

Design & Access Statement

Moor Nook Farm
Dutton



© 2015

Stanton Andrews
Architects

44 York Street
Clitheroe
Lancashire
BB7 2DL

T 01200 444490
E mail@stantonandrews.co.uk
W stantonandrews.co.uk

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 householder planning application for an extension to Moor Nook Farm, Dutton.

It seeks to demonstrate that the proposal has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access into and within, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted.

This statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy and responds to pre-application advice.

The application description is as follows:

Two storey rear extension to provide two additional bedrooms, ancillary accommodation and home office. Demolition of existing porch and construction of front extension to clarify entrance and improve kitchen / dining accommodation.



Aerial view, Moor Nook Farm

1 Background Information

1.2 Aim

This statement demonstrates that the proposed scheme 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 the extension is to be arranged on the site and its relationship with its environs;
- Appearance - what the extension and proposed internal spaces will look like including building materials and architectural details;
- Access - how the site is accessed and the accessibility of the extension within the context of the site.

Moor Nook Farm is a domestic property, sited within extensive grounds. The property is well screened from Clitheroe Road to the north and all neighbouring properties to the North and East. There is an existing porch to the south elevation, that is to be demolished as part of this proposal

1.3 Design Brief

The existing property is a modest detached farm house, with a porch to the south elevation and back door to the north, adjacent to Clitheroe Road. The approach to the property is from the West and the main entrance to the property is poorly defined.

Our client's brief was to provide a clear entrance to the property and prevent visitors approaching the south facing, more private elevation. Internally, two additional bedrooms are required, alongside a home office and improved kitchen dining space.

1.4 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.



1960's aerial photograph, Moor Nook Farm

1.5 The Purpose of this Document

Applications for major development, 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 does NOT constitute a major development, the recent planning history and refusal have been addressed through the thoughtful and rigorous approach to design 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.



CGI of proposed scheme from the south.

2

Site Details

2.1 Location

The site is located to the south of Clitheroe Road, Dutton and is accessed via a private drive.

2.2 Site description

The site is levels change considerably with a drop of over 4.5m from the road to the ground floor of Moor Nook Farm. The original building has been altered significantly over time, with the addition of a front porch, side extension and UPVC windows. The property is predominantly random stone with ashlar stone quoins, heads and cills to openings.

Moor Nook Farm faces south, with the primary elevation to this largely private elevation overlooking the gardens. The approach to the property is from the west via the private drive.

2.3 The proposed development

The existing front porch is to be demolished and replaced with a small front extension, sympathetic to the design and context of the existing farmhouse. The intention being to screen the south elevation and clarify entry - as well as improving the internal living / dining space and improving links between the house and garden. The proposed rear extension creates a home office and extended ancillary space to accommodate modern work / life usage. To the first floor there will be two additional bedrooms and storage.



Measured survey

3 Site and Area Analysis

3.1 Context

Moor Nook Farm is located to the south of Moor Nook Barn which was approved for residential conversion in 2010. To the east of Styd Brook there is a cluster of residential properties including barn conversions, farmhouses and cottages. To the north of Clitheroe Road, both east and west of Moor Nook Farm are terraced cottages, fronting the road and within the AONB.

3.2 Local Character

Ribble Valley is characterised by random stone pitched roof properties, with a number of original farmhouses and barn conversions in the immediate vicinity of the property. Roofs tend to be linear with limited adornment.

3.3 The present site

The area to the north of the site rises steeply towards the road and is rarely used. The intention is to nestle the proposed extension within the existing hillside to limit the impact of the extension on views of the existing property.

3.4 External views of the site

The front (south) elevation of Moor Nook Farm is not overlooked, with views across the valley towards Ribchester. To the east the site is screened by established trees to the banks of Styd Brook. From Clitheroe Road there are limited views, predominantly of the roof of the property, as the site falls away steeply and the road is lined with established trees and hedges. Approaching the site from the west along Clitheroe Road the gable and roof line of Moor Nook Farm can be seen between the converted Moor Nook Barn and the agricultural building within its grounds.



Existing view of Moor Nook Farm, taken from the North West on Clitheroe Road



Existing view of Moor Nook Farm, taken from the North on Clitheroe Road



Proposed view of Moor Nook Farm, taken from the North on Clitheroe Road

4 Key Design Principles

4.1 Planning approach

This application seeks to obtain full planning consent for the extension of Moor Nook Farm.

Following an unsuccessful application made last year ref. 3/2015/0672, the applicant has remained in contact with the planning officer Adam Birkett, to assist in the submission of a revised application.

A formal feasibility study was undertaken to explore options for the extension of Moor Nook Farm and subsequently presented to the council for pre-application advice. Formal comments were returned by email on February 12th 2016 which raised concern over the overall scale of the extension, the link between old and new and the appearance of the extension, with particular reference to the view from Clitheroe road. The proposed scheme directly addresses the points raised, as follows;

Scale – See section 5.2

The Link – Addressed with a number of images throughout this document and formal scheme elevations illustrate the link as subservient to the existing building.

Appearance - The view from Clitheroe Road and window fenestration to the north elevation have been addressed in the CGI images to page 6 of this document and the formal application drawings.

4.2 Planning History and Existing

The existing property provides the following existing gross floor areas :-

- ground	100 m ²	(1076 ft ²)
- first	98 m ²	(1055 ft ²)
- total	198 m ²	(2131 ft ²)

Of which 132 m² (1421 ft²) would be considered original.

Ribble Valley Core Strategy and Local Plan confirms that Moor Nook Farm is not in an Area of Outstanding Natural Beauty and is not located within a conservation area.

The permitted development (PD) rights for the property are retained which would allow for significant extensions to be erected to either the side or to the rear of the property without requiring planning consent, provided they were to comply with published restrictions. A loophole in permitted development legislation would allow an unlimited extension to the front of Moor Nook Farm (as the principle elevation does not face the highway) subject to limited restrictions on the height (no higher than the existing ridge) and width (no wider than the original dwelling) of the extension.

3/03/0910p

'Two storey side extension to existing farmhouse and renovations'

Decision: Approved 28th January 2004

3/2015/0672

'Two storey extension'

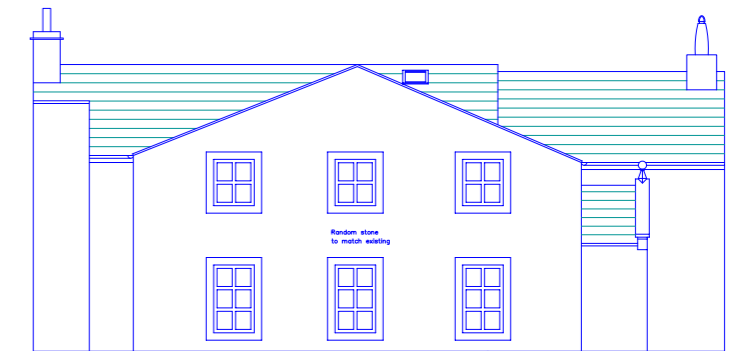
Decision: Refused 28th October 2015

'The proposed development, by virtue of its scale, design and massing, would result in an unsympathetic and incongruous scheme of development which would overwhelm, dominate and detract significantly from the character and appearance of the original farmhouse and the visual amenities of the surrounding area. As such, the proposal is contrary to Policies DMG1, EN2, DME2 and DMH5 of the Ribble Valley Core Strategy.'

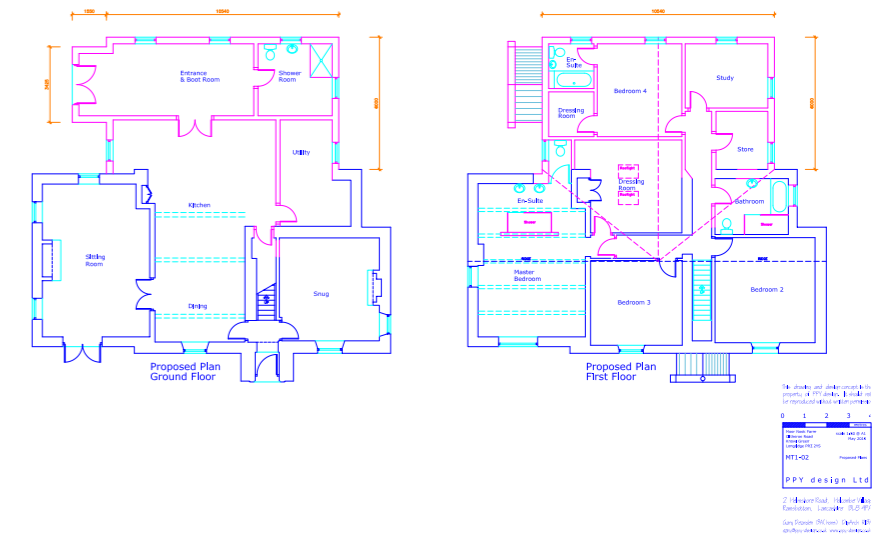
The proposed scheme addresses the planning officers concerns over design, siting and scale as detailed in the delegated report attached to the recent refusal.

Further pre-application discussions with the planning officer have brought a reduction in the overall scale of the development. The linear unadorned roof line of the original farmhouse, sited by the LA as a significant feature of the character of Moor Nook Farm, has replicated in the proposed extension.

Visual impact is minimised by the setting of the extension into the existing hillside. Working with the existing site levels to prevent the extension overwhelming the original.



Proposed North Elevation to recent refusal



Proposed Plans to recent refusal

4 Key Design Principles

4.3 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 significant 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.

4.4 Local development Policies

Bolton Borough Council's Core Strategy has a number of policies applicable to small householder developments and extensions;

Policy CG3 states that the council and its partners;

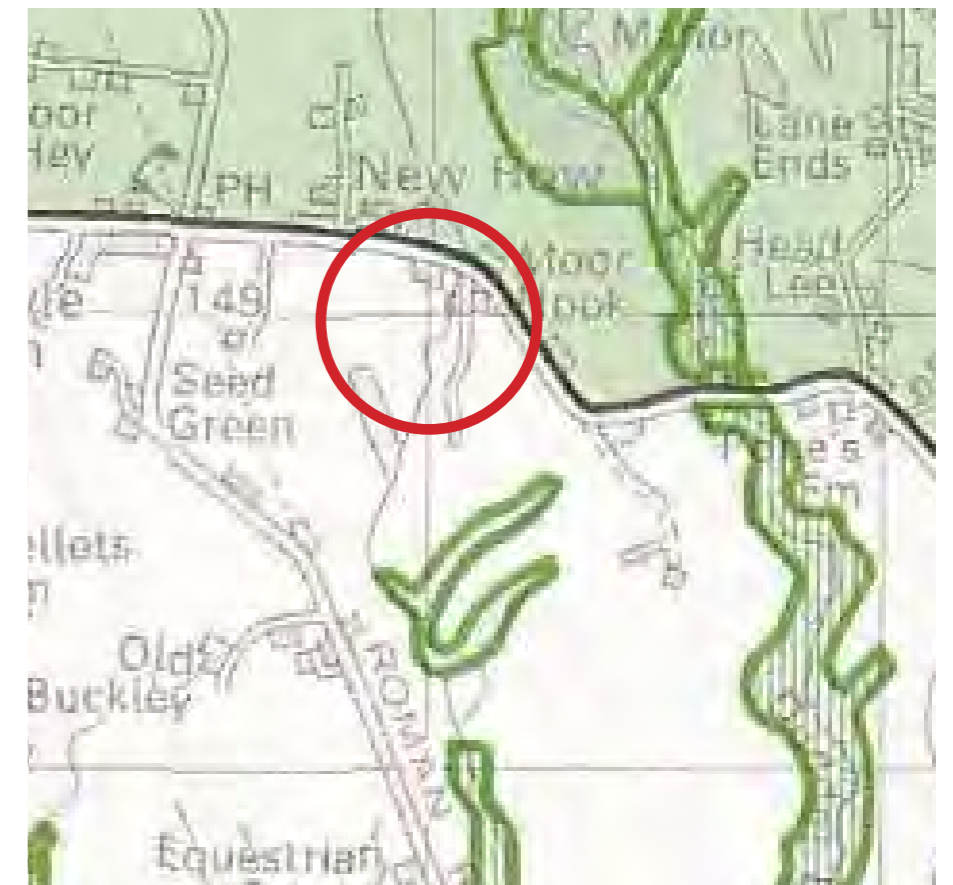
1. *Expect development proposals to display innovative, sustainable designs that contribute to good urban design.*
2. *Conserve and enhance local distinctiveness, ensuring development has regard to the overall built character and landscape quality of the area.*

Policy OA1 specific to the areas of Horwich and Blackrod states that the council and its partners will;

2. *Conserve and enhance the character of the existing landscape and physical environment, especially the conservation areas at Horwich Town Centre, Horwich Loco Works and Wallsuches.*
3. *Ensure that development in Horwich and Blackrod respects street patterns, the grain and the form of predominant architectural styles and where possible makes sympathetic use of locally distinctive materials such as stone.*
4. *Ensure that new development does not harm the landscape setting and protects views from public areas to the surrounding landscape.*

4.5 Parking

The parking provision will remain unchanged by the proposed extension.



Ribbles Valley Borough Council Proposals Map Extract
Illustrating that Moor Nook Farm lies outside of the AONB and in land designated as open countryside.

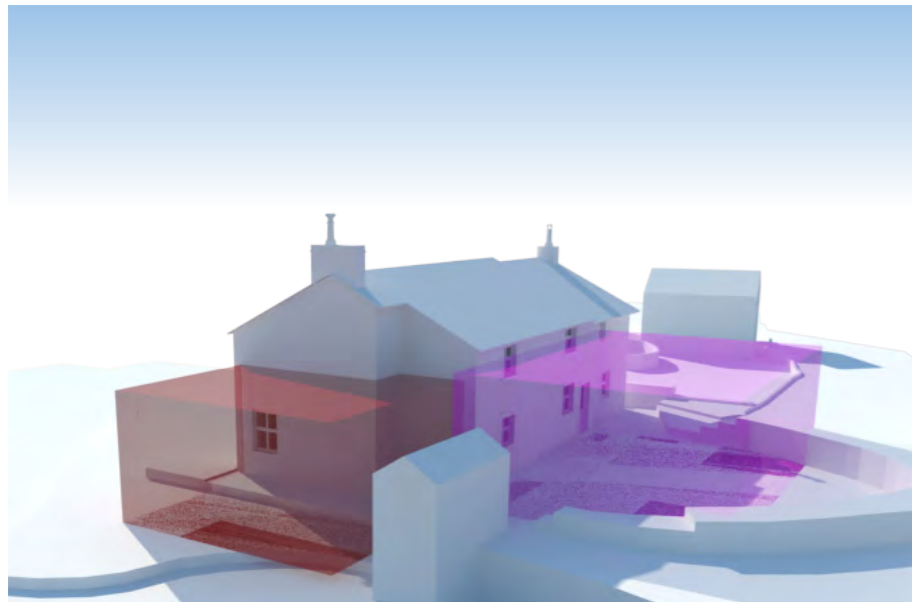
4.6 Permitted Development

Permitted development rights as set out in The Town and Country Planning (General Permitted Development) Order 1995 provide Moor Nook Farm with a number of options for extension without the requirement to obtain planning permission.

Single Storey Side or Rear Extension

Moor Nook Farm may be extended to the north (rear elevation) or east (side elevation) of the property provided:

- *The extension (including previous extensions and outbuildings) does not exceed 50% of the total area of the land around the original house*
- *The front wall of the extension must not be forward of the front wall of the original house*
- *The width of the side extension is 50% or less than the width of the original house*
- *The overall height of the extension is not more than 4m*
- *An extension to the rear of the property does not extend beyond the rear wall of the original dwelling house by more than 8 metres.*



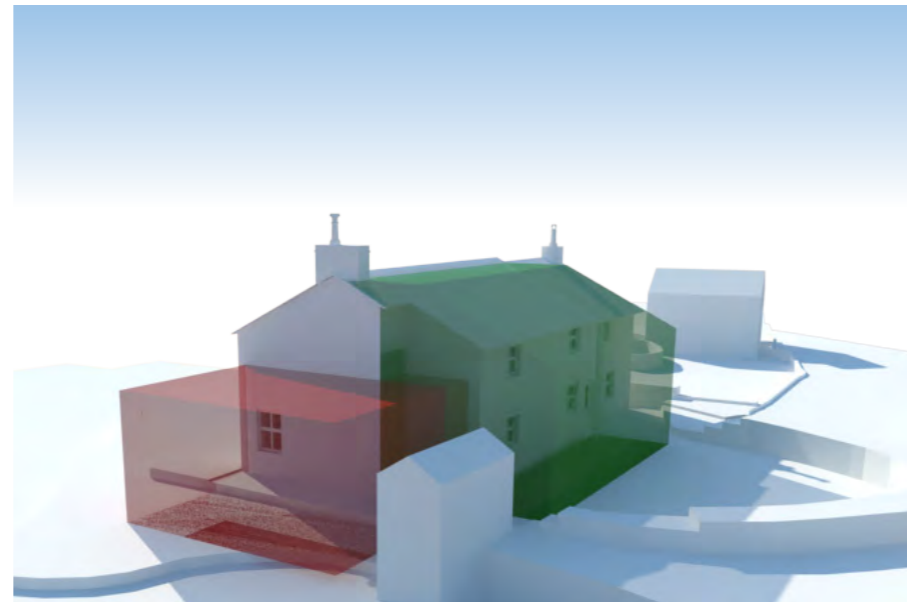
Illustrated above - a single storey side extension may provide up to 53sqm of additional floor space. The rear extension would provide up to 94sqm of additional floor space. These two extensions may be combined under permitted development to create up to 147sqm of additional floor space.

Two Storey Rear Extension

Moor Nook Farm may be extended to the rear of the property over two storeys provided:

- *The extension (including previous extensions and outbuildings) does not exceed 50% of the total area of the land around the original house*
- *The maximum eaves and ridge height of the extension do not exceed those of the original house.*
- *If the extension comes within 2m of the boundary the eaves height must not exceed 3m*
- *An extension of more than 1 storey must not extend beyond the rear wall of the original house by more than 3m.*
- *Roof pitch to match the existing house*

note - this can also be combined with a single storey side extension



Illustrated above - Moor Nook Farm could be extended to mask the entire rear elevation creating significantly more impact on the existing than the proposed scheme. This may be combined with a single storey side extension creating up to 120sqm of additional floor space.

Unlimited Front Extension

Moor Nook Farm may be extended to the rear of the property over two storeys provided:

- *The extension (including previous extensions and outbuildings) does not exceed 50% of the total area of the land around the original house*
- *The maximum eaves and ridge height of the extension do not exceed those of the original house.*
- *The principle elevation does not face the highway*
- *Roof pitch to match the existing house*

note - this can also be combined with a single storey extension to side or rear



Illustrated above - Early sketch proposals to provide a two storey front extension under permitted development rights. This scheme provides 110sqm of additional floor space.

5

The Design

5.1 The design process

The proposed scheme is the result of a detailed and thorough design process. A number of options were computer modelled to gain an understanding of the spatiality of the existing building and its massing, as well as the influence of the proposed designs on both the existing building and surrounding visual amenity.

The design is intended to be sympathetic to the original building, retaining original character where possible, whilst clarifying the approach to the dwelling and adapting the original farm house to suit modern family life. The extension occupies dark, under used space to the north of the property to minimise its impact on visual amenity

Whilst being complementary to the original farmhouse, the design of the extension is intended to ensure it remains clearly distinguishable. Taking influence from the architectural elements of the existing property, with a contemporary approach to openings and detailing.

5.2 The design proposal - use

The scale of the extension falls below the provision afforded to Moor Nook Farm under the existing Permitted Development rights. The proposed extension will provide an additional 120sqm of living space, over two floors, (27sqm less than a PD side and rear extension).

5.3 The design proposal - scale

The proposed extension will provide an additional 120sqm of living space over two floors, increasing the footprint of the building by approximately 70%.

5.4 The design proposal - layout

The existing kitchen to the property lies between the front and back doors and acts as a corridor providing limited seating. The proposed extension will create a large integrated kitchen within the original house to accommodate modern family life. The front porch and back door provide no clear route of entry to the property which creates confusion for visitors and guests. The solid west facing walls to the modest front extension clarify the entrance to the property via the new glazed link.

5.5 The design proposal - appearance

The eastern boundary of Moor Nook Farm is lined with well established trees which serve to screen the building from the properties beyond. The site rises steeply to the north and the boundary with Clitheroe Road where an established hedge provides further screening to the property.

The materiality of the proposal is intended to remain in keeping with the local palette, particularly that of Moor Nook Farm.

The original farmhouse is predominantly constructed of random stone with ashlar stone surrounds to openings. The main roof to the extension is of traditional slate construction and match the pitch and profile of the existing.

5.6 The design proposal - access

The extension addresses the current situation of lack of clarity for the point of entry into the house. A new entrance into the house will be provided within the 'link'. The original stair which was both steep and narrow will be replaced to improve access between floors. The ground floor of the extension is -570mm below the original farm house, accessed via three generous treads as illustrated in the section below.

5.7 Car parking

Car parking, vehicular and pedestrian access will remain unchanged as a result of the proposed extension.



Typical section through the proposed scheme

stanton andrews
architects

44 York Street
Clitheroe
BB7 2DL

T 01200 444490
E mail@stantonandrews.co.uk
W stantonandrews.co.uk