

stanton andrews
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Design & Access Statement

Wythenstocks Barn
Grindleton



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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

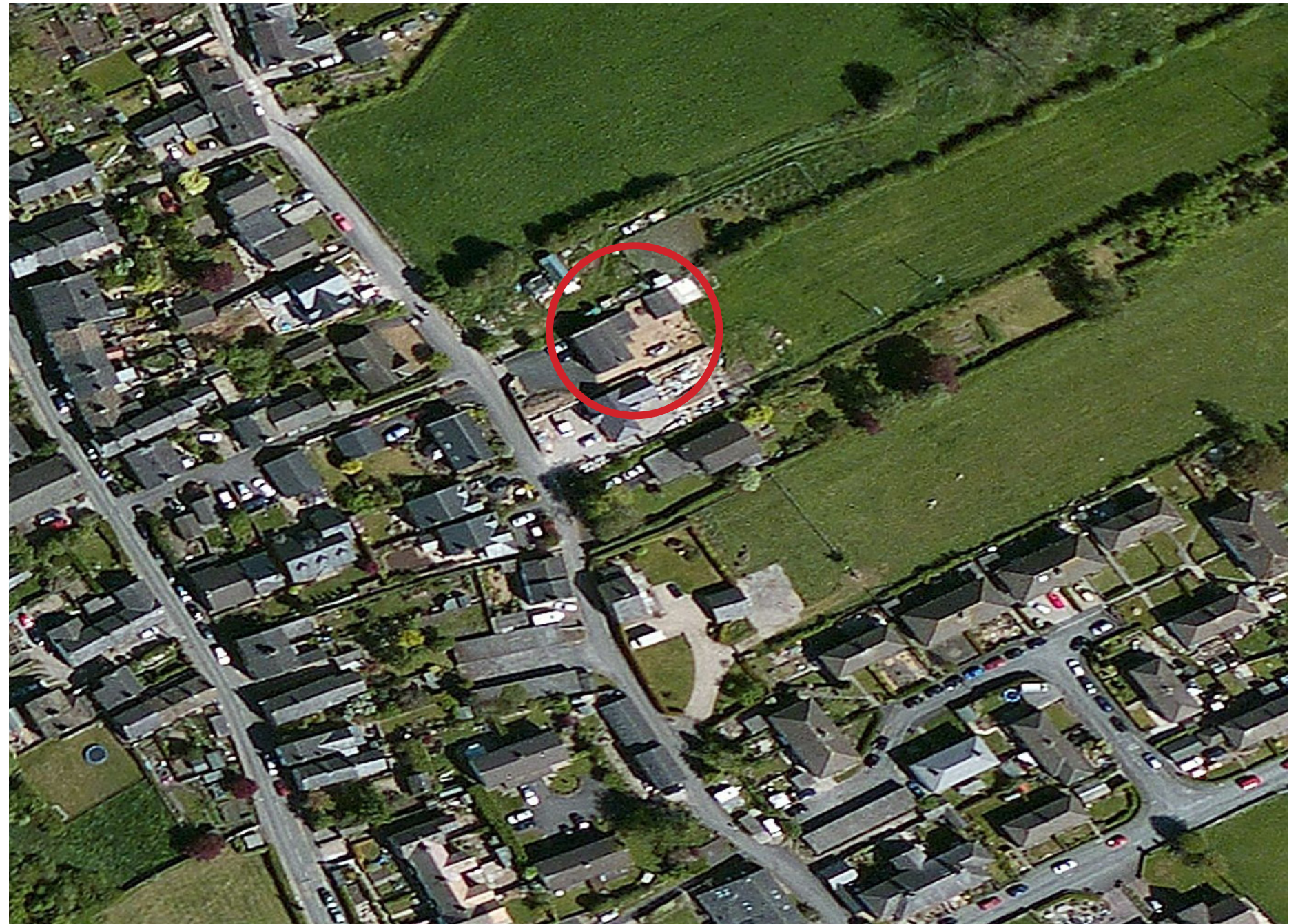
This design and access statement (DAS) has been prepared to support a householder application for an extension to Wythenstocks Barn, Grindleton.

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.

The statement also demonstrates that the proposed development has been assessed for compliance with prevailing national and local planning policy.

The application description is as follows:

Extension to an existing dwelling to form a link with the redundant garage, improving kitchen and dining facilities and creating a ground floor bedroom.



Aerial view, Wythenstocks Barn

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.

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

The existing property is a 3 bedroom converted barn with separate garage to the rear. The rear of the property is south east facing with views over Pendle Hill. The spaces that currently benefit most from the south sun and views are the utility room and the garage.

Our client's brief was to extend out the back towards the existing garage to provide an open plan kitchen/dining area with views to the south and an additional ground floor bedroom with en-suite. This will fulfil Lifetimes Homes criterion (9) for entrance level bed-space.



Historic Map, Grindleton

1.5 Local Planning Policy and Planning History

Ribble Valley Borough Council's local plan confirms that Wythenstocks barn is located within the Grindleton conservation area and therefore has limited permitted development (PD) rights.

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.

Previous planning consents:

application 3/1992/0429
conversion of redundant barn into dwelling
approved with conditions 03/10/1992

application 3/1997/0622
renewal of application 3/1992/0429
approved with conditions 16/10/1997

application 3/2001/0249
erection of garage to rear
approved with conditions 19/06/2001

1.6 Pre application advice

Pre application advice was sought for this project with Victoria Walmsley (Application Ref: RV/2016/ENQ/00015).

The principle of having a rear extension at the property is acceptable, subject to the 'Preferred Option' submitted at Pre-application being built in materials that match the existing property.

1.7 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 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:

- an assessment of the site, immediate and wider surroundings.

Details of the proposed scheme including:

- identifying opportunities and constraints and formulating design principles that will inform any subsequent detailed planning applications.
- the amount of development proposed
- access arrangements to the development.

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Existing Property

2 Site and Area Analysis

2.1 Context

Wythenstocks Barn is located on Back Lane in Grindleton, which runs parallel to Main Street.

Whilst previously the property was bordered on three sides by dwellings. The neighbouring land to the north is used for agricultural purposed.

2.2 Local Character

Wythenstocks barn sits within the Grindleton conservation area designated on 3 October 1974.

The special interest that justifies the designation of the Grindleton Conservation Area derives from the following features:

- Its highly visible position within the Forest of Bowland Area of Outstanding Natural Beauty, located on a terrace above the River Ribble, where it can be seen from the river and from neighbouring villages;
- The survival of the medieval (possibly Saxon) street plan, with tenement plots running at right angles to the main street, linked by side alleys to a back road;
- Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village;

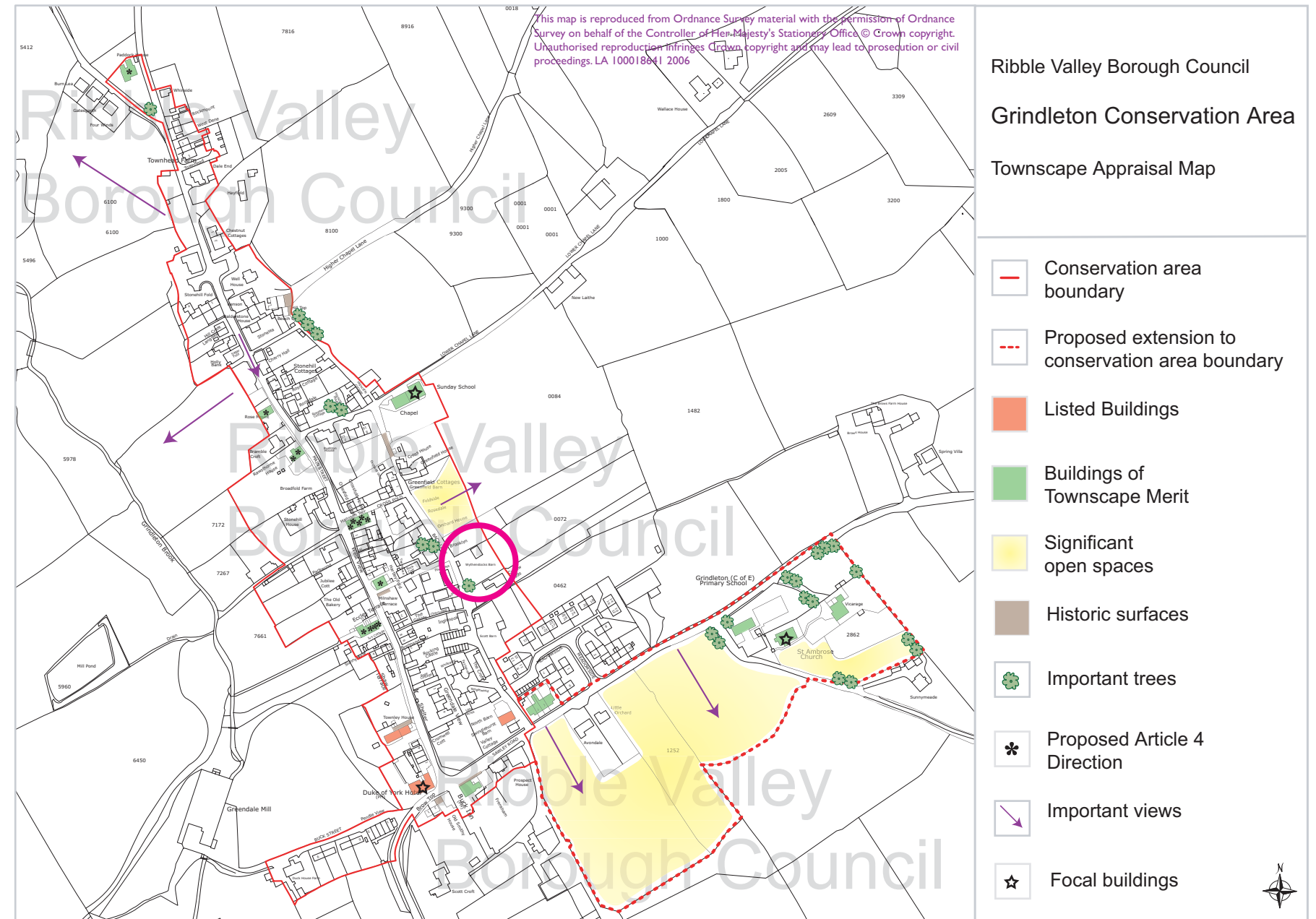
2.3 The present site

The area in which the proposed extension sits is currently covered with hard landscaping. Beyond the fence to the rear garden is a field, also owned by our client.

2.4 External views of the site

The front elevation of the property is visible from Back Lane, although the proposed extension to the rear will be largely hidden by the existing property.

The neighbouring property to the south is a detached dwelling with a rear extension. The relief of the land and difference in levels between the two properties means that their views will be unaffected by the proposals.



Grindleton Conservation Area Map

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 spatiality of the existing building and its massing, as well as the influence of the proposals on both the existing building and the surrounding properties.

The design is intended to be sympathetic to the existing building, retaining and returning its original character where possible, with particular reference to the forms and pitch of the roof.

The addition, whilst being complementary to the existing building, is clearly distinguishable. Influence is taken from the architectural elements of the existing property, although a contemporary approach is taken towards openings and detailing.

3.2 The design proposal - use

The proposed extension creates an open plan kitchen/dining area to the ground floor and an additional bedroom with ensuite.

3.3 The design proposal - scale

The proposed extension will provide an additional 46.1 sqm of internal ground floor living space.

3.4 The design proposal - layout

The existing kitchen and utility spaces are relatively small and don't provide the integrated kitchen and dining space that is increasingly desirable and important in modern family life.

The proposal looks to join the existing property with the existing detached garage, to form a larger kitchen / dining space with an accessible ground floor bedroom with ensuite beyond.

Sliding doors will provide large amounts of light to enter the extension and provide a connection with the garden and the views beyond.

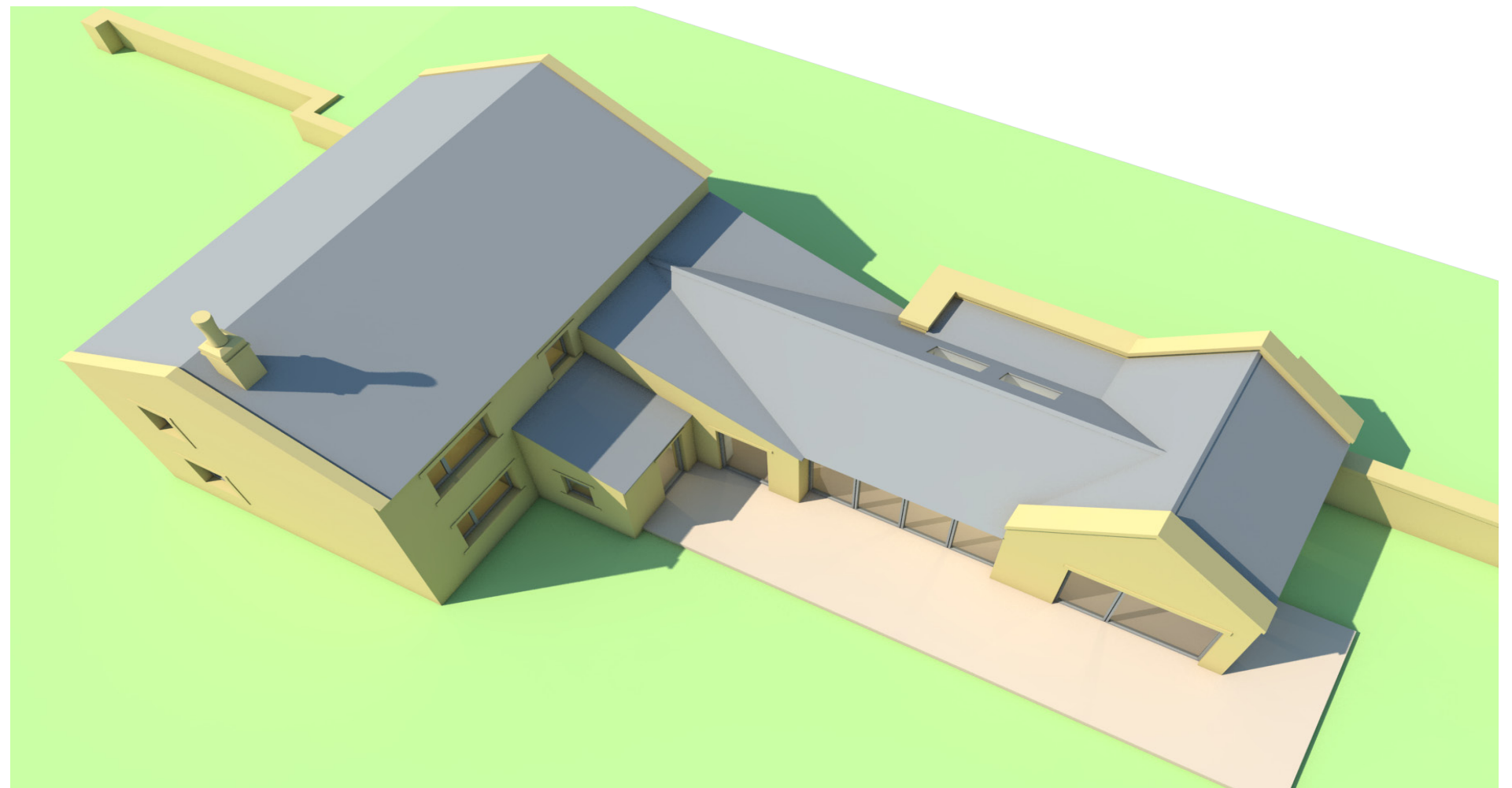
3.5 The design proposal - appearance

The extension infills the space between the existing property and detached garage. The south elevation large glazed sliding doors to clearly distinguish this as being an addition, whilst making the most of the light provided by its south facing orientation.

The materiality of the proposal is to be in keeping with the local palette, particularly that of Grindleton, being primarily constructed of random stonework with dressed stone lintels and cills.

3.6 The design proposal - access and car parking

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



Aerial View of Wythenstocks Barn

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