

# Design and Access Statement

Moor Nook Barn  
Dutton



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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 statement has been prepared to support a full planning application for a single storey gym/swimming pool to replace the existing outbuilding to the West of Moor Nook Barn, Dutton. With an additional smaller building to the side/rear of the property for domestic storage use.

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:

*'Replace outbuildings to create ancillary residential floor space for a home gym and swimming pool, with a separate smaller building to the side of dwelling for storage.'*



Aerial view, development location circled in red.

## 1 Background Information

### 1.2 Aim

This design 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 building and proposed internal spaces will look like including building materials and architectural details;
- Access - how the site is accessed and the accessibility of the buildings within the context of the site.

The outbuilding is under utilised and is sited within extensive grounds. The building is well screened from Clitheroe Road to the north and all neighbouring properties to the East.

### 1.3 Design Brief

Our client's brief was to convert the outbuilding in to a gym/ swimming pool space with sauna and/or steam room, and an additional garden room to create a terrace space with views. Additional storage space and log store are required for the existing house.

The outbuilding is steel and timber frame with concrete block walls and timber Yorkshire board type cladding. The building is a 3 bay garage/storage area, 2 bays are open and the other 1 has a pair of double doors the full height. The approach to the barn is from the North from the main entrance at the top of the site.

### 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.

### 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. It would benefit from 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.



Existing front elevation



Existing rear elevation

## 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 outbuilding faces East towards Moor Nook Barn, to the south and West of the building is the access road for Moor Nook Farm. The approach to the development is from the North via the private drive.

#### 2.3 The proposed development

The outbuilding is to be demolished and replaced with a gym and swimming pool, sympathetic to the design and context of the existing dwelling. The intention being to have an additional area (garden room) away from the existing dwelling that creates a link with the landscape. The existing footprint was used to develop the module for the proposed. The proposed store creates extra space for the existing dwelling.



Satellite View

### 3 Site and Area Analysis

#### 3.1 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.

#### 3.2 The present site

The area to the North of the site rises steeply towards the access road, to the south of the site is a private access road for Moor Nook Farm. This road is approximately 2m below the level of the site.

#### 3.3 External views of the site

The South elevation of the outbuilding is not overlooked, with views across the valley towards Ribchester. To the East the site is screened by established trees to Moor Nook Farm. There is hedge screening to Clitheroe Road as you approach the site. The scale and massing of the proposal will remain similar to the existing barn.



View of Moor Nook Barn, taken from the North West on Clitheroe Road



View of private access road to the North of the site.



View from North of site across the valley towards Ribchester.

## 4 Planning Policy

### 4.1 Planning approach

This application seeks to obtain full planning consent for - replacement of outbuildings to create ancillary residential floor space for a home gym and swimming pool, with a separate smaller building to the side of dwelling for storage.

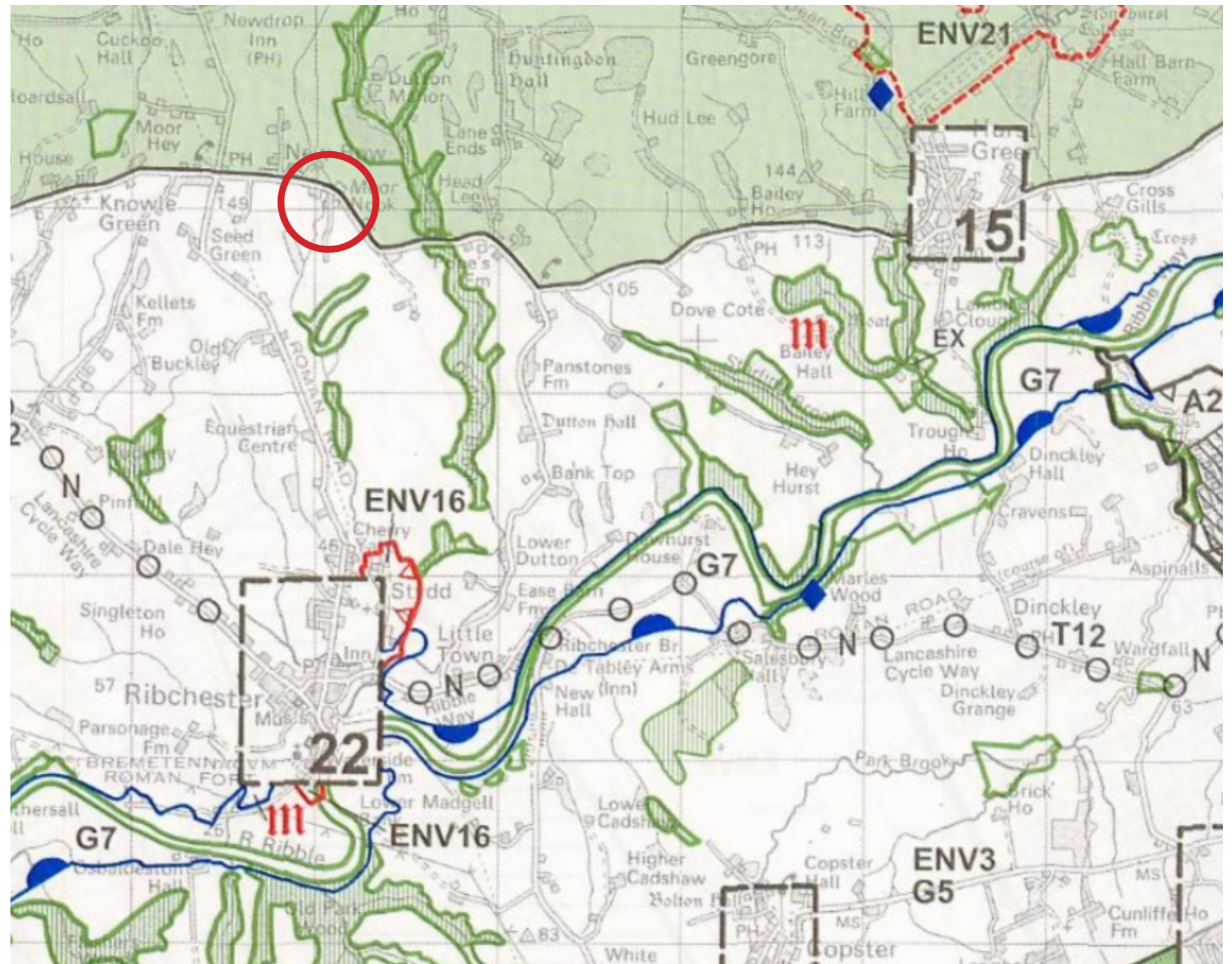
### 4.2 Planning History and Existing

Ribble Valley Core Strategy and Local Plan confirms that Moor Nook Barn 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 were removed in 2009 when the existing dwelling was converted.

History of planning applications submitted:

- 3/2011/0568 - proposed demolition of existing barn and erection of new dwelling
- 3/2010/0628 - application to convert a redundant cottage and adjacent barn into a residential dwelling
- 3/2010/0142 - conversion of redundant cottage and adjacent barn into a residential dwelling



Ribble Valley Borough Council Proposals Map Extract

## 5 The Design Process

### 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 building and its massing, as well as the influence of the proposed designs on both the existing building and surrounding visual amenity.

Two separate feasibility exercises were undertaken:-

#### 1 Barn

- two storey with accommodation
- one and a half storey with small annexe
- single storey with no accommodation

#### 2 Store

- single bay parking space with canopy
- two storey single bay parking with annexe accommodation
- single storey store with no bay

This provided a detailed understanding of the massing of the proposed schemes and their visual impact on the surrounding area.

Following the selection of the preferred options the scheme was refined and amended to suit the clients brief and the advice and recommendations of the wider design team.



Design development of the proposed barn and store

## 6 The Design Proposal

### 6.1 Use

The proposed building will create a gym/swimming pool and garden room area with additional storage. The building has been designed in response to the brief and provides contemporary usable area for private leisure with a strong connection to its setting.

### 6.2 Scale

The existing barn is 130 sqm gross internal, the proposed is 180 sqm an increase of 38%.

### 6.3 Layout

The proposed design will create a large private leisure space accommodating a large gym area, swimming pool, sauna and lounge area. A garden room with glazed bi-fold doors will be to the south of the building for connection with the garden terrace area overlooking the views beyond.

### 6.4 Appearance

The proposed is intended to be in keeping with the local material palette, particularly Moor Nook Barn.

The original building is predominantly constructed of block wall and timber clad.

The proposal will be stone with surrounds to openings on the gym/garden room barn and Yorkshire type cedar boarding on the swimming pool barn.

The storage building will be stone to match Moor Nook Barn and render.

### 6.5 Access

Access to the site is off Clitheroe road the same private access as Moor Nook Barn.

### 6.6 Car parking

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



Typical views of the proposed scheme

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