

# Design & Access Statement

Sandy Bank Farm  
Chipping



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Architects

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Note: To assist the understanding of drawings scale bars are provided for reference where possible

## 1 Background Information

### 1.1 Introduction

This design and access statement (DAS) has been prepared to support a planning application for extensions and alterations to Sandy Bank Farm, Chipping.

The application description is as follows:

Alterations and extensions to dilapidated farm house to form 5 bedroom family house.

### 1.2 Aim

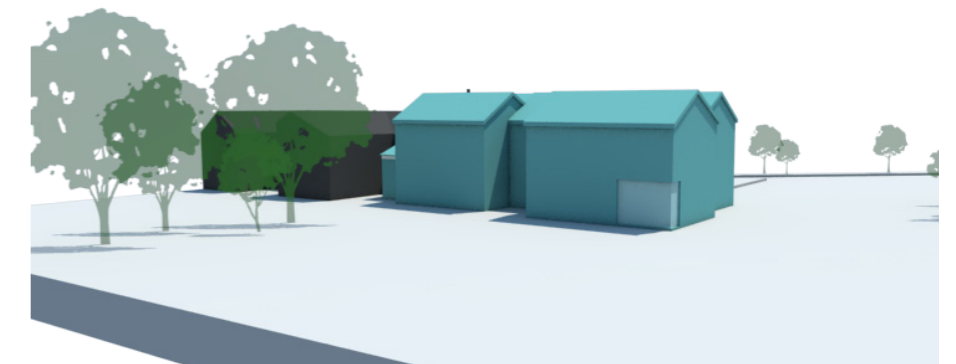
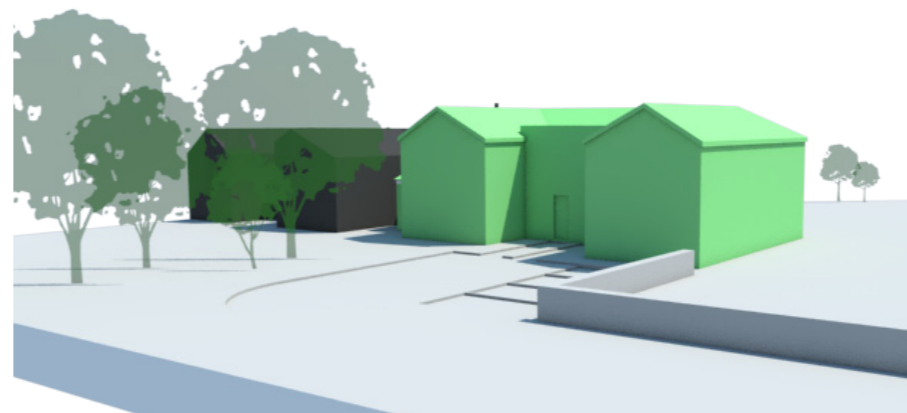
This statement demonstrates how the design has been informed by a rigorous process of assessment, evaluation and design and includes the following information:

- Use - what the additional space will be used for;
- Scale - the extent of development / extension.
- Layout - how extension is to be arranged on the site and the relationship with its environs;
- Appearance - what the extension and internal spaces will look like including building materials and architectural details;
- Access - how the site is accessed, any changes to parking facility and the accessibility of the extension within the context of the site.

Sandy Bank Farm is a semi detached farm house located on the edge of Chipping requiring extensive renovation throughout. The front elevation is to be represented with window size and positions considered to bring back the character of the original dwelling. To the rear of the property the poor quality walls and first floor conservatory are to be demolished and the elevations rebuilt.



Aerial view, Sandy Bank Farm



Development sketches

### 1.3 Stanton Andrews Architects

Charles Stanton and Neil Andrews established their architecture practice in late 2006. With projects across the north-west Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budget of its clients.

Stanton Andrews' portfolio includes new mixed use developments, one off projects as well as urban regeneration residential schemes.

Consistently projects have demonstrated a focussed and considered appraisal of the existing arrangement, its site, and context resulting in imaginative and elegant designs tailored to the specifics of each commission. This combined with a sensibility for historical context and vernacular identities has created a socially and environmentally responsive architecture.

Their 'hands on' approach to the development of the proposals and design is at the core of much of the details and designs produced.

At the LABC Building Excellence Awards 2014 Stanton Andrews Architects were the winners in the "Best Change of Use of an Existing Building or Conversion" category, and both finalist and highly commended in the "Best Extension or Alteration to an Existing Home" category.

### 1.4 Design Brief

Stanton Andrews Architects were asked to review the existing property and address a number of significant issues, including:

- Headroom - the low headroom to the south of the plan on both ground and first floor is very low, less than 2m high in places.
- Elevations - the unattractive front elevation to be reconsidered with some more traditional features reinstated. The rear elevation is to be rebuilt and will be more contemporary in appearance as it is not generally visible.
- Internal arrangement - a full interior remodel is required as the existing layout is clumsy and dysfunctional due to the previous alterations

### 1.5 Planning History and Existing

Ribble Valley Borough Council's local plan confirms that Sandy Bank Farm is within the Area of Outstanding Natural Beauty (AONB).

There are no recent planning applications for the property

### 1.6 Pre-application Advice

Pre application advice was not sought

### 1.7 The Purpose of this Document

Applications for planning approval, as defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2010) must be accompanied by a DAS. The NPPG states that a DAS must:

- (a) explain the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

Whilst this applications is only a householder application it was felt that the application would benefit from the thought and rigour approach required by a DAS.

This DAS explains how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

It includes an appraisal of the site including:

- a review of general massing, orientation, access and relationship with the neighbouring property.

Details of the proposed scheme including:

- the use, layout and scale of the proposed development.
- the appearance of the property.



Front Elevation, Sandy Bank Farm

## 2 Key Design Principles

### 2.1 National Guidance

Section 38(6) of the Planning & Compulsory Purchase Act 2004 places a requirement upon Authorities when determining planning applications to do so in accordance with the adopted development plan unless material considerations indicate otherwise.

The national planning policy documents that comprise 'material considerations' in this instance include the National Planning Policy Framework (NPPF). The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 14 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole; or
- Specific policies in the framework indicate development should be restricted.

### 2.2 Local development Policies

Ribble Valley Borough Council's local plan confirms that Sandy Bank Farm is outside the Chipping village boundary and within an AONB.

RVBC provide a supplementary planning guide for alterations and extensions to existing dwellings. This aims to ensure the proposed works are in keeping with the existing property and are of an appropriate scale. The guidance offered is general and should not prohibit well considered proposals.

Amongst other matters, it does recommend :-

*character - any extension should reflect the character of the original house and the wider locality.*

*scale - there should be a good visual relationship between the original dwelling and any subsequent additions.*

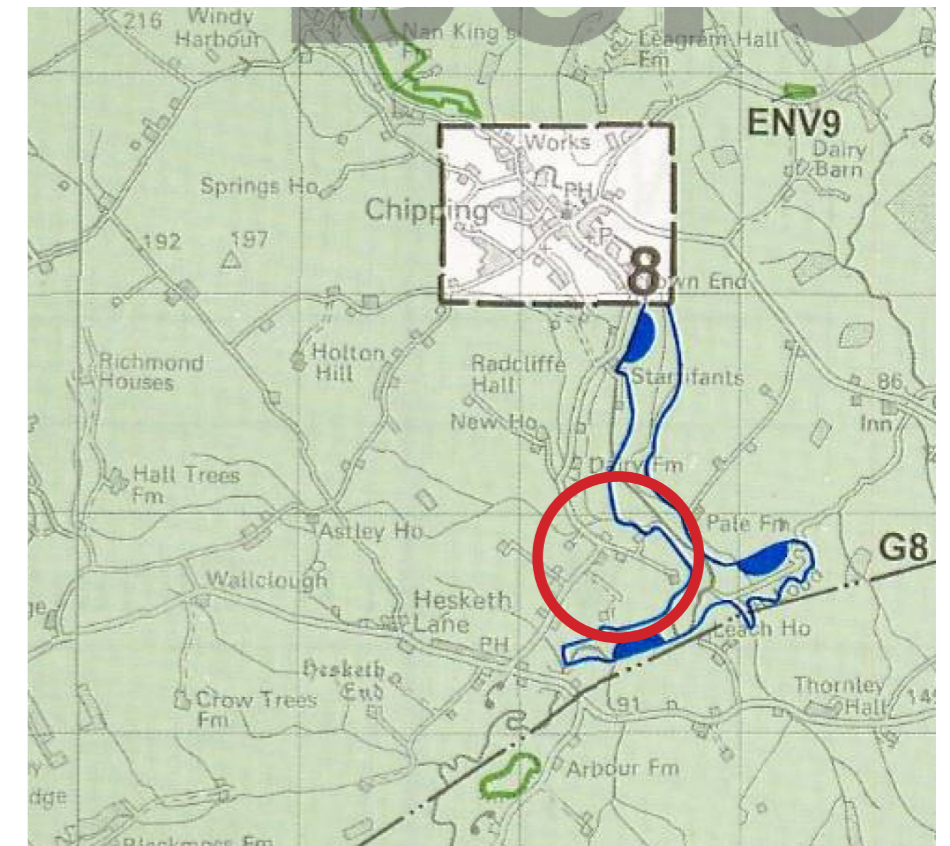
*size - over-large extensions can dominate the original dwelling, they are also more likely to harm the amenities of neighbours. as a general rule of thumb avoid schemes which increase the size of the original dwelling by in excess of a 75% increase in floor area.*

*general form and shape - the form and shape of the original dwelling should be respected and reflected in the extension.*

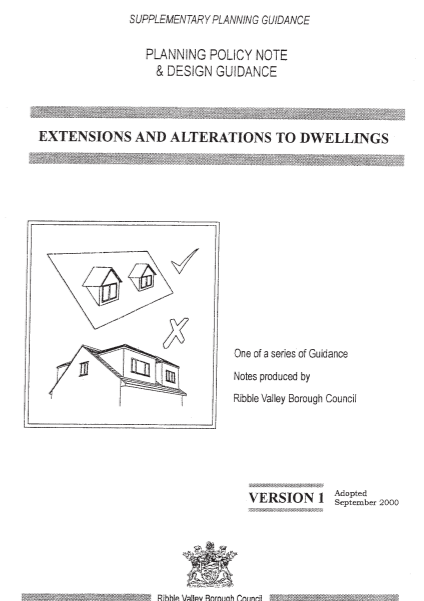
*materials - in most cases we would expect any extension to be carried out using materials which match those of the existing building.*

### 2.3 Permitted Development

Sandy Bank Farm is located within an AONB hence there are limited permitted development rights.



Ribble Valley Borough Council's local plan indicates that Sandy Bank Farm is outside the Chipping Village Boundary and in an AONB.



## 3

## The Design

### 3.1 The design process

The current design comes as a result of a detailed and thorough design process, in which options were computer modelled to gain an understanding of the existing building's spatiality and massing, as well as the influence of our proposals on both the existing building and its surroundings.

The design is intended to be sympathetic to the attached neighbouring property retaining and returning its original character where possible.

### 3.2 The design proposal - use

The proposed alterations will provide a 5 bedroom family house with a large open plan kitchen/dining area, lounges, games room, garage and a first floor study.

### 3.3 The design proposal - massing

The south west end of the ground floor has a ceiling level less than 2m high and this has been addressed by raising the first floor and roof to match the ridge height to the rest of the building.

The rear of the property is of poor quality and has no architectural merit as it has been poorly extended previously. The extensions to the rear aim to bring back some consistency to the look of the elevation while creating the internal space required.

The new roofs to the rear match the pitch and ridge height of the existing roof.

### 3.4 The design proposal - layout

The utility room and wc are located centrally on plan as these are the spaces that require the least amount of light/views.

The kitchen/ dining room runs the width of the building allowing morning and evening light to enter the room.  
The lounge and games room positioned to the west of the property with L-shaped wrap around window leading out onto a terrace will benefit from the afternoon sun.

Each of the 5 bedrooms are spacious and have large windows.

### 3.3 The design proposal - appearance

The front elevation of the building will be represented, the windows are reduced in size and type to create a language consistent with the neighbouring property.

The walls are to remain white render, however the render is to be insulated to reduce heat loss.

The existing roof slates are to be reused with new slates as required to match.

The windows to the rear of the elevation follow the size and style of those to the front with two large sliding doors opening out onto a terrace.



Aerial view of existing



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