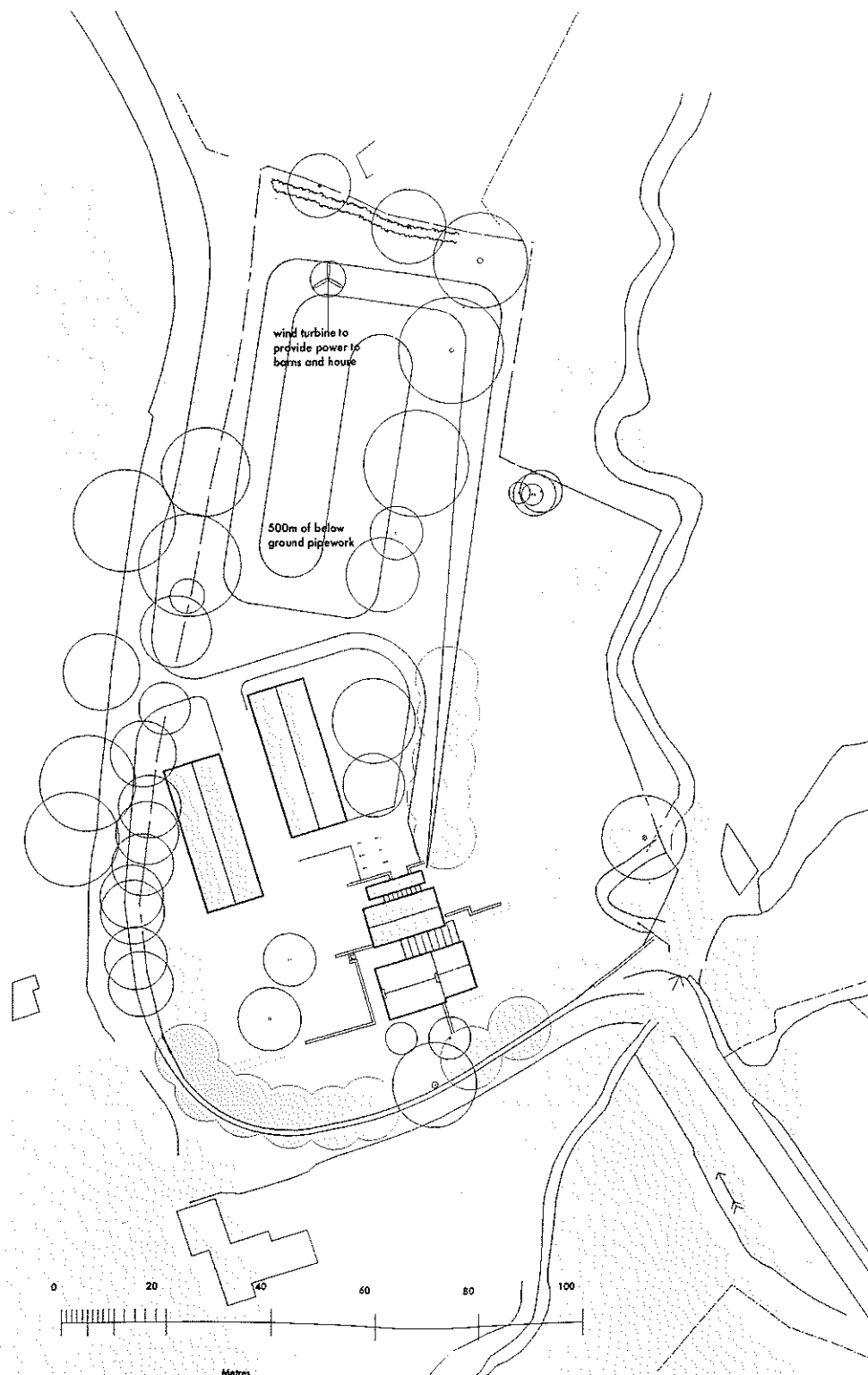
The existing foul and rain water drainage pipework is to be removed. New foul drainage is to be installed, connecting to the biodisc tank that was installed in the summer of 2006; the redundant septic tank is to be removed. Rain and surface water will be combined with the land drainage and diverted directly to the stream.

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Cow Ark Farm

Environment Sustainability

Layout of below ground pipework



A carbon neutral objective has been adopted for the completed house. Whilst there are derogations for listed buildings for compliance with part L of the building regulations, the environmental situation is becoming so serious that it is becoming increasingly unsustainable to allow listed buildings to avoid their responsibilities particularly when in everyday use. It is possible by sensitive and pragmatic measures to achieve performance levels more similar to that achieved by new buildings.

The challenge is being addressed on two fronts, minimising heat loss and on-site generation electricity from renewable sources.

The extension is to be super insulated as well as being partially buried to minimise heat loss. The existing building U value is to be raised by providing insulation over and above that required by the building regulations within the floor and roof construction. The wall and window U values will however be less than that required by the building regulations as to match current requirements may have unacceptable aesthetic consequences.

Consent has already been obtained to install a wind turbine this will provide power to the farm buildings as well as the house. Whether the turbine charges a battery or provides electricity to the grid has not been confirmed.

The heating is to be provided by ground source heat pumps. This involves laying pipe work two metres deep within the adjacent fields. A refrigerant is pumped along the pipe work that absorbs heat from the soil - the soil is constant at 12 degC at this depth - the refrigerant is then compressed which releases heat that is utilised within the building. The cooled refrigerant (4-5deg C) is then pumped around again continuing the cycle. It is estimated that 1 unit of power is required to provide 4-6 units of heat.

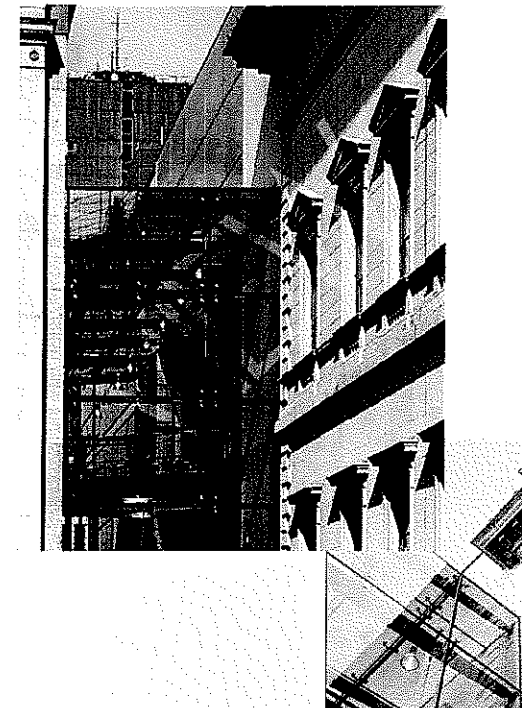
Water for the house and farm comes from on-site springs, which have recently been upgraded to minimise losses. These springs supply four other properties.

Cow Ark Farm



Extension to Compton Verney
Art Gallery - Grade 1 listed

RIBA Award 2004
Civic Trust Award 2005



Extension to 16th century
Grade 11* listed farmhouse

RIBA award 2005

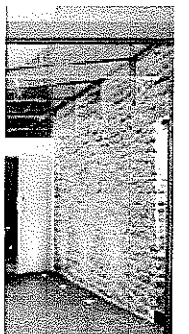
The extension is treated as if it were a separate linked building, this approach is favoured by SPAB and English Heritage.

The listed house undergoes minimal alterations, particularly in the historic external fabric with the extension sympathetic in its overall composition, massing and use of materials.

Below are well regarded examples of this approach, most have received Civic Trust or RIBA awards.

Grade 1 listed
Manchester Art Gallery

RIBA Award 2003
Civic Trust Award 2004



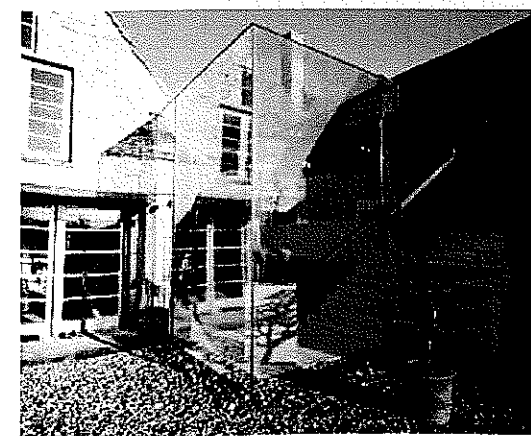
Example of a glass roof
against a stone wall.

Precedent



Extension to Oak Farm
17th century farmhouse

RIBA award 2005



Extension to 16th century
Grade 11* listed farmhouse

RIBA award 2005



Proposed extension to
Grade 2 listed St Paul's
church

Foster and Partners