

Proposed glass extension, link and replacement outbuilding

At Grove House, Malt Kiln Lane, Chipping

Design and Access Statement

29th April 2019

(to be read in conjunction with the
Grove House Heritage Statement dated 29.04.19 Revision 2)

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Location & site description

Grove House is situated alongside Malt Kiln Lane on the northern fringe of the small historic hamlet village of Chipping, Lancashire. The dwelling is contained within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and the Kirk Mill Conservation Area.

Land ownership includes Grove House and gardens, a detached out-building (wash-house) to the North, a detached potting shed and lean-to style garage to the South-East and a curved strip of terraced land to the North East of the dwelling.

Vehicular access to the current garage is gained via a gravel driveway which runs directly in front of the dwelling, and sweeps through the garden to a hard-standing at the bottom of the garden, where there is sufficient parking for 3 vehicles.

Existing site photographs



Photograph 1: Grove House (front elevation)



Photograph 2: Existing red brick garage, potting shed & hard standing

Proposals (design, materials, impact, justification)

Repair and Maintenance to rain-water system and lime-mortar

To Repair and renew like for like, damaged cast iron guttering and down-pipe at the front of the kitchen and the cast iron down-pipe to the front RHS of the main house. To rationalise the arrangement of pipes and hopper adjacent to the front door to reduce the amount of external infrastructure, and paint all to match existing (Farrow & Ball House White 2012).

Sympathetic removal of cement based mortars and worn lime-mortar at the front and road-side walls of the dwelling with hand-tools, and re-point with lime mortar. The lime mortar used will match the existing as closely as possible and will be applied in a traditional manner (lime mortar matching advice sought from Dry Stone Craft - Paul Scott – Principle Consultant).

The proposed sympathetic repairs and maintenance activities to Grove House will help to remedy insensitive repairs undertaken by previous owners, will increase the lifespan and health of the building and will have a positive impact upon the character and appearance of the dwelling and the Kirk Mill Conservation Area.

Family room / office glass extension:

Design:

The modern design of the family room /office glass extension (floor to ceiling glass with slimline metal framework, and a modern glass roof lantern) is proposed so as to create clear distinction between the charming original 18th century Georgian features of Grove House (sandstone construction, quoins, original timber sashed windows and cast iron rain-water down-pipes), and the modern 21st century building materials in a respectful and carefully thought out manner.

Impact:

The proposed design will have minimal aesthetic and physical impact on the existing building, and could be removed from the property with minimal scarring in the future if desired.

Use:

The high thermal performance glass extension will meet modern building regulations and provide much needed family space for the clients and their two children, office space for the clients who are self-employed and work from home on a regular basis, and will also strengthen the family's connection with the mature gardens of Grove House.

Scale:

The proposed glass extension will sit back from the front of the main dwelling and away from its characterful quoins in a subservient manner. The three existing ground floor rooms of Grove House measure circa 20m² each (kitchen, dining room & sitting room). The proposed glass extension measures 17.5m² – making it well proportioned with the existing rooms. The proposed size of extension would also help balance out the dwelling which is currently 'top heavy' with 4 bedrooms and 3 bathrooms on the upper floors.

Proposed link between the kitchen and wash-house (out-building)

Design:

The proposed modest (3m²) glazed roof & timber link between the kitchen and wash-house has been designed using modern building materials to create a visual contrast between the two existing stone & slate buildings. The proposed lower roofline would make the link subservient to the existing wash-house and kitchen rooflines, showing where the original buildings end and the modern 21st Century link starts.

Impact:

A small proportion of the glass roofline of the link would be visible from Malt Kiln Lane. The existing large timber gate linking the wash-house to the main house provides good privacy at the rear of the dwelling. A glass roof is proposed so as not to dilute the quality of Grove House and the Wash-house outbuilding.

Use:

The link would provide a dry and secure route from the kitchen to the wash-house which is to be converted from what is currently being used as gardening/garage storage to a utility / boot room. The wash-house will house the family's tumble drier and washing machine, it will also provide much needed storage space for the family's wellies, rain coats, bike helmets, school bags etc.

Proposed barn-style garage

Design:

The proposed design of the barn-style garage (vertical overlap green timber, corrugated grey/blue steel roofing & black rain-water guttering & downpipes) reflects the scale and design of the agricultural buildings found in the locality of Chipping and nearby villages.

Timber is the most environmentally friendly commercial building material and uniquely renewable, this construction material appeals to the family, as they are very keen in conserving an ecological balance by avoiding depletion of natural resources, and protecting the environment.

Impact:

The proposed development also includes demolition of the existing unattractive lean-to style garage which is attached to Kirk Mill Barn – the poorly maintained garage detracts from the historical character that Grove House and Kirk Mill Barn bring to the Kirk Mill Conservation Area.

Of note: Planning permission has been granted to convert Kirk Mill Barn to create seven holiday cottages (this includes *a significant* extension to the side of the barn), construction of a hotel and spa, wedding venue, kids club and trail head centre (Application 3/2014/0183 approved under appeal APP/T2350/W/15/3119224) on the Kirk Mill Barn site.

The modest size barn-style garage and its positioning set back and away from Kirk Mill Barn ensures the garage is subservient to the C19th Barn. The proposed garage is partially visible from one location along Malt Kiln Lane; the entrance to Grove House's driveway, all other views from Malt Kiln Lane are obscured by a number of protected mature trees. The proposed agricultural design would be more in keeping in this AONB and would have a positive contribution to its surroundings.

Use:

The proposed garage would provide essential storage space for the current owners and their two children on the first floor, as the main dwelling does not have any useable attic space. The owners also own a vintage mini and two vintage motorcycles. These British vehicles are historically important, and are currently suffering in the damp conditions of the existing garage (please see proposed lay-out diagrams below).

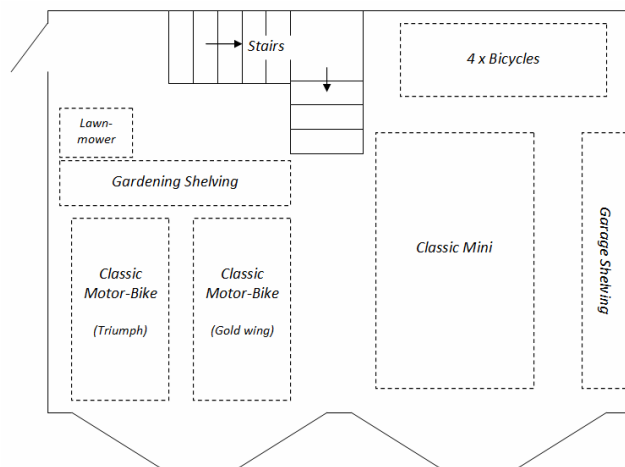


Diagram 1: Ground floor garage lay-out

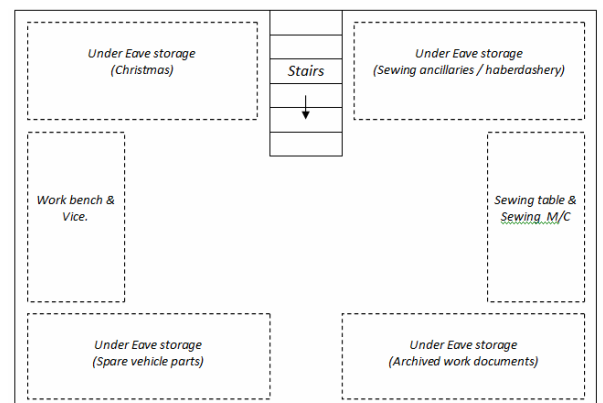


Diagram 2: First floor garage lay-out

Scale:

The proposed garage will be set back from the front of Kirk Mill Barn by over 5.5m, and is significantly smaller in width, depth and height than Kirk Mill Barn as it currently stands (see measurements below)

Appendix 1 shows the proposed garage design alongside Kirk Mill Barn and its proposed development – further details on this development are provided in the ‘Kirk Mill Masterplan’ created by SCPI Bowland Ltd. The Kirk Mill development will have a significant impact on the size of the existing barn, increasing the foot-print by nearly 250%

The proposed garage measures **177m³** (8m x 5.4m x 5.4m)

Kirk Mill Barn currently measures circa **1197m³** (14.6m x 12m x 8.6m + rear single extension)

Kirk Mill Barn is to be increased to approximately **2652m³** subject to SCPI Bowland Ltd going ahead with converting the barn to 7 holiday cottages.

Site layout

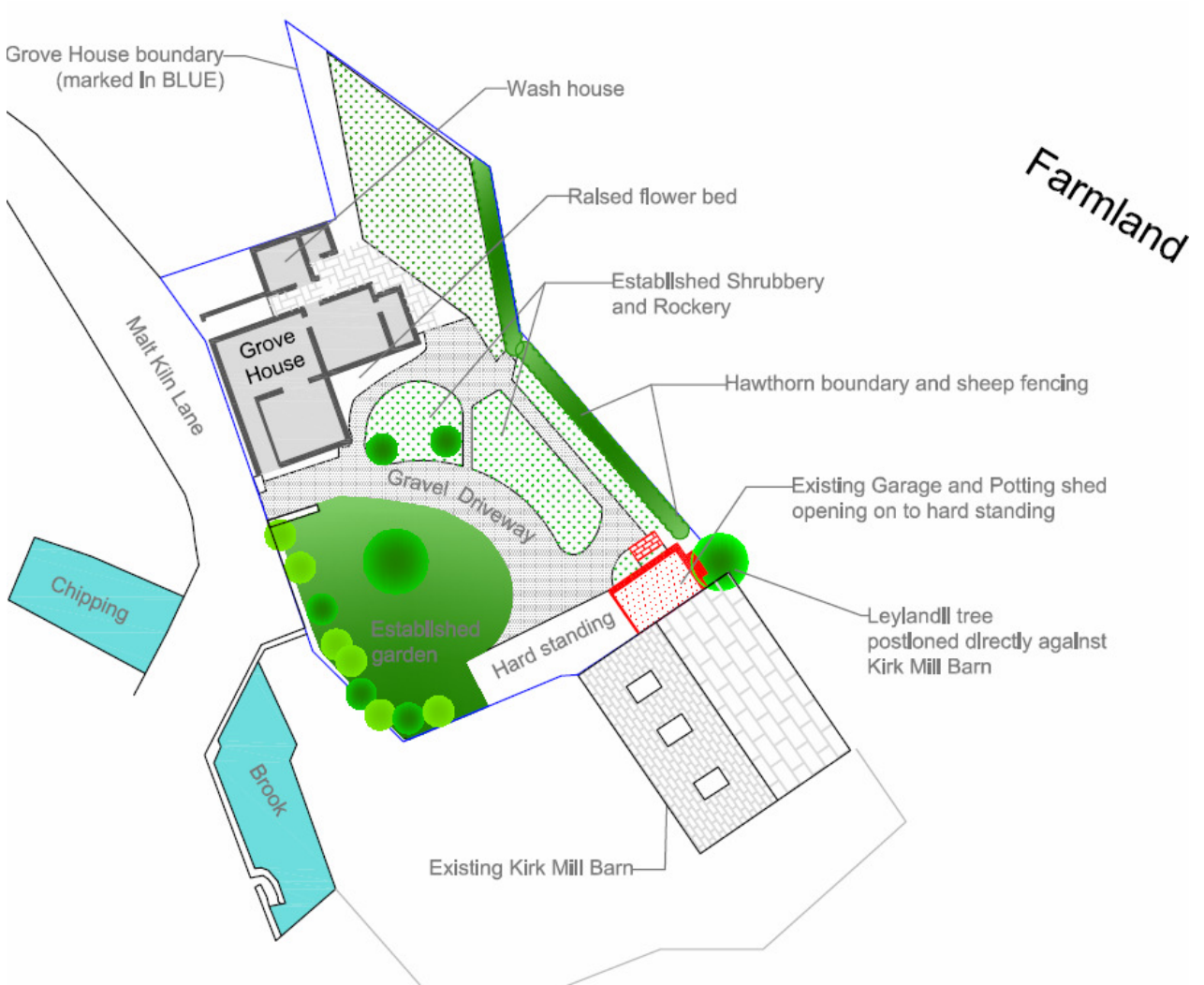


Diagram 3: Existing Site Layout

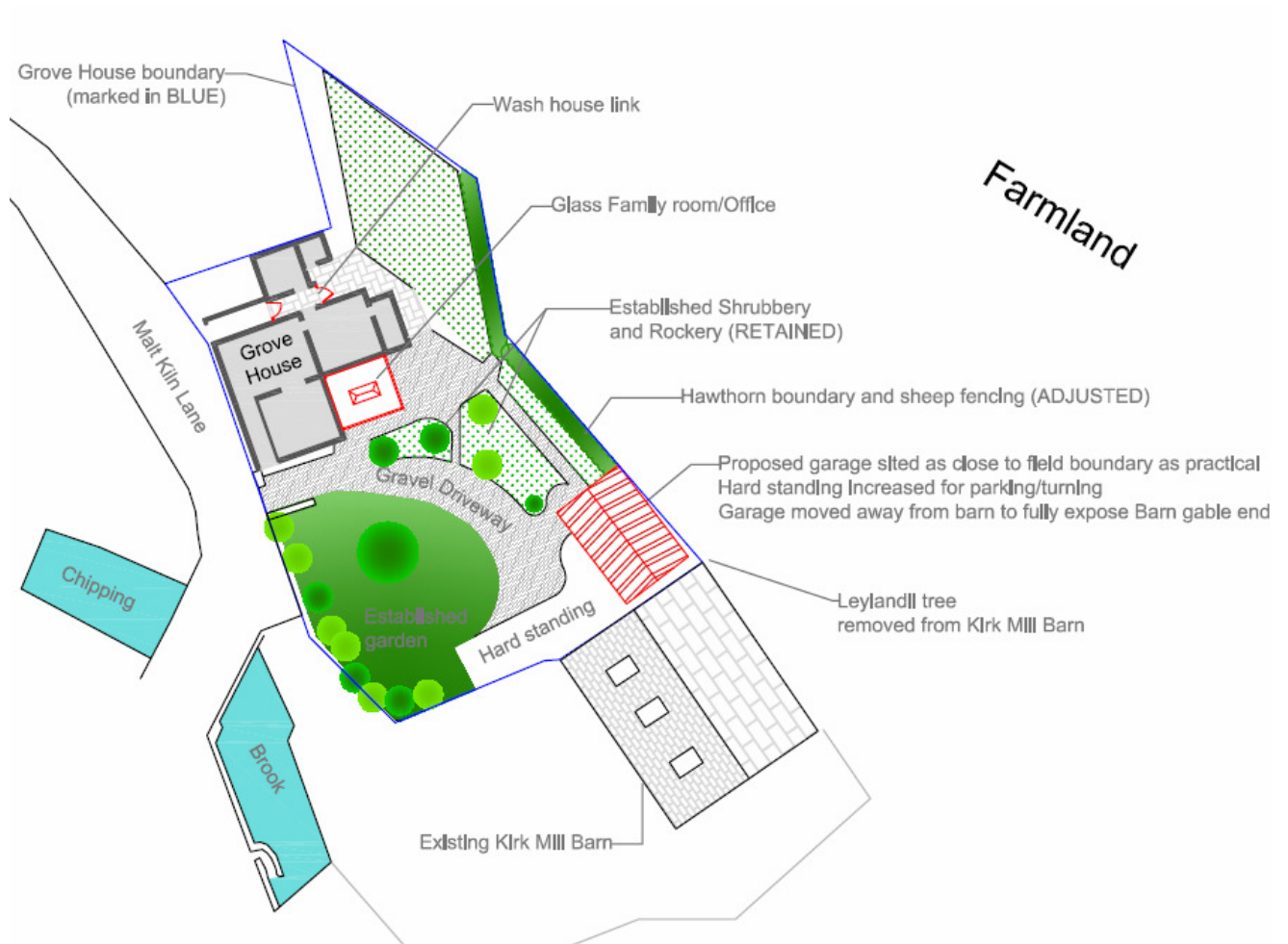


Diagram 4: Proposed Site Layout

The proposed family room / office glass extension is to be positioned at the side of the main dwelling, facing South East so it captures the morning sunlight but will be shaded for most of the afternoon / evening – ensuring a comfortable temperature year round.

It is proposed to position the barn-style garage at the bottom of the garden on the same site as the current red-brick lean-to style garage and potting shed. No changes are required to the existing driveway / vehicular access to the garage, which leaves plenty of off road parking for the family's main vehicle and access for the vintage vehicles to/from the garage.

Appearance

Please see Appendix 2 for a detailed description of the proposed building materials to be used for the glass extension and barn-style garage.

Process

The designs of the family / office glass extension, kitchen-wash-house link and barn-style garage have evolved over time, following discussions with Elizabeth Humble (Humble Heritage), Sam Townsend (Architectural Technologist), Geoff Marsden (Farmplus) and Lee Greenwood (RVBC Planning Department during the pre-planning application site meeting).

Initially an oak framed extension to the main dwelling and matching oak framed garage was drafted, but the oak frames seemed to dominate the delicate Georgian features of Grove House. The simplicity of the modern glass and slimline metalwork really compliments the characterful 18th century dwelling, so the design was changed and tweaked to create a glass extension with simple lines.

The agricultural style garage was realised after a meeting with the owners of Farmplus in Longridge. Seeing their buildings first hand and the beauty of the natural wood, the garage design was changed. The vertically clad wood building would sit comfortably in the surroundings of Grove House at the bottom of the garden adjacent to the fields of Leagram Farm with its organic cows & sheep.

The idea to build a link between the kitchen and wash-house originated at the time the family decided to convert the wash-house into a utility room. The original link design was functional (timber frame, slate roof (to match existing) and timber doors to match the existing gate. Following our pre-application meeting with Lee Greenwood (RVBC) in April 2019, Lee advised the original link design with the solid slate roof may dilute the quality of the existing buildings, and so a reduced height link with a glazed roof is now proposed to provide clear distinction between the three areas.

Appendix 1:

Proposed barn-style garage including Kirk Mill Barn + proposed holiday cottage & spa hotel development



Appendix 2:

Proposed building materials – Family / Office Glass Extension:

Folding doors at front of glass room (SW):

- 3 x Door framework & meeting frames - Aluminium in Anthracite Grey RAL 7016
- Door glazing – 4mm toughened outer / 20mm argon filled cavity / 4mm toughened inner with low e coating

Windows at side of glass room (NE):

- 2 x Aluminium framed full height windows in Anthracite Grey RAL 7016
- Window glazing – 4mm toughened outer / 20mm argon filled cavity / 4mm toughened inner with low e coating

Timber Cladding:

- Teckwood Class B Fire rated (EN13501-1:2007) composite cladding – Coloured Cedar

Roof Lantern:

- Aluminium framework powder coated Anthracite Grey RAL 7016.
- Glazing: 4mm toughened glass / 16mm air gap / 4mm toughened glass

Roof covering:

- Protan PVC covering or equivalent in dark grey

Guttering down-pipe:

- PVC in Anthracite Grey RAL 7016

Proposed building materials – Barn-Style Garage:

- Walls clad in vertical overlap green timber
- Green timber treatment (Celcure P60(UK)) to enhance natural colour of sawn softwood, overtime will develop a mellow silver / grey patina
- Roof – profile corrugated steel sheeting + insulating core in Slate Blue
- Black PVC guttering and down pipes