

stanton andrews architects

Design Statement

Boxwood Barn
Rimington



1 Background Information

1.1 Introduction

This design statement has been prepared to support a reserved matters application for a new dwelling house, relating to previous outline planning permission ref.3/2014/0859 (dated 19.11.14)

The site sits on the east side of Rimington, to the north of Rimington Lane, which runs through Rimington, and is accessible via a private access road coming off Rimington Lane.

This report seeks to demonstrate that the proposal for a new dwelling has undergone a formal and thoughtful design process and that the resultant scheme is a response to site context, access, 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.



Existing aerial view, Boxwood Barn

1.2 Aim and Context

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

- Use - what and how the space will be used
- Scale - the extent and massing of the proposal
- Layout - how the property is to be arranged on the site and the relationship with its context
- Appearance - what the external 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 dwelling within the context of the site.

This application is for the construction of a new dwelling in place of an existing barn structure. The site is well screened from Rimington Lane, the public highway by the existing building to the south of the site, a slight slope away from the road, and in addition to being accessible via private access road, meaning minimal vehicles passing by, except for access. To the west, there are dwelling properties, while to the north and east, there are fields, providing views out as the ground falls away.

1.3 Design Brief

Stanton Andrews Architects were asked to review the site, and consider options for a contemporary new 4 bedroom property to be designed within the plot of land, maintaining a strong relationship to the surroundings and views to the north and east. The client, their requirements and a detailed brief, are outlined in section 3 of this report.

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.



Design Statement | Boxwood Barn | October 2016



2 Planning

2.1 Policy

The site is located within Ribble Valley Borough Council, within the village boundary of Rimington, following the adoption of the core strategy.

2.2 Planning History

Planning ref. 3/2014/0868

- Non-material amendment relating to planning permission ref.3/2014/0208 - 'change design of NE corner of main house to create glazed corner with zinc cladding. Alterations to NE full height glazed element on granny annexe/garage block to reflect detailing amendments of main house'.
- Approved 07.11.14

Planning ref. 3/2014/0859

- Outline planning permission - 'erection of two-storey dwelling'.
- Approved 19.11.14

Planning ref. 3/2014/0529

- Discharge of conditions relating to planning permission ref. 3/2014/0208 - 'discharge of conditions 2 (materials - external surfaces), 3 (sections), 4 (sections - rain water goods), 5 (surfacing materials), 6 (details of provisions for dependant species) and 8 (construction method statement)'
- Approved 29.07.14

Planning ref. 3/2014/0208

- Planning permission - 'proposed erection of a single detached dwelling house with garage and granny annexe, including improvements to an existing pedestrian and vehicular access. External works'.
- Approved 09.05.14

Planning ref. 3/2013/0416

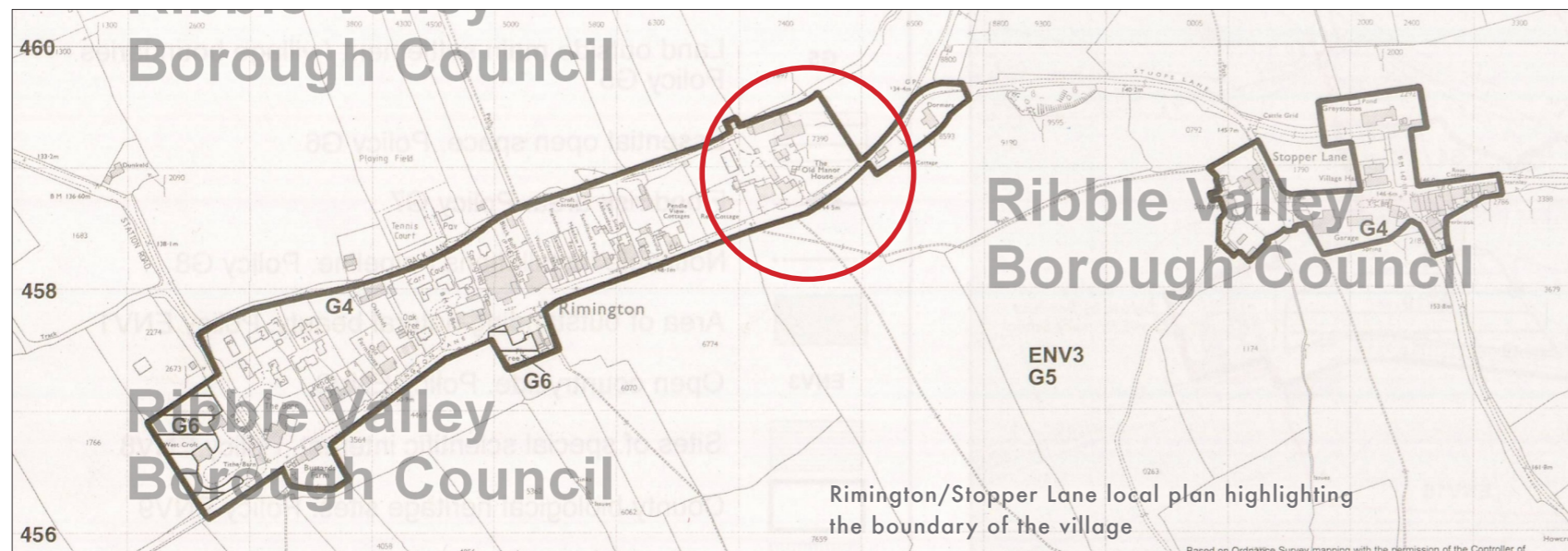
- Outline planning permission - 'erection of four houses'.
- Approved 18.07.13

Pre-Application Advice

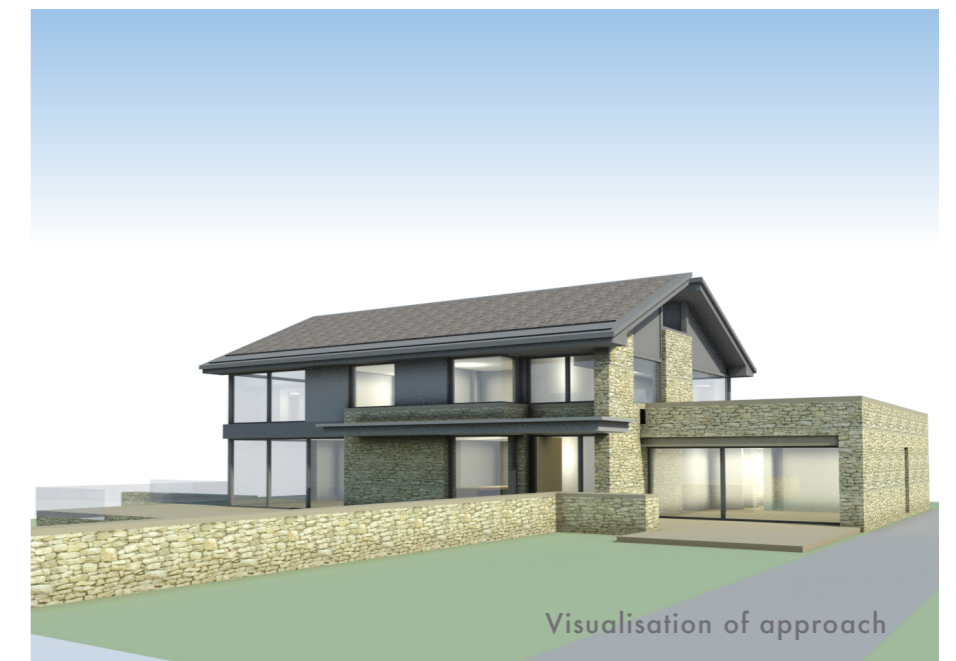
Pre-application planning advice was sought prior to the submission of this application. On 26.07.16 a meeting was held with Mr Kilmartin, Ribble Valley Borough Council planning officer, who appeared generally supportive of the application. The main focus of the comments related to the roof profile - he suggested a pitched roof would be more suited to the context. The issues highlighted by RVBC at that stage have since been fully addressed in the current design.

A subsequent meeting has held with Mr Kilmartin, during this meeting Mr Kilmartin confirmed that the proposals were generally to his satisfaction. No written response to either meeting has been provided by Ribble Valley Borough Council.

Mr Kilmartin confirmed that the proposals should be covered by a reserved matters application relating to the previous outline permission ref.3/2014/0859.



Design Statement | Boxwood Barn | October 2016



Visualisation of approach

3 Design Development

3.1 Client

Mr and Mrs Holmes' current property, Boxwood House, is immediately to the south of this site, and demonstrates their commitment to maintaining both property and grounds to a high standard.

Since purchasing the site, Mr and Mrs Holmes have built their current home. The land which was purchased is of a size which has potential to construct additional dwellings with no significant impact to its surroundings. They are passionate to improve the site which is currently unoccupied, both for themselves and for the visual amenity of the area.

Mr Holmes runs a successful construction business and is keen for a contemporary project to call home. Mr and Mrs Holmes have previously built their home, a detached single dwelling through a successful planning application for the site.

3.2 Brief

Mr and Mrs Holmes initially approached Stanton Andrews to consider utilising their plot of land which is adjacent with their current home.

Their intention is to create a family home with 3 bedrooms and a large kitchen / dining area, capable of accommodating their extended family on occasion. In addition, a single storey granny annex is provided at ground floor.

The property is to have a strong connection to its surrounding context, maximising the views out, in particular to the north and east over open countryside. The vehicle entrance points are not to obstruct this view

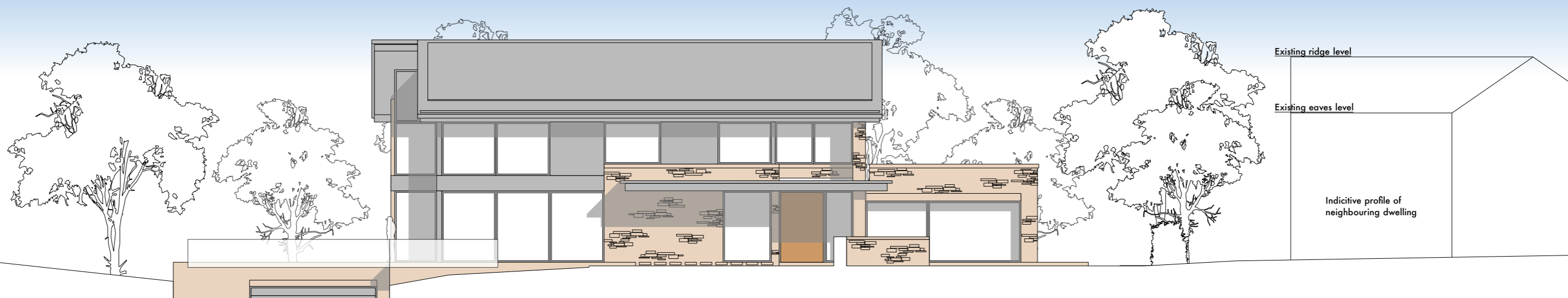
3.3 Design Process

The current design proposal is the result of a detailed and thorough design process, during which a number of options were explored before deciding on, this the preferred scheme. From an early stage in the design process, the potential for the scheme had clearly been established.

While the concept of creating a new dwelling to occupy the site was being established, using a mixture of computer aided design and modelling, options were created to visually sample the imagination of this project to its setting in its context. By doing this, it provided a detailed analysis as to the impact on surrounding properties and relationship to the main road, both from a spatial and visual point of view.

When deciding on a preferred option, the discussions and comments offered during the pre-application meetings with the Ribble Valley Borough Council's planning officer were fully taken into consideration and incorporated.

Proposed approach elevation



3 Design Development

3.4 Design

Use:

The proposed dwelling will provide a 3 bedroom family home, plus granny annex. The house has been designed in response to the brief and provides contemporary, usable living accommodation with a strong connection and respect to its setting.

Scale and Massing:

The scale of the dwelling is similar in size to the neighbouring dwellings. The house has a footprint of around 350m². The building is planned to be two storey.

In the context of the 0.25ha site area the building remains appropriate in scale with considerable garden space remaining to the north, east and south of the proposed building.

Layout:

The design of the house directly responds to the site and its context. The living accommodation at ground and first floor are orientated to the impressive views to the north and east. The provision of a 'granny annex' within the scheme on ground floor level makes this proposal 'future proof', by ensuring the home is accessible for less able family members.

The north and east elevations of the house and granny annex open up to the gardens and the views beyond. The roof profile allows and encourages natural light to the heart of the first floor accommodation.

Appearance:

The overall appearance, envelope treatment and choice of materials has been determined in direct response to the comments offered by the planning officer during the pre-application process. The walls are predominantly finished in natural stone and the pitched roof is finished in natural slate - both a direct response to the context and setting. The panelling reinforce and softens the contemporary appearance whilst still being in keeping with the site's rural setting.

The levels on the site fall approximately 1.5m from west to east and 1.5m from south to north, where it meets the road, these levels have been used to further reduce the visual impact of the property from the surrounding landscape.

Access and Parking:

The approach to the site is via the existing private access road coming off Rimington Lane. Two new entry points are to be created from this private access drive into the site serving the house and granny annex. Parking provision on the site is made for a minimum of 3 cars away from the access road.

Ecology:

A bat survey previously been carried out on the site, which found no evidence of bats within the barn structure to be removed. It was concluded that although there was potential for the barn to house bats, though it has low potential as a bat roosting site, and would be unlikely due to the open nature of the barn, which does not have a roof space and is not lined.

The majority of the site surrounding the existing barn structure has grassland of a poor quality, whilst there are areas of dense ruderal on the west boundary, which may provide habitat for small mammals.

Since the existing barn is to be removed as part of the works, the opportunity for disturbance will be limited.



Stanton Andrews
Architects

44 York Street
Clitheroe
Lancashire
BB7 2DL

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