

Design & Access Statement

Sugar Hill Farm, Cow Ark



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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 extensions and alterations to Sugar Hill Farm, Cow Ark.

Sugar Hill Farm is a detached domestic property located in Cow Ark Clitheroe. The property is a stone built farm house situated in a rural woodland setting in an Area of Outstanding Natural Beauty. It has south facing rear garden with extensive views to Beacon and Longridge fells. The house can be accessed off Whitewell Road, via a long private drive with bridge over Cow Ark Brook giving enormous charm and character.

The planning application description is as follows:

'Proposed alterations and extensions to dwelling, and barn to replace existing outbuildings.'

1.2 Aim and Context

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 building, and the spaces it creates will be used for;
- Scale - the extent of development, size and height of buildings;
- Layout - how the building and public / private spaces will be arranged on the site and the relationship with their environs;
- Landscaping - how spaces will be treated to enhance the character of the development;
- Appearance - how the building and the internal spaces that are created will look, 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.



Aerial view, Sugar Hill Farm

1.3 Planning policy

Ribble Valley Borough Council's local plan confirms that Sugar Hill Farm is located within the countryside in an Area of Outstanding Natural Beauty.

The relevant policies in the Ribble Valley Core Strategy are:-

- ENV1
- ENV9
- ENV12
- G5

The policies generally state that the development has to be of moderate scale and not to harm the 'basic character of the area'. The alterations and proposal is in accordance with the above principles.

The general design and appearance of extensions to properties should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.

The converted garage to annex will be incidental to the main dwelling house and will be used as accommodation for office use. The client has NO plans or intention for the annexe to be used as a separate habitable unit.

Planning permission was granted for an extension to the rear of the house in 2001 (which is now the dining area) planning ref: 3/2001/0272. Only part of the extension was built, permission is extant. The proposal for the new extension has been designed to be in keeping with the design submitted in 2001.



Existing Photos, Sugar Hill Farm

2 Concept Development

2.1 Design Brief

The clients purchased Sugar Hill Farm in late 2017.

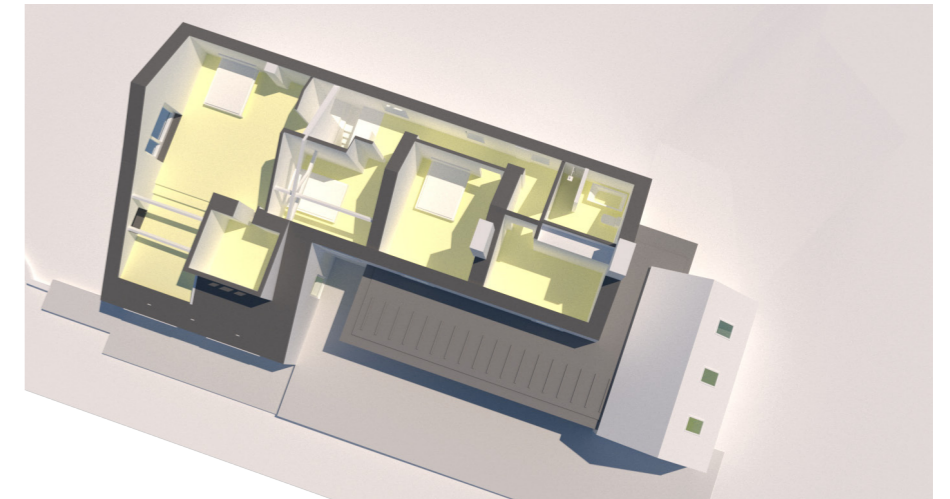
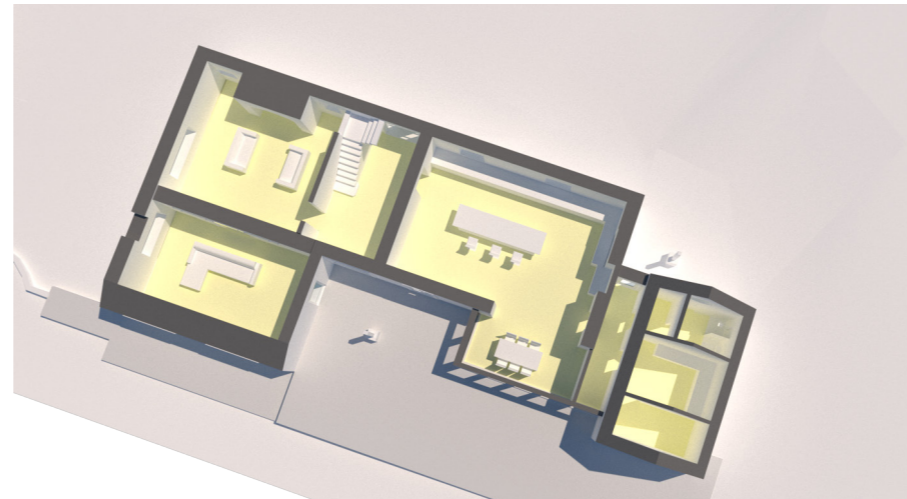
Stanton Andrews were asked to review the existing property and address a number of significant issues, including:

- Outbuildings - review condition and develop strategy for new development.
- House - Internal - improve circulation, create better spaces and improve connection with garden
- House External - improve appearance of rear elevation and views out
- Extension - review of extant approval of side extension to provide more space for back of house facilities and better circulation throughout.

2.2 Design Process

The current design proposal is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on, and refining, a preferred scheme. This provided a detailed understanding of the massing of the proposals and their visual impact on the surrounding area.

Two exercises were undertaken: the extension and the proposed barn. Following the selection of a preferred option the scheme was refined and amended to suit the clients brief and the advice and recommendations of the wider design team.



3 Proposed

3.1 Use

The proposed alterations, extension and barn will create a open plan, spacious four bedroom family home. The house has been designed in response to the brief and provides contemporary, usable living accommodation with a strong connection to its setting.

3.2 House

Design and alteration to the house:

House- Internal

- Internal layout - remodelled to create a more open plan kitchen/dining area with the extension providing additional utility/back of house space
- Master bedroom - remove truss, purlins and storage/wardrobe area to create a more open plan space with roof lights to improve the views to the garden.
- Bedroom 4 - remove wall between bathroom and bedroom to increase bedroom size
- Move boiler/cylinder from first floor to extension.
- Kitchen/dining - remove all walls to create an open plan space.
- Lounge - proposed wall to separate into two lounge areas.
- Remove chimney stack from snug and bedroom 3.

House - External

- Children's lounge - replace windows with doors to create a stronger connection to the garden
- Front elevation - remove door from existing utility
- Extend roof to (dining area) to create terrace area
- Rooflights in roof for master bedroom

Extension

- Additional space provided for - utility, pantry, wc/shower and boot room at ground floor.
- En-suite at first floor level for bedroom 4.

3.3 Barn

Barn

- replace existing outbuildings for storage purposes, to accommodate a couple of cars, tractor, and office accommodation with wc and storage at first floor level.

The massing of the barn has been designed to reflect that of the existing house. The outbuilding which is currently unused, is to be retained and refurbished as part of the proposal. A connection to the barn from the house is proposed by extending the roof to act as a 'covered canopy' for storage of logs and fuel.



3.4 Scale and Massing

The existing house has a area of 285 sqm this will be increased to 348 sqm, the scale of the increase is not obvious from the highway. The extant approval for the side extension, submitted in 2001, for a single storey of 31sqm. The proposed extension is two storey at 63 sqm.

The footprint of the proposed barn is 186 sqm and a GIA 148 sqm. The barn has low headroom of 1.5m to the eaves, ensuring that the proposed ridge line is below the existing house.

The footprint of the existing outbuilding is 24 sqm which is to be retained. The existing footprint for all the outbuildings to be demolished is 114 sqm.

3.5 Appearance

The existing house is stone built with dressed stone window reveals to both elevations. The roof has a slate finish. The windows are timber. The proposed continues the same use of materials in a similar elegant arrangement.

3.6 Access and Parking

The existing access off the highway is to be retained.

An additional drive way will be added for the barn area with adequate turning space to ensure that cars are able to enter and exit the property in a forward gear.

4 Planning Pre-application

Planning Pre-application Feedback

A pre application enquiry was submitted to Ribble Valley planning department. On the 21/11/18 a meeting was held on site attended by Lee Greenwood (RVBC planning officer), Charles Stanton (Architect) and Holly Ellison (Architect Assistant).

Generally Mr Greenwood confirmed that they were supportive of the proposals.

The following principles of the design were discussed and queried:-

1. front elevation treatment to extension of the house
2. massing and scale of outbuilding

Mr Greenwood queried the elevation treatment to the extension therefore a more contemporary option was designed, we provided sketches (on the 29.01.19) to demonstrate this. Mr Greenwood suggested (on the 06.02.19) that the design was too jarring.

Subsequently we returned to the previous extension design to achieve the client's accommodation, keeping the ridge line matching the existing house and thereby mirroring and bringing balance to the rear elevation. The ridge would not be visible from the approach to the house as the extension has been stepped back.

The front elevation treatment has changed to using slot windows with stone surrounds in-keeping with the existing property.

Regarding the barn mass and scale, this has been decreased and now sits below the original house ridge line, the internal walls roof crease height is at its minimum of 1.5m to give usable space for home office at first floor level (see image 5).



Contemporary design



Proposed View from driveway

5 Proposed Renders



Proposed outbuilding



Proposed outbuilding



Proposed extension

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