

Design and Access Statement

Brockhall Farm



ZMA
ZARA MOON ARCHITECTS

January 2021

Introduction Project Information

Site Location:
Brockhall Farm
Brockhall Village
Old Langthorpe
BB8 8BB

Date Prepared:
January 2021

Applicant:
Chris and Barbara Willan

Architects:
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Development:
The proposal is to demolish and convert a number of agricultural buildings at Brockhall Farm, into 8 residential properties; construct a number of garages for the use of the residents; and re-develop the surrounding landscaping to incorporate parking, landscaping and amenity spaces for each property.



Site aerial view.

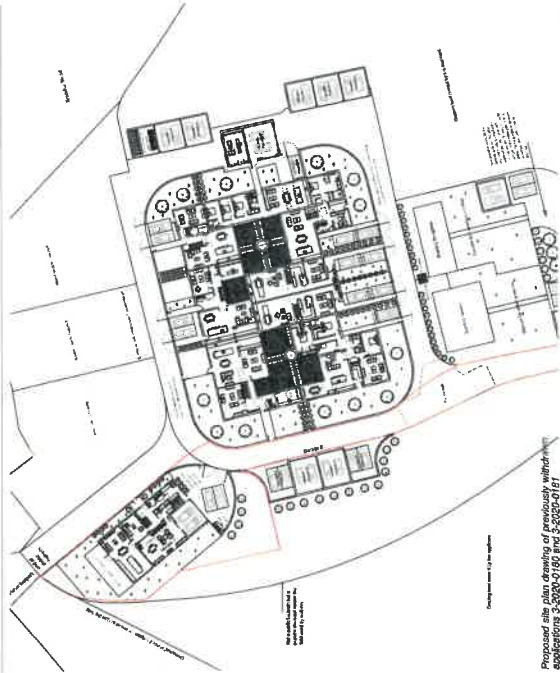
Introduction Background

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Previous application Planning Officer and Consultee Comments - Site Layout

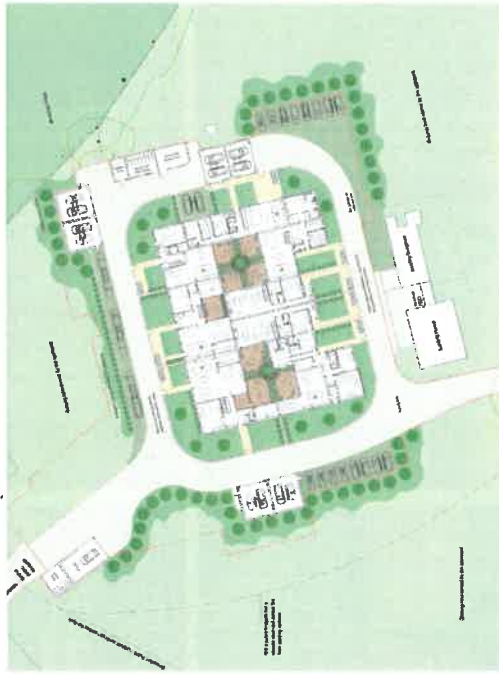
The following planning officer and consultee comments were received during the consultation period of the withdrawn application and relate to the site layout and access road:

- The proposed garages for the farmhouse and bungalow are dominant at the front of the site.
- The proposed new garages and car parking courts for the new properties appear 'incongruous'.
- A swept path analysis is required to demonstrate the ability for the refuse to be collected from within the site.
- The creation of garden areas to the North of the development would have a negative impact on the Open Countryside with garden paraphernalia.
- Suggestion to remove parking spaces from within the domestic curtilage and locate around the perimeter within informal parking courts and parallel parking spaces to the North, this will maximise garden amenity space.
- The proposed soil-build property does not comply with planning policy in it's proposed location as both a volume redistribution exercise or a replacement dwelling proposal.
- Careful consideration should be given to bin store appearance and siting.



Previous Application Design Response - Site Layout

- To address the above comments we have:
- Removed the amount of new build garage structures for the new dwellings.
 - Removed the 2 no. proposed garages to the front of the site for the existing properties.
 - Introduced informal parking courts on eco-grid surfacing to reduce the impact of hard landscaping and reduce the number of proposed structures on the site.
 - Re-located the proposed garaging to less prominent locations.
 - Introduced soft landscaping to screen the proposed garage and parking areas.
 - A swept path analysis has been demonstrated within the proposed site layout.
 - Retained the area to the North as agricultural grazing land.
 - Removed the parking spaces previously located within the domestic curtilage of each property.
 - Removed the self-build property from the overall site-wide proposal.
 - Utilised and converted the East piggery into 2 double garages.
 - Utilised and converted the North-East piggery into a communal cycle storage, energy hub and outdoor store.
 - Utilised and converted the Implement shed into a cycle store and garage to be used by the existing bungalow.
 - The bin stores have been located within the domestic curtilage of each property as brick-built covered structures to seamlessly blend with the boundary walling.



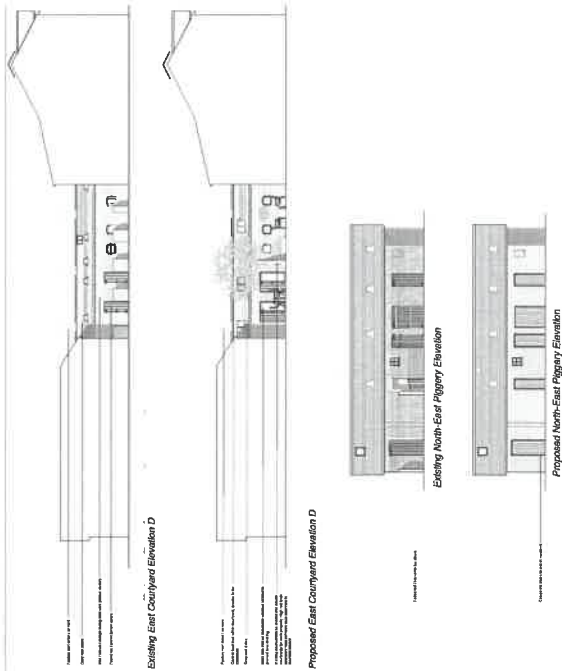
Previous Application Planning Officer and Consultee Comments - Building Conversions

The following planning officer and consultee comments were received during the consultation period of the withdrawn application and relate to the buildings which are to be converted:

- The design is intensive.
- There is a loss of agricultural character and appearance of the buildings.
- There is a complete loss of character of the existing pigsty outbuilding and the East Elevation (D) of the courtyard.
- There are incongruous large expanses of (often horizontally emphasised) glass, the loss of walling without openings (as important to character as the presence of historic openings) and conspicuous rooflights (at the courtyard East Elevation this detracts from the distinctive roof vents which are shown to be retained).
- There are a considerable number of new window and door openings proposed, specifically those at first floor on the East side of the North elevation and on the West elevation given these elevations are currently characterised by a lack of openings.

To address the comments we have revised the East & North-East piggeries with no external changes:

- The existing North-East piggery will not be converted into garages and therefore will not require extending. The piggery will be converted into a communal cycle store, energy hub and outdoor store and will retain the existing openings and character.

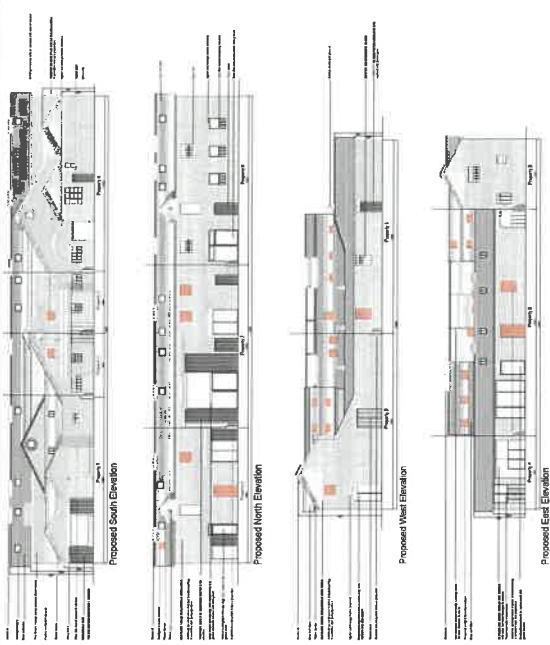


Previous Application Design Response - Building Conversions

To incorporate the planning officer and consultee comments with regards to the main building conversion, the proposed elevations have been revised to include the following:

- The full extent of the existing rooflights have been shown on the existing plans and elevations to allow a true comparison of the existing vs. proposed rooflights to the Shippon and covered yard.
- Removed any proposed openings which are not essential to the conversion.
- Any existing openings have been glazed, and any original blocked-up openings have been re-installed and glazed.
- All proposed windows to the main elevations are in keeping with existing opening in scale, proportion and style.
- Reduced the amount of proposed rooflights, utilised existing rooflights and removed unnecessary ones.
- Retained the existing openings within the Eastern courtyard of the main building to retain the existing character specifically along the courtyard pigsty elevation.
- If an existing stable-style door is to be replaced by a window / glazing, the stable style door has been retained to screen the glazing behind.
- Removed the horizontal emphasis of glazing, and any larger long rooflights have been focussed on the least prominent or hidden roof pitches.

KEY:



Heritage Design Response

The Archaeology response from the withdrawn application requested that a formal assessment of the site is undertaken by an appropriately qualified and experienced professional contractor as the Farm has been categorised as a Non-Designated Heritage Asset.

An Archaeological Desk-based Assessment and Historic Building Survey has been completed by Oxford Archaeology and accompanies this application.

Our existing and proposed drawings have been updated to reflect the findings in the survey. The following revisions have been incorporated into the application drawings:

- The proposed plans have been revised to retain a number of existing internal feature openings. Where this could not be achieved the existing opening has been retained as a feature within the wall.
- A number of additional internal walls have been retained.
- An existing chimney has been retained both internally and externally within property B.
- The amount of proposed openings have been reduced specifically on the elevations which are characterised with minimal openings.
- The full extent of the existing rooflights have been shown on the existing plans and elevations to allow a like-for-like comparison of the existing vs proposed rooflights to the Shippon and covered yard. (Please see the existing drone photos of the main building within the survey).

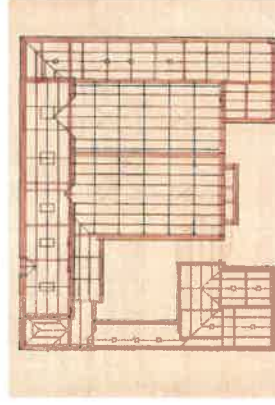
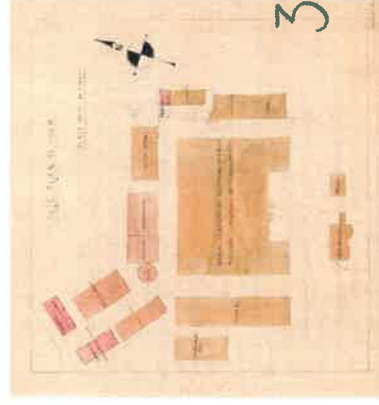
- Existing rooflights have been retained. Proposed rooflights have been located on roof pitches which are not visible from the external building perimeter.
- All existing openings which have been blocked-up have been re-opened and glazed.
- To avoid the appearance of too many large glazed elements, sliding barn doors have been incorporated to screen the full extent of an opening.
- The 1.5 storey milking parlour is a later addition to the enclosed courtyard of the main building. The form does not reflect the architectural style or features of the main building. The mono-pitched roof has been revised within the proposed scheme to a dual-pitched roof with a feature circular window to relate to the gables of the Shippon and covered yard.
- The names of each structure, building and room have been updated to reflect the names within the survey.

All existing materiality will match the existing building. Boundary treatments will be in red brick to match the main building.

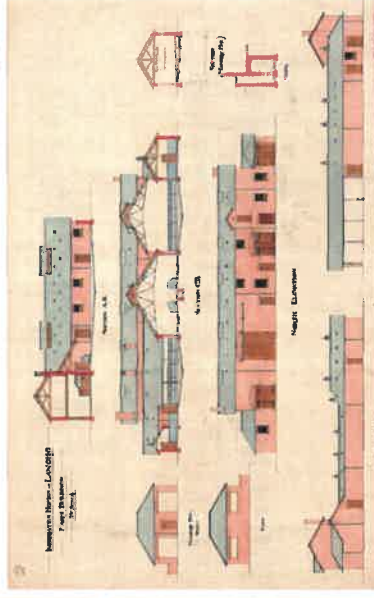
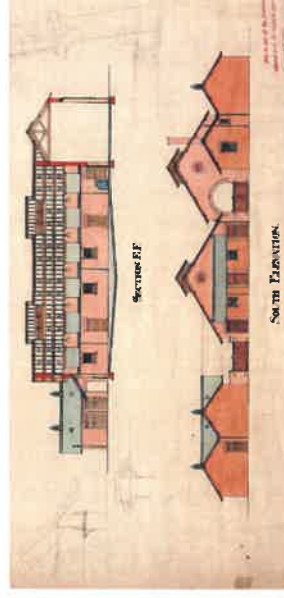
The proposal has been designed by retaining the maximum amount of internal and external walling. The design strategy for the external elevations in priority order were:

- Utilise existing openings and rooflights.
- Open up any original openings which had been blocked up.

- Reduce the amount of rooflights on the Shippon and covered yard spaces.
- If required insert rooflights on roofscapes which are not visible from the external perimeter of the building.
- If a new opening is absolutely necessary, it needs to match the existing fenestration style, and be located to maintain the character of the particular elevation.
- Any contemporary glazed elements to be concentrated within the courtyard.



Archive drawings of Broadall Farm



The Site

Site History

Brookhall Farm was built in connection with Brookhall Hospital, on the site adjacent. The hospital was opened in 1904 and closed in 1992 when the site was redeveloped as a gated community (now Brookhall Village) and Blackburn Hovers training ground.

Brookhall Farm and the remaining buildings were developed in conjunction with the former Brookhall Hospital, and was purchased by Chris' father from the hospital authority in 1974. Chris worked on the farm and in the family business from the age of 16, then inherited the farm from his parents. Chris and Barbara moved to the farm after their marriage in 1986 and have spent the last 45 years living, farming and raising their children on his land and property at Brookhall Farm.

The red brick, slate roof, hipped roof profiles and architectural detailing of the hospital are all incorporated in the main farm building and original out-buildings.

A detailed assessment of the site history has been included within the Archaeological Desk-based Assessment and Historic Building Survey completed by Oxford Archaeology, an extract from the survey is as follows:

'While a farm has probably occupied the present site since the sixteenth century and perhaps earlier, no structural evidence relating to these buildings survives above ground. The documentary record indicates that

by the mid-nineteenth century the site was occupied by a dairy and sheep farm organised around a double courtyard plan. This farm survived until the early years of the twentieth century when the site was cleared, and a new farm built as part of the recently established Brookhall Reformatory.

Between 1904 and 1974 the farmstead operated as a dairy, and pig husbandry farm by the Reformatory, providing employment for its patients as a part of its occupational therapy scheme. The present buildings date to this period, with the Central Block providing extensive accommodation for cattle in a series of yards, shippons and loose boxes. The original buildings also provided space for pigs, extensive crop processing and storage facilities in the double-storey northern range, and accommodated a series of ancillary functions. Subsequent additions to the farm during the first half of the twentieth century saw the expansion of the accommodation for pigs, and the erection of additional crop and equipment storage buildings.

Changes in economic conditions and government policy towards the treatment of mental illness probably led to the decline of the farm's buildings through a lack of investment, and its eventual disposal in 1974 into private hands. Since this time, alterations have been largely confined to modifications to the structures in order to accommodate modern farming equipment, improvements in technology, economic fluctuations

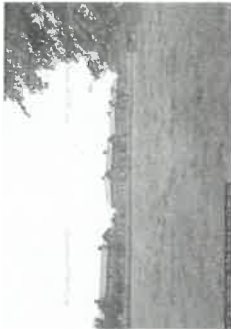
and the increased regulation of the farming industry.' The original hospital farm consisted of the main building which incorporated a cattle shed, stables, piggeries, a slaughter house and food storage. The surrounding out-buildings included 3 piggeries, a tanning pen, 2 sheds, 3 Dutch barns, a silo, a potato store, midden, a dairy and the house of the farm bailiff.

Many of the above buildings are still evident today but have fallen into disrepair to the point when many have partly fallen down, and have more recently been used for various different purposes.

From reviewing the available drawings dated 1945, which proposes a number of new extensions and buildings to the farm, it is evident that the farm has had numerous extensions; new openings; and openings which have been blocked-up or moved over the years.

The buildings have had to adapt throughout its lifetime to the changing demands on the farm, and to meet the changing farming requirements.

The applicants have continued to farm over the last 45 years but at a steady decline. With much of the farm being surplus to their requirements, the farm buildings have slowly fallen into disrepair.



Historical photos of Brookhall Hospital

The Site Existing Site

The site is located to the North of Brockhall Village in Old Langho, Ribbles Valley, accessed via an existing lane from Old Langho Road via Larkhill. The applicants own the farm along with approximately 100 acres of grazing land and woodland which is bound by the River Ribble to the North and East.

Immediately to the South of the site is the Brockhall Village housing development along with a number of large residential properties with substantial gardens. To the West of the site are the Blackburn Rovers Training Grounds and to the East of the site is Brockhall Wood.

A number of public footpaths pass through the applicant's land, connecting to the farm lane to the North and South. None of which pass through the farm yard which remains a private lane.

The buildings which remain on the farm include:

- The main building which is used as a cattle shed, milking parlour, hay and food store, office, bike store for the bungalow, farm vehicle store and garaging for the existing properties.
- The existing house, home of the applicants Chris and Barbara, which was previously used by the farm bailiff.
- The existing bungalow, home of Elizabeth and Sam, which was previously the dairy and was converted by the applicants.
- The western piggery, used for household storage, which was previously a piggery by Brockhall hospital.

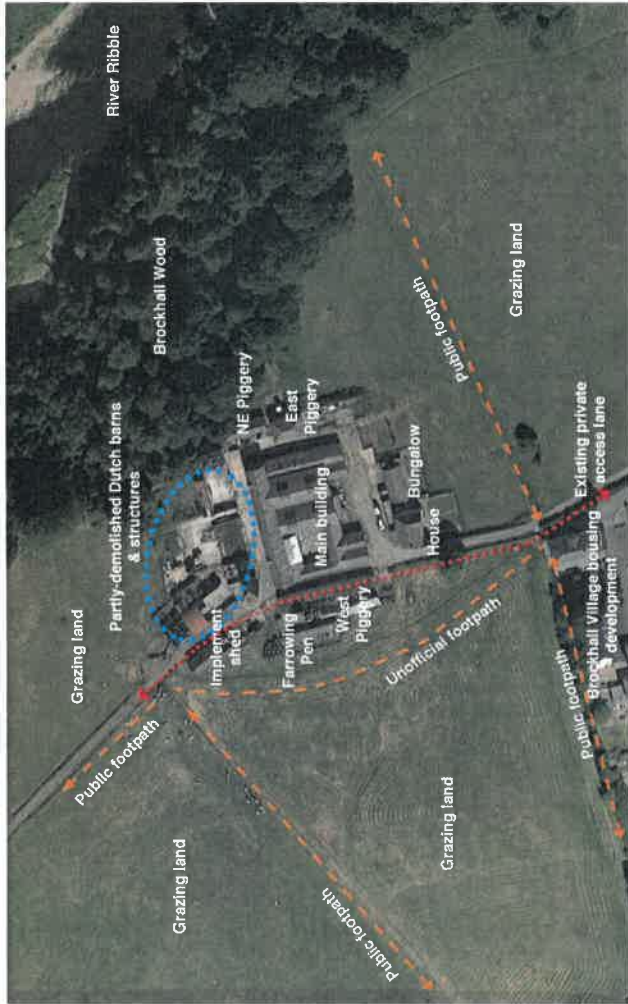
- The North-East piggery, now disused, which was previously used as a piggery with an attached bull box.
- The implement shed currently used as a shed.
- The East Piggery currently used as a garage.
- The silo, now disused.
- The farrowing pen, Dutch barns and their hard-standing footprints are all still visible but completely fallen into disrepair and partly fallen down.

The main building is in a quadrangle formation consisting of a number of varying scales of connected buildings with a central courtyard. The Northern element is a 2-storey with large barn door openings and a first floor level. The remaining elevations to the East, West and South are single storey with smaller openings. The central plan can be divided into 3 sections, the enclosed open courtyard to the West, the central Shippoon and the covered yard to the East. The Shippoon and the covered yard are both large, single storey, open plan cattle sheds of a similar size, but vary in height and are accessed via the North or South openings.

The Western Piggery is a long single storey blockwork structure with only 2 windows and a door to the North elevation and 1 door to the South.

The North-East Piggery, East Piggery and implement shed are red brick with a number of openings which relate to the main building.

The existing house and bungalow consist of red brick, and render, with stone, brick and rural boundary treatments.





Aerial photograph of the farm, seen from the south.



View of the NE Piggy and East Piggy



View of the Dutch barn, silo, main building and the implement shed



View of the Dutch barn, silo, main building and the implement shed



View of the Dutch barn, silo, main building and the implement shed



View of the main building from the South, showing the silo and Dutch barn in the distance



View of the main building from the South, showing the silo and Dutch barn in the distance



View of the main building from the South, showing the silo and Dutch barn in the distance



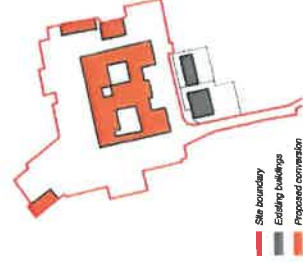
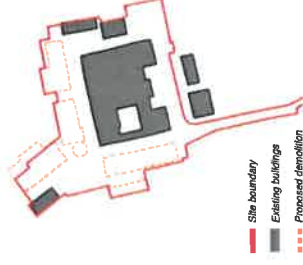
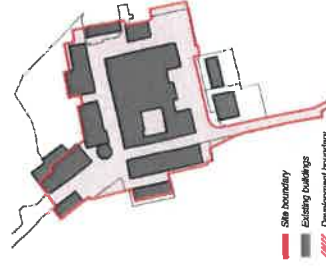
View of the main building from the South, showing the silo and Dutch barn in the distance

The Site Site Strategy

1. The proposed development is restricted to the previously developed site to prevent encroaching into the open countryside, and minimising the overall impact of the development.

2. Demolish all redundant structures. Demolish all structures which are beyond repair, falling down, disused, are not suitable for conversion, and have a negative visual impact on the proposed development.

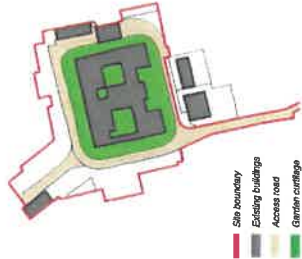
3. Convert the main building into residential dwellings and any suitable out-buildings into garages. The existing form and structure of the main building along with the desirable location is ideal for a small number of exclusive, luxury properties.



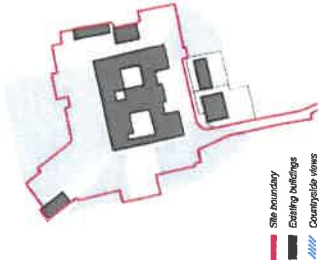
The Site

Site Strategy

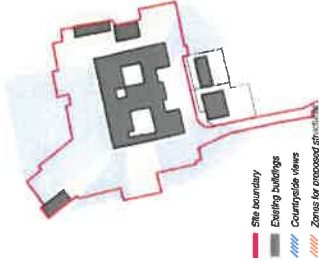
4. Create amenity space for each property and an access road. Each property needs an amenity space, which has been provided as a private internal courtyard for each property. And a front garden with outward views onto the open countryside, along with a patio space, and bin storage. An access road has been created on the perimeter of the front gardens of the main building. The hard landscaping which previously contained buildings and structures will be landscaped with tree planting and to the North and West will be returned to grazing land.



5. Maintain open countryside aspects from the main building. Due to the existing layout of the main building, the views are outward with multiple properties along each elevation. Therefore, the views of open countryside from principle windows has been maximised where possible.



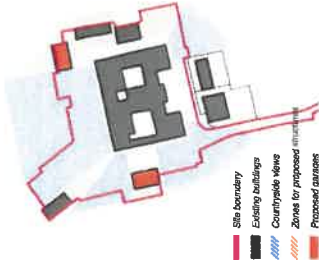
6. Impact on previously developed land. The zones which are not directly affecting a view from the main building are the ideal locations for new structures. Parking has been located around the perimeter of the development on eco-grid informal parking courts screened by landscaping and minimising the impact of visible parking areas and amount of hard-standing.



The Site

Flood Risk

7. Create additional garages using the demolished volume. 6 of the properties include a double garage around the perimeter of the development which will reduce the amount of visible parking. 1 new garage building has been located to the North-East to the rear of the development, continuing the courtyard arrangement of out-buildings. The 2nd garage building has been located to the West on the footprint of the large existing structures.



The flood risk map shows that the site is allocated in Flood Zone 1 according to the Environment Agency, which means that there is a low risk of flooding. The site is also located more than 20m away from the nearest watercourse, and the site area including the access lane is less than 1 hectare.

The Environment Agency defines Zone 1 as land assessed as having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Due to the site being located in Flood Zone 1, Sequential and Exception Tests are not required, and all development is deemed appropriate according to NPPF.

The proposal does not include accommodation to be below the existing floor levels.

A drainage assessment has also been carried out on the proposal to determine the best course for the removal of water and wastewater from the site.

As a result of these factors, it is therefore considered that the site has a low risk, and the proposed development will not increase the risk of flooding.



Brockhall Farm

KEY:

- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood zone 3: areas benefiting from flood defences
- Flood defence
- Main river

Design

Main Building Strategy

Any new openings are in the same character as the original openings and placed in a random configuration of varying sizes and fenestration combinations.

Original openings which have been bricked-up have been re-opened and replaced with glazing or door access.

The large barn door openings have been celebrated and replaced with large feature glazing. The timber doors are to be retained where possible or replaced with an equivalent and pinned back to the brickwork.

Individual front door access to all properties is along the external elevations with an individual front garden.

The existing materiality of the building will continue throughout and if required, any replacements will match the existing.

Whilst the design celebrates the existing rural heritage of the building, the properties have been designed for contemporary living with all the desirable requirements for modern family living. Accommodation includes an open plan kitchen, dining, family room; separate additional living room; utility room; master bedrooms with en-suites and dressing rooms; with some properties benefiting from home offices and a drama room. 8 properties have been created within the main building from 3 to 6 bedrooms.

Access

Amenity Space

The site is accessed via an existing lane from Old Langho Road via Larkhill. The road will remain unadopted, and a number of passing places will be included along the lane to improve access for the future residents. Please see 19 Highways and Ownership drawing for exact locations.

A transport assessment has been provided which includes the passing place information, and the impact of the development with regards to traffic movement. Please refer to separate supporting document.

A number of turning areas suitable for an emergency fire service and bin refuse vehicles have been designed into the site layout. Please see proposed site plan.

The design of the main building incorporates an individual private courtyard for each property to provide the residents with a private outdoor area away from the front of the property.

A new access lane has been created, with a garden buffer between the lane and the main building divided by a brick wall to match the main building.

The green buffer will now form the amenity space for each dwelling with additional landscaping, planting, and patio areas. 1.2m high brick walls will define each ownership boundary and timber pedestrian field gates, have been included for access to each individual property.

Outdoor storage can be stored within the garages of each property, which will eliminate the need for additional garden storage or structures within the gardens of each property. The amenity space can then be restricted to a seating area minimising the impact of garden paraphernalia.

Design

Parking and Refuse

The existing East Piggery will be converted into 2 double garages for the use of properties 4 and 5. The North East Piggery will be converted into a communal cycle store, energy hub and outdoor store.

The Implement Shed will be converted into a single garage with cycle store for the use of the bungalow which currently uses a area within the main building for cycle storage and garaging and will therefore use the use of the main building due to the re-development.

2 new garage buildings will be constructed to provide 4 additional double garages for the use of properties 1, 6, 7 and 8.

Brick-built bin stores have been located within the domestic curtilage of each property. The refuse will be collected by a private collection service appointed by the developer / management company.

Parking spaces have been located within each garage and surrounding the perimeter of the development within informal eco-grid parking courts which are screened with landscaping.

Visual Appearance Materiality

The main building consists of red brick with hints of brown / blue and orange and various colours of mortar. All proposed brickwork will match the main body of brickwork on the main building.

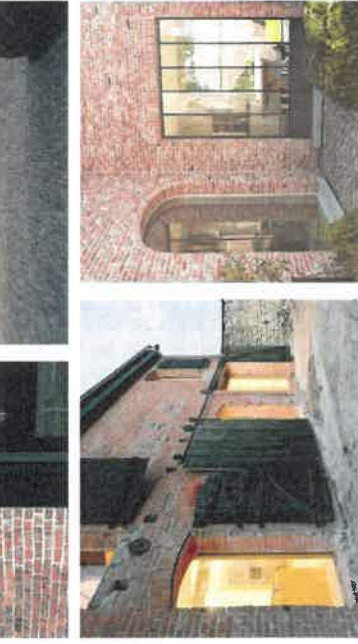
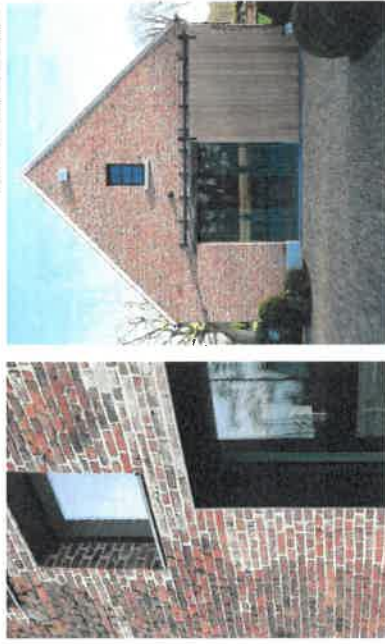
The main building and adjacent out-buildings include brick detailing which will be retained and incorporated into proposed openings, and new garage structures.

The existing concrete window cills will be replaced with stone cills. Black windows and doors will create a striking contrast creating a consistent colour throughout.

Timber fascia boards will match the new windows and doors.

Elements of natural timber will be incorporated throughout such as the barn doors, and an exposed internal structure with double height spaces.

Rooflights have been incorporated throughout to celebrate the vaulted ceilings, and to bring in natural light when over-looking would occur with standard windows.



Visual Appearance Courtyard

The existing and proposed courtyards have been divided into private external spaces for each property with a central focal tree.

Each courtyard is divided by a 2m high brick wall and will contain a mix of plant species including climbing plants, pot plants, and planters.

The private courtyards will be a private outdoor space which also acts as a light-well allowing natural light to enter each property without over-looking. The courtyards provide a hidden space for outdoor furniture and seating.



Precedent Images

Visual Appearance Interior

Due to the nature of the existing building all properties have a unique design. Each property is bespoke, with the exception of properties 2 and 3 which are the same design.

Interiors have been designed to celebrate the rural heritage of the buildings by exposing the structure, creating vaulted ceilings and double height spaces where possible.

The material palette of brick, timber, and dark thin-framed windows and glazing will reimagine the buildings to create extremely desirable homes.



Precedent Images

Conclusion

The applicants have spent the last 44 years living, farming and raising their children on their land and property at Brockhall Farm.

The farm buildings are now in a considerably poor condition and require substantial finances to maintain which the family are unable to support. They now wish to retire on their property with their now grown-up children and their families, and the farm will be re-developed into high-quality family homes.

The proposal is to convert the main building and 3 existing out-buildings into 8 luxury family homes with garages; demolish the remaining structures and construct 2 new garage buildings for the main building conversion.

The proposal creates a total of 8 high-quality properties, which celebrate the farm's agricultural heritage whilst adapting to suit modern living requirements, and creating an example of exceptional, rural, architectural design.

The site layout has been designed to appear as a sporadic collection of farm buildings that have been converted into contemporary homes.

The cluster has been designed to reflect the rural context by the siting, form, materiality and fenestration. Minimising the overall impact of the scheme on the openness and character of the open countryside.

and setting a benchmark for the architectural quality requirements of rural schemes have been the key drivers of the design.

We welcome your comments and input on the scheme, please contact the agent to discuss in further detail.



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