

design statement



cook farm mellor

september 2019

1 Background Information

1.1 INTRODUCTION

This design statement has been prepared to support a householder planning application for the alterations and extension of an existing detached dwelling plus proposal of a garage block.

The statement 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 and materiality.

It also demonstrates consideration for the architectural detail that will be taken forward in order to create a high quality development; whilst highlighting a sustainable approach has been adopted.

1.2 AIM

This 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 building, and spaces it creates, will be used for;
- Scale - the extent of development;
- Layout - how the dwelling is to be arranged on the site and its relationship with its environs;
- Appearance - what the dwelling and proposed internal spaces will look like including building materials;
- Access - how the site is accessed and the accessibility of the dwelling within the context of the site.

1.3 APPLICATION

The planning application description is as follows:
*'proposed alterations and extension to dwelling,
proposed garage, plus amended vehicular site entrance'*



aerial view



1.4 THIS DOCUMENT

Referencing the national guidance - only applications for major development, development in designated areas and listed building consents must be accompanied by a design and access statement (DAS).

Whilst this application does not constitute any of the application types listed above, it is the general belief of the practice that these documents are a useful tool for outlining the design principles relevant to any application. They not only help to illustrate the design process undertaken but also the design can benefit through the thoughtful and rigorous approach required by a DAS.

With this in mind, a DAS is drafted to support most applications, including this minor application for a replacement dwelling.

The National Planning Policy Framework (NPPF) 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.*

This DAS therefore 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 immediate and wider surroundings in terms of physical, social and economic characteristics.

The DAS then goes on to state details relating to the proposed scheme including outlining the principles that have informed the design and the amount of development proposed.

1.5 DESIGN BRIEF

Stanton Andrews Architects were asked to review the existing building/site and consider options for an extension to create a family home.

The brief stipulated a flexible family home that could accommodate the applicant's extended family. A new family room is provided at ground floor maximising the views. The existing house is to be largely untouched.

The 3no. car garage is detached and sits back from the existing dwelling and proposed extension. The current vehicular access to be replaced and a new vehicular access proposed to the south west of the site to enable easier access and improved visibility to the highway.

An important aspect of the brief was to ensure a strong connection with the landscape and the wider context - with views across the countryside.

1.6 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.

The practice has over 13 years experience in the care, repair and adaptation of historic buildings and places, together with the design of new buildings for sensitive sites. The approach to design and conservation is a sustainable one. They pay particular attention to selecting locally-sourced materials that have low embodied energy, and incorporating energy-efficient technologies into buildings.

Consistently projects have demonstrated a focused 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 socially and environmentally responsive architecture that enhances and sustains successful places.

2 Site

2.1 LOCATION

The site is located on Further Lane in Mellor. The site is currently accessed from the north east corner, off Further Lane.

There is a stone boundary wall to the south-east of the site fronting the highway.

2.2 EXISTING PROPERTY

Cook farm is a detached, two storey, domestic property with separate garage block/outbuildings. The house is finished with stone and rendered walls, and has a natural slate roof. The entrance door is to the north-west elevation - there is no entrance to the Further Lane elevation.

The house and outbuildings have a combined gross external floor area of 413 sq.m as detailed in section 4.7 'area breakdown'

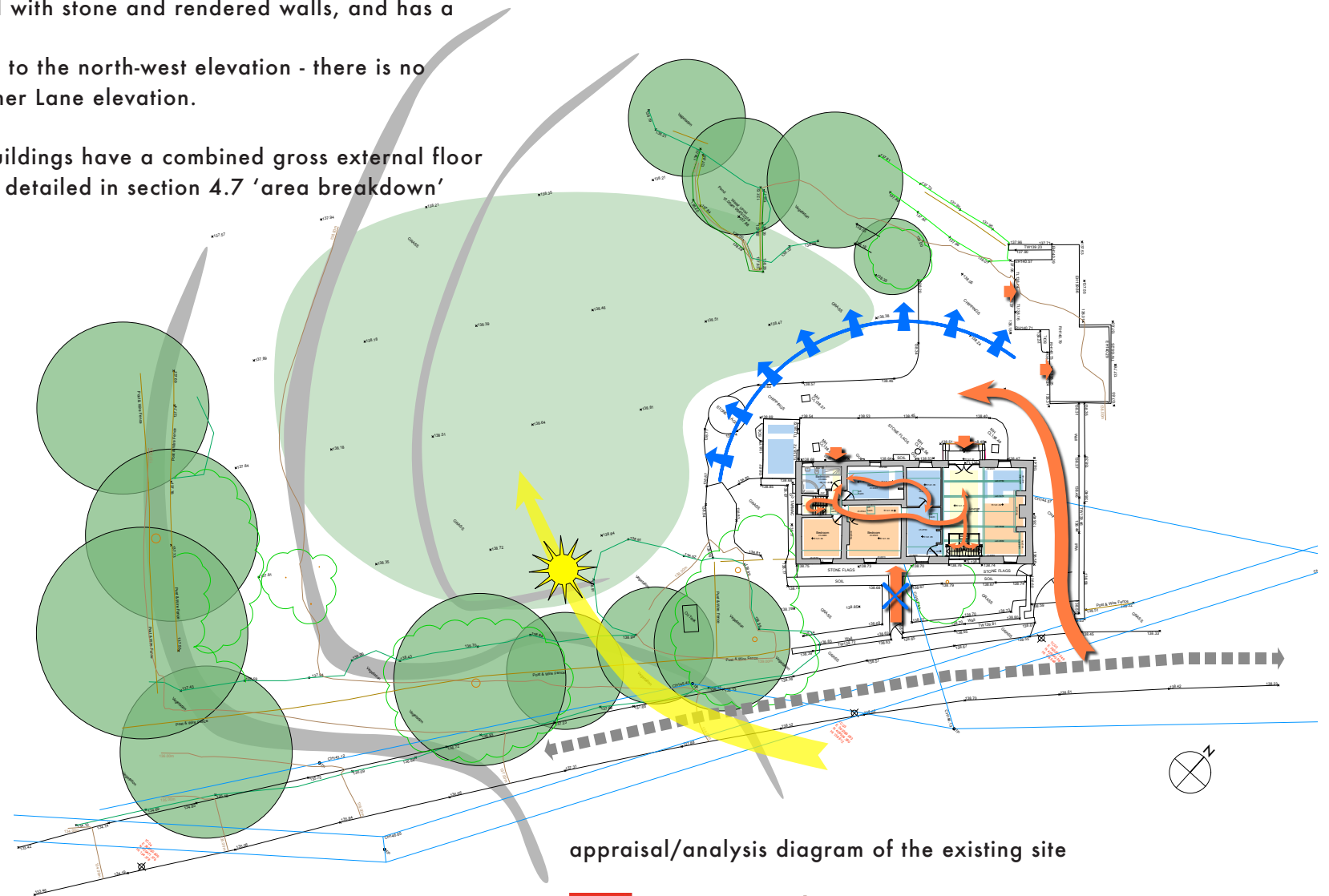
2.3 SITE DESCRIPTION

The 0.64 hectare site has a gentle fall from east to west - illustrated in the topographic survey of the site accompanying this application. There are impressive views across open countryside to the north and west

The house sits to the north-east of the site. The existing gated entrance to the site is squeezed in to the far north-east corner of the site. The main garden is to the west but is isolated from the house by an extensive area of hardstanding. There is a collection of outbuildings to the north of the site.



existing house



3 Planning

3.1 PLANNING POLICY

The local development framework provides the basis for guiding investment decisions, determining planning applications and managing how the local area will change over future years. Applications should be determined in accordance with the adopted local framework unless material considerations indicate otherwise.

The local development framework for the application site comprises the Ribble Valley Core Strategy 2008-2028 (adopted 2014) and the Proposals Map (1998). Whilst the former District Wide Local Plan (1998) has been replaced by the Core Strategy, the previous proposals map remains in place until a revised set of plans have been introduced.

An extract from the overall Proposals Map is provided. The plan confirm that the Cook Farm site is within an area of Green belt, just outside the settlement boundary of Mellor. The site-specific planning policies that are most relevant are the following :-

ENV4 - green belt
'Within the green belt ... planning permission will not be given, except in very special circumstances, for the erection of new buildings other than for the purposes of agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.'

The National Policy Framework (paragraph 143-145) above states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The extension of an existing building is not, however, inappropriate provided that it does not result in disproportionate additions over and above the size of the original building as stated in 'subsection c' of paragraph 145. There is no definition of 'disproportionate additions' in the Framework .

3.2 PLANNING HISTORY

A review of Ribble Valley Borough Council's planning web site shows no planning history for Cook Farm.

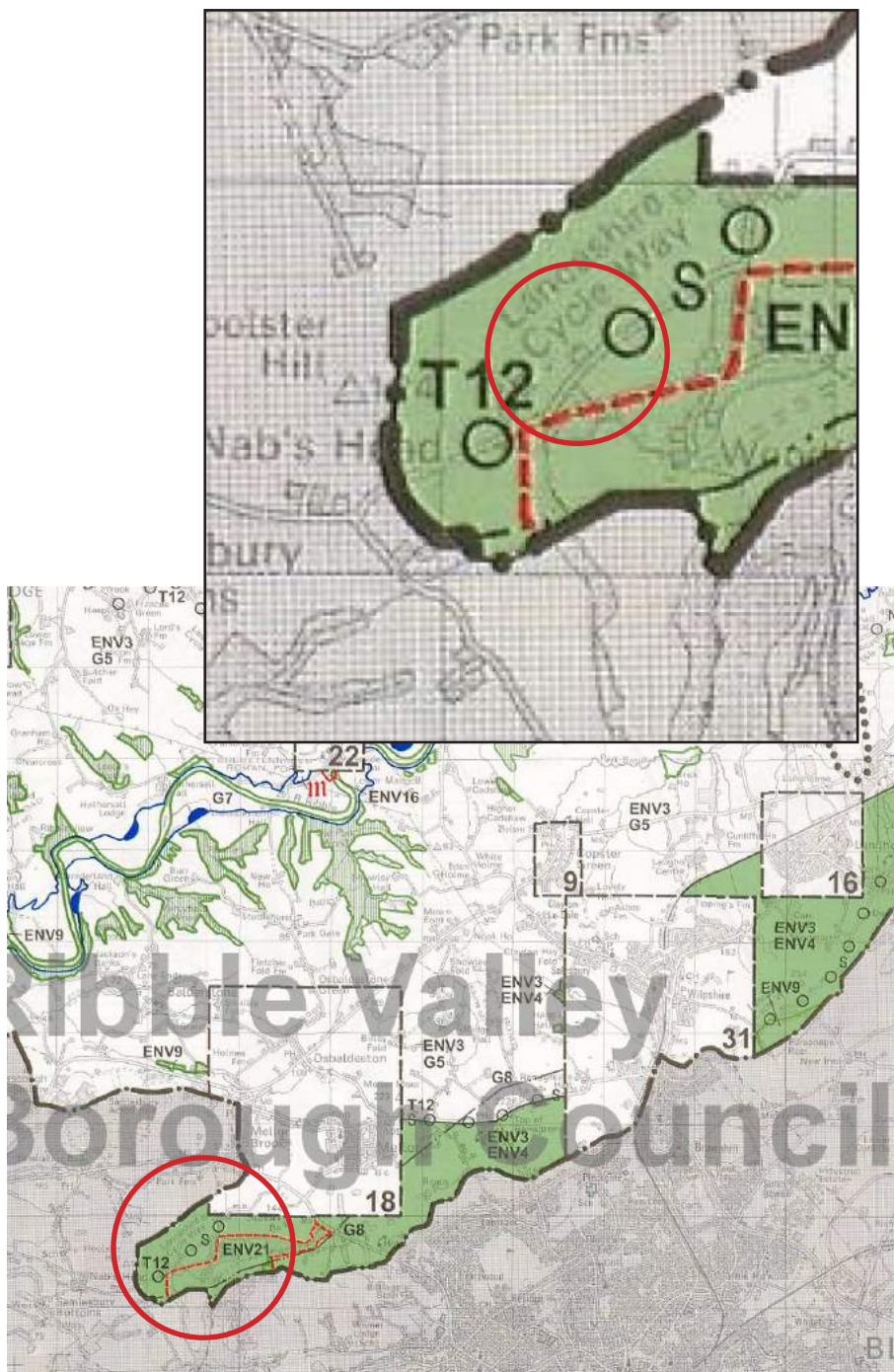
3.3 SUPPLEMENTARY PLANNING GUIDE

Ribble Valley Borough Council provide a supplementary planning guide (SPG) titled 'extensions and alterations to dwellings', offering general guidance likely to make planning applications more acceptable.

The SPG highlights the following :-

- Character
Any extension should reflect the character of the original house and wider locality.
- Scale
There should be a good visual relationship between the original dwelling and any subsequent additions.
- Size
As a rule of thumb avoid schemes which increase the size of the original dwelling by in excess of 75% increase in floor area. In conservation areas and open countryside size controls will be more strictly applied ... development proposals in excess of 33% increase in floor area are unlikely to succeed.
- 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.
- Roof design
It is generally advisable to follow the existing roof profile if this is in keeping with the area.

The proposals are fully in accordance and comply with the SPG guidance.



extract from RVBC's proposals map
- site circled in red to respective plan

3.4 PRE-APPLICATION ADVICE

On the 10.07.19 a pre-application enquiry was prepared and submitted to Ribbles Valley Borough Council. This submission included for the alterations and extension to existing dwelling house with proposed garage, existing outbuildings roofs to be replaced.

The accommodation was single storey and had a gross external floor area of 506m² as detailed in section 4.8 'area breakdown'. The extension was to be finished predominantly in stone with a natural slate roof.

The current application is broadly similar to the pre-application enquiry scheme.

A meeting was held on the 23.07.19 to review the proposals to Ribble Valley Borough Council's planning officer. Initial comments were received by email on the 26.07.19 - generally these appeared supportive but suggested that the overall size may need to be reviewed.

Amended sketch proposals were then submitted on the 12.08.19.

On the 22.08.19 RVBC's formal pre-application response was received.

The comments were generally supportive and we would particularly note the following :-

Proposed side extension - The scale and massing of the proposed extension has been reduced ... I consider this to be an improvement on the earlier proposals and more akin to a proportionate addition.

The development does, however, continue the linear style of development at the site and the new additions would closely relate to the main dwelling. In this regard any associated sprawl is limited and localised.

Detached garage - Whilst it would sit beyond the existing building line which fronts Further lane, I do not consider this to be harmful in itself.

... Accordingly I consider that the reduction in openness in this location would not be so significant as to undermine the aims of the Green Belt designation.

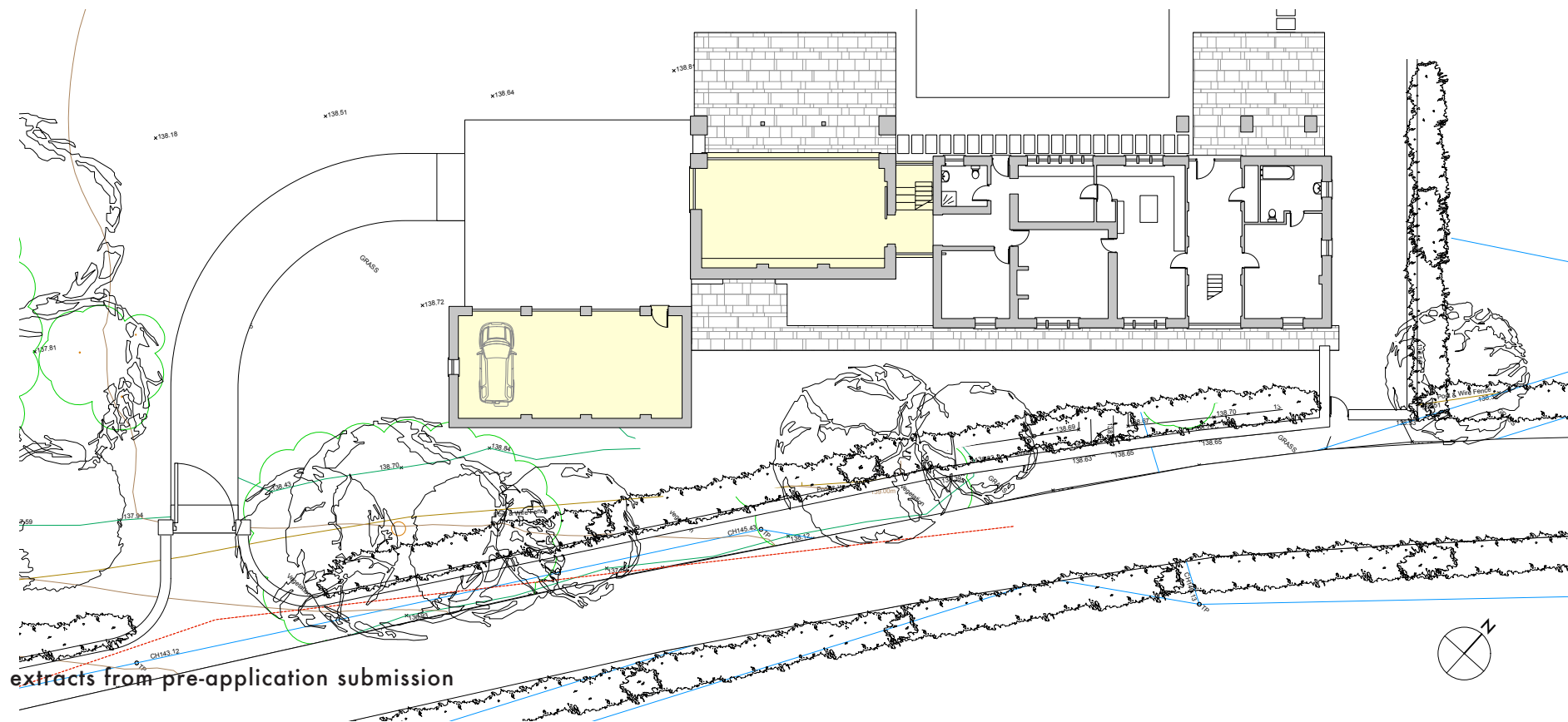
Residential amenity - the proposed additions would not have an adverse impact on the nearest neighbour.

Ecology - I would recommend that a bat scoping survey is undertaken to ensure that no protected species or habitat is lost.

Highways - Lancashire County Council provide a separate, chargeable pre-application service for highways matters, as such I cannot seek their views as part of this process'.

The pre-application response concludes :-

'I consider that the revisions to the proposed scheme create a more acceptable development. There would be some impact on the openness of the Green Belt, however I do not consider that this would be immediately appreciable or would make a difference to the character of the designation in this location.'



4 The Design

4.1 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.

A number of early feasibility options were computer modelled within the context of the site.

The use of detailed 3D modelling not only assists in visualising the schemes but also provides a detailed understanding of the massing of the proposals.

The process ultimately allowed the existing building and setting to be fully 'understood' ensuring that any proposals were well considered and integrated.

The resultant proposal for the extension of the dwelling has been designed to achieve the desired accommodation in response to the brief. It is believed the dwelling provides contemporary, usable living accommodation with a strong connection to its setting.

4.2 DESIGN CONCEPT

The concept was to create an extension that was in-keeping with the existing character of the house, appropriate, sympathetic and had a strong connection to its setting.

The proposed volumes follow the profile and orientation of the existing dwelling, and are also lowering ensuring that they are read as being subservient.

The extension is deliberately spaced away from the existing house to ensure that the original property can still be 'read' and appreciated.

The proposed south-east elevations (facing Further lane) are restrained, with limited openings, reflecting the rural location. Whilst the proposed north-west open up to the garden and the views.

The new entrance (to the south of the site) aims to improve the visibility and access to the site.

The exact location and configuration will be to the full satisfaction of Lancashire County Council's highway department's recommendations.



sketch aerial view

4.3 LAYOUT

The proposed extension is orientated to follow the profile of the existing house and facing towards the views across open countryside.

The glazed link allows the existing house and extension to be understood as separate entities - allowing the original building to still be appreciated and understood.

The proposed site entrance is positioned to the south of the site to improve the site's accessibility and visibility splays to Further Lane.

The garage block is sited close to this new entrance minimising the amount of hardstanding driveway required within the site.

The garage block is set back from the entrance elevation to the house minimising its presence.

Minimal changes are made to the existing dwelling.

4.4 APPEARANCE

The use of random and dressed stone as the predominant facing materials reflect the setting.

The proposed materials are as follows :-

walls	natural stone with dressed stone detailing
roof	natural slate
windows	polyester powder coated aluminium

4.5 ACCESS / PARKING

The existing access Further Lane is to be relocated to improve accessibility and to provide better visibility splays to Further Lane.

There is a generous 3 bay car garage plus ample surface hard standing available for additional vehicles.

4.6 ECOLOGY

An endangered species report accompanies this application and records no evidence of endangered species in any of the existing buildings, concluding that 'no further survey work is deemed appropriate'. This report is dated 2nd September 2019 and has been prepared by Dave Anderson.



garden elevation (view from west)

4.7 SCALE / MASSING

The extension is sited to the south west of the existing property orientated to maximise the views.
The garage is spaced away from the extension to address the proposed site entrance.
Both are in a similar location to the pre-application scheme.

The height of the extension is lower than the existing house ensuring that it reads as subservient.

The use of a stepped elevation and glazed link helps visually reduce the apparent size of the extension whilst also responding to the characteristics of the site.

The garage and outbuilding follow the character of the house (and extension) with similar treatment, materials and roof pitch ensuring that the grouping read as a coherent whole.

4.8 AREA BREAKDOWN

A full breakdown and comparison of the house’s areas and volumes has been provided below :-

Existing				
area	ground	215 m2		
	first	198 m2		
	total	413 m2		
volume		1278 m3		
Pre-application scheme				
area	ground	308 m2		
	first	198 m2		
	total	506 m2	22.5 % increase	
volume		1775 m3	39 % increase	
Current proposal				
area	ground	287 m2		
	first	198 m2		
	total	485 m2	17.5% increase	
volume		1645 m3	28.5 % increase	

gross external areas

As noted previously, RVBC’s pre-application response appeared supportive of this revise scheme noting :-

‘The height has been reduced to create a more subservient relationship with the host dwelling ... I consider this to be an improvement on the earlier proposals and more akin to a proportionate addition accounting for the scale of the original house.’



Further Lane elevation (view from east)