

HERITAGE REPORT & DESIGN STATEMENT

BROAD FOLD FARM
MAIN STREET
GRINDLETON



2 : DESIGN STATEMENT

BROAD FOLD FARM, GRINDLETON

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1.0 INTRODUCTION

1.1 OVERVIEW

This report is written in support of a Householder's Planning Application for a small side extension and internal re-modelling to Broad Fold Farm, Main Street in Grindleton.

The client's brief for this project was to reconfigure and upgrade the existing property to create a generous family home of 3-4 bedrooms with a larger kitchen/family room. The proposals include a new small single storey side extension containing a utility area and WC.

The proposals aim to meet the client's aspirations for a sustainable, beautiful and appealing home within their existing home in a desirable village.

1.2 INITIAL CLIENT BRIEF

- Fully renovate and re-order the existing internal layout to create a spacious and workable family home.
- Re-organisation of the ground floor to create a larger more usable kitchen.
- Improve and upgrade the internal appearance, modernising throughout but retaining the features and charm of the property.
- Provision of a small side extension to give much needed utility space and to incorporate a downstairs WC.
- Re-configure of the first floor to ensure all bedrooms are of a reasonable size and accessible from a communal landing.

Yellow marker indicates site



Aerial view - Not to scale

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2.0 EXISTING

2.1 THE SITE

The property is located centrally on the West side of Main Street, the main residential street in the village of Grindleton, in the Ribble Valley Borough of Lancashire. The house sits within a Conservation Area.

Historically Grindleton was once part of West Riding of Yorkshire, however in 1974 this ceased and Grindleton became part of Lancashire.

The building sits on the boundary on two sides and has a paved area to the front and side. Access to the house is from both the side entrance adjacent to the paved area and via the centrally located front door. The property has an allotment on the opposite side of the Street.



Location Plan - Not to scale

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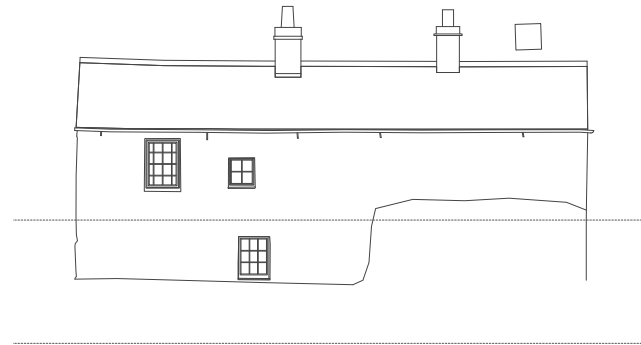
2.0 EXISTING

2.2 THE DWELLING

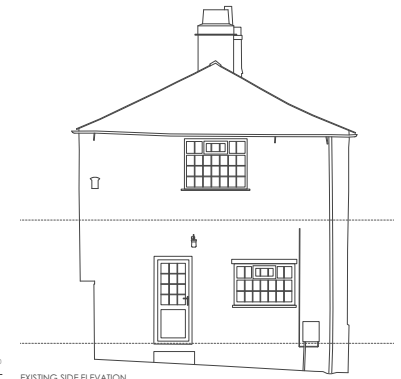
The existing dwelling is a detached cottage constructed in random-rubble stone, and brickwork with render and stone surrounds to openings. The pitched roof is finished in blue/black slate.

On the ground floor there are three rooms; a small sized kitchen to one end, with a lounge at the other. The central room is currently used as a dining room, you can access the front entrance via the small porch from here. The existing porch looks to be an unsettling modern addition and forms an awkward connection to the road, within this porch there is a former historical doorway to the lounge, which is currently infilled with a modern stud partition and window.

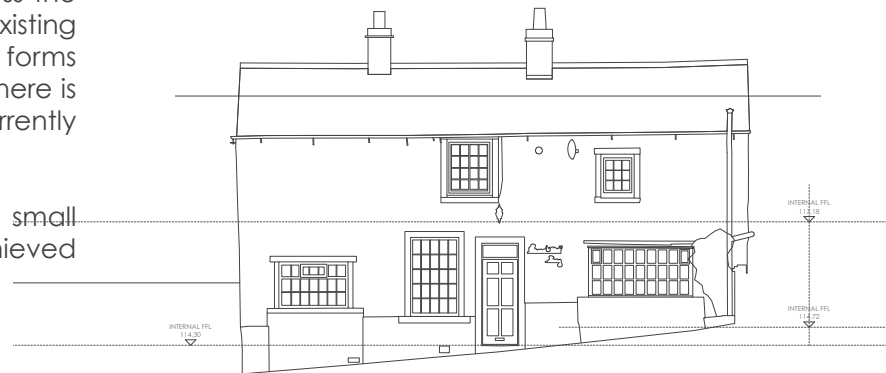
The first floor comprises of three bedrooms and a small bathroom. Access to one of the rooms can only be achieved passing through the largest central bedroom.



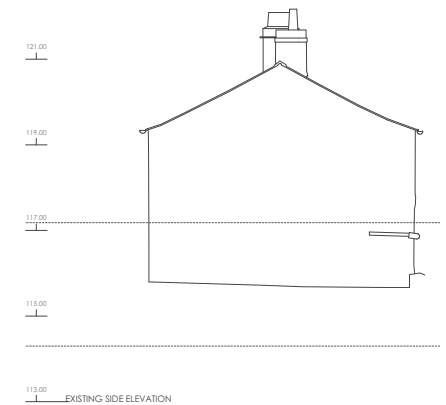
EXISTING REAR ELEVATION



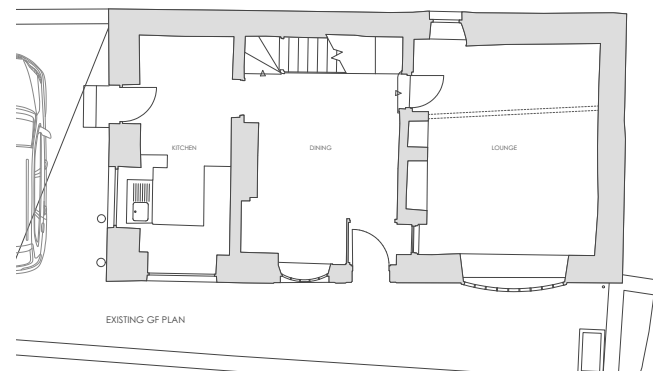
EXISTING SIDE ELEVATION



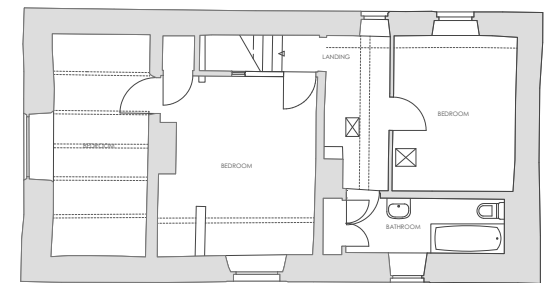
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING GF PLAN



EXISTING FF PLAN

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2.0 EXISTING

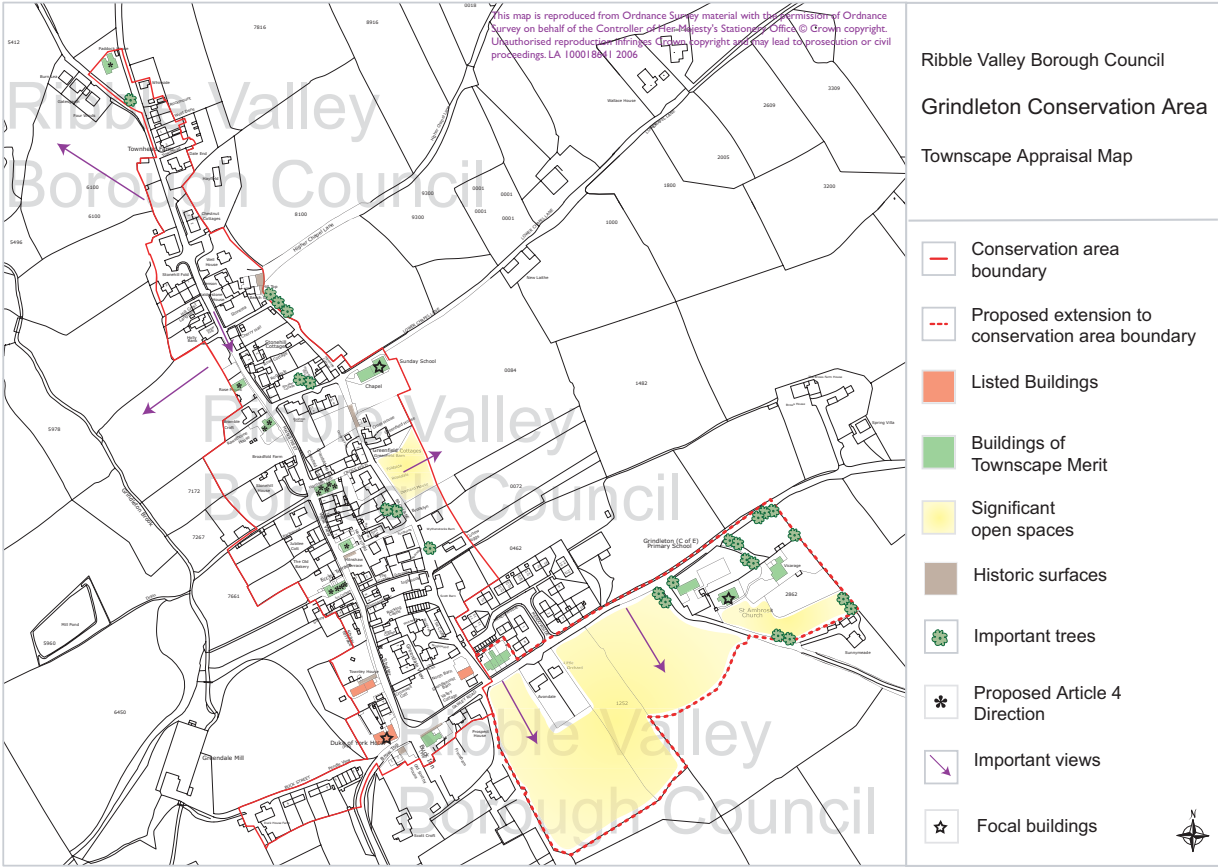
2.3 CONSERVATION AREA

The dwelling is located in the Grindleton Conservation Area, which incorporates most of the village, as designated by Ribble Valley Borough Council.

Our client is committed to restoring the house to the highest standard to create not just a comfortable home that is compatible with modern family living but to maintain and enhance the Conservation Area.

The property is not noted on the map and is not a Listed Building but is in close proximity to notable buildings of merit such as Harrison Terrace and Rawsthorne House.

This Conservation Area has an Article 4 Directives on some of the buildings in close proximity but none on this property. This directive aims to control minor changes to properties to ensure that any development preserves or enhances the character of the Conservation Area.



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2.0 EXISTING

2.4 LOCAL CONTEXT

The existing immediate local context of the Conservation Area has been assessed in consideration to the existing dwelling. The pictures here are of the neighbouring properties along Main Street.



A VIEW LOOKING DOWN MAIN STREET .



RAWSTHORNE HOUSE - A HOUSE NOTED BY THE CONSERVATION APPRAISAL AS A BUILDING OF NOTABLE MERIT.



HARRISON TERRACE A BUILDING OF NOTABLE MERIT IS SITUATED CLOSE BY.



THE PROPERTY VIEWED FROM THE OPPOSITE SIDE OF MAIN STREET.

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2.0 EXISTING

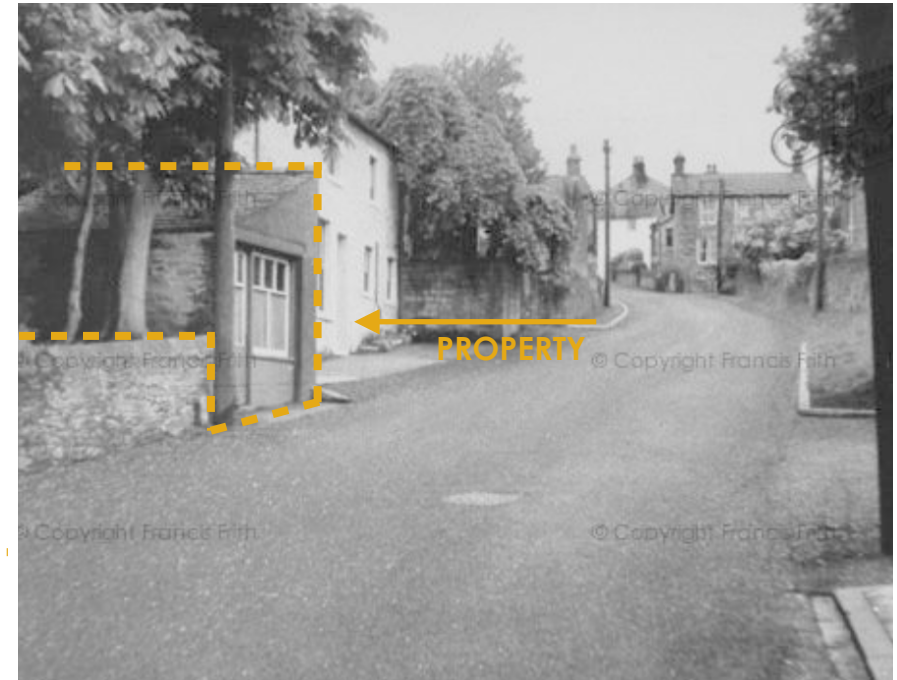
2.5 HISTORIC IMAGES

The historic images below show evidence of a structure that once stood on the site of the proposed extension. Information is not available to confirm that the structure in both images are the same. The image to the left has been dated in the 1960's but there is no information for the date on the other image.



VIEW LOOKING DOWN MAIN STREET. A CORNER OF HARRISON TERRACE IS VISIBLE, WITH THE OLD POST OFFICE BEHIND TO THE RIGHT OF THE IMAGE. THE IMAGE HAS BEEN DATED AT SOME POINT DURING THE 1960's.

THE YELLOW MARKERS INDICATES THE PRESENCE OF A FORMER BUILDING/EXTENSION THAT ONCE STOOD ON THE AREA THAT IS NOW PAVED.



VIEW LOOKING UP MAIN STREET. TAKEN FROM THE PROXIMITY OF THE POST OFFICE/ SIDE OF HARRISON TERRACE. DATE OF IMAGE UNKNOWN.

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2.0 EXISTING

2.6 PHOTOGRAPHS



SOUTH ELEVATION WITH PAVED AREA.



NORTH ELEVATION AND NEIGHBOURING CAR PORT.



FRONT ELEVATION.



NORTH ELEVATION OF PROPERTY

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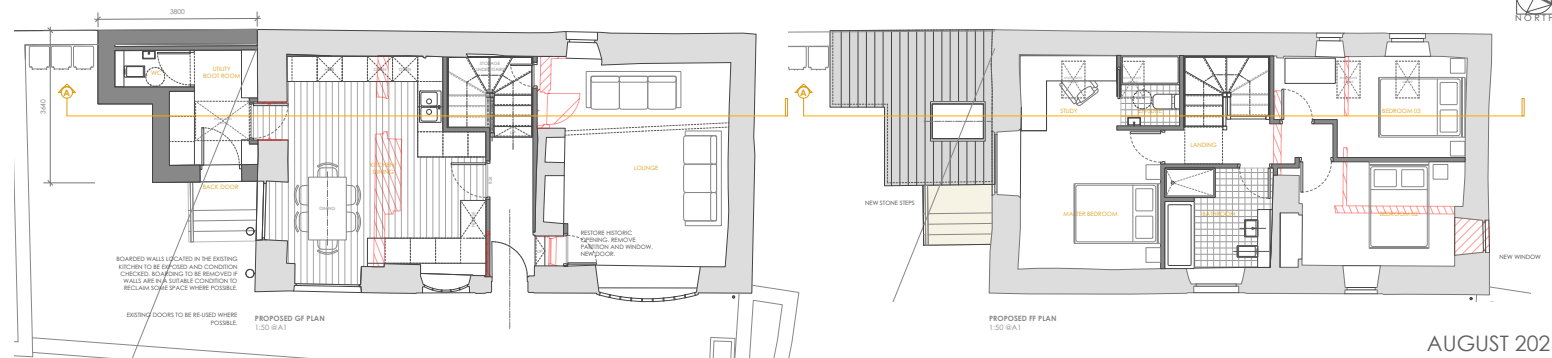
3.0 PROPOSED

3.1 THE SCHEME

The proposed scheme consists of an extensive internal reconfiguration to both the ground and first floor with the provision of a small lean to extension to the side of the property.

The scheme will consist of the following works:

- A proposed side extension which will consist of a utility area, boot room and WC.
- Removal of internal chimney breast to help form a more spacious family kitchen.
- Demolish a modern addition porch to form a better proportioned hallway.
- Open up historic doorway to the lounge.
- Reposition staircase centrally.
- Reconfigure of bedrooms that will have access to and from the now centrally positioned landing.
- Conservation roof lights to provide greatly needed daylight due to the lack of and poor positioning of the existing fenestration.
- Photovoltaic roof panels to the rear roof slope.



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3.0 PROPOSED

3.2 USE

The use of the building remains unchanged: as a private residential dwelling. The purpose of the alterations are to bring the house up to modern living standards, and to give the correct amenities for a dwelling of this size and status.

3.3 LAYOUT

The site layout is largely unchanged save for a small lean to extension to the side of the property. This extension will provide some much needed Utility space, Boot room and a downstairs WC.

There are alterations to the internal layout of the house on both floors; at ground floor the staircase is to be re-positioned to a more central location which helps the flow of the internal plan layout assisting access to rooms on both ground and first floor. Other alterations include removal of walls to open up the kitchen and restoring the historic access to the lounge. On the first floor the now centrally positioned landing provides access to all the rooms on this floor without having to pass through one bedroom to get to another. The main bedroom will now have an en-suite and an area for a home office.

3.4 SCALE

The new extension is situated in the same location as a once previous historic structure which can be seen on historical photographs and is visibly subservient to the original building. The new extension is designed as a small scale lean to mono pitch building which is in keeping with the style and detail of the existing building.

3.5 MATERIALS

The existing building is constructed from stone with random rubble infill and render to the external face. The new extension will also be finished in a render to match that of the existing.

The new extension will also utilise stone surrounds to openings and a blue slate roof to match.

The proposed new side door and windows will be in keeping with the exterior door and windows of the dwelling. This door is proposed to be a stable type solid timber door and the new window will be constructed in painted timber frames with narrow width double glazed units within a natural stone surround to match existing. The new steps leading to the side door will be in stone.

3.6 ACCESS

Access to and from the site remains unaffected for both vehicles and pedestrians entering the site. The orientation of how the residents park their cars will remain the same.

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NORTH WEST DESIGN COLLECTIVE
ARCHITECTS + DESIGNERS
3 SYKE STREET PRESTON PR1 3XA