

COWGILL FARM.

DESIGN AND ACCESS STATEMENT.

ZMA
ZARA MOON ARCHITECTS
September 2021



CONTENTS.

1.0 Introduction

2.0 Site Context & Analysis

3.0 Site Strategy

4.0 Design

5.0 Visualisations

6.0 Conclusion

4

9

14

18

24

33

1.0 INTRODUCTION

Site Location:

Cowgill Farm
Gisburn Road
Sawley
BB7 4LH

Date Prepared:

September 2021

Applicant:

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Gisburn Road
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BL7 4LH

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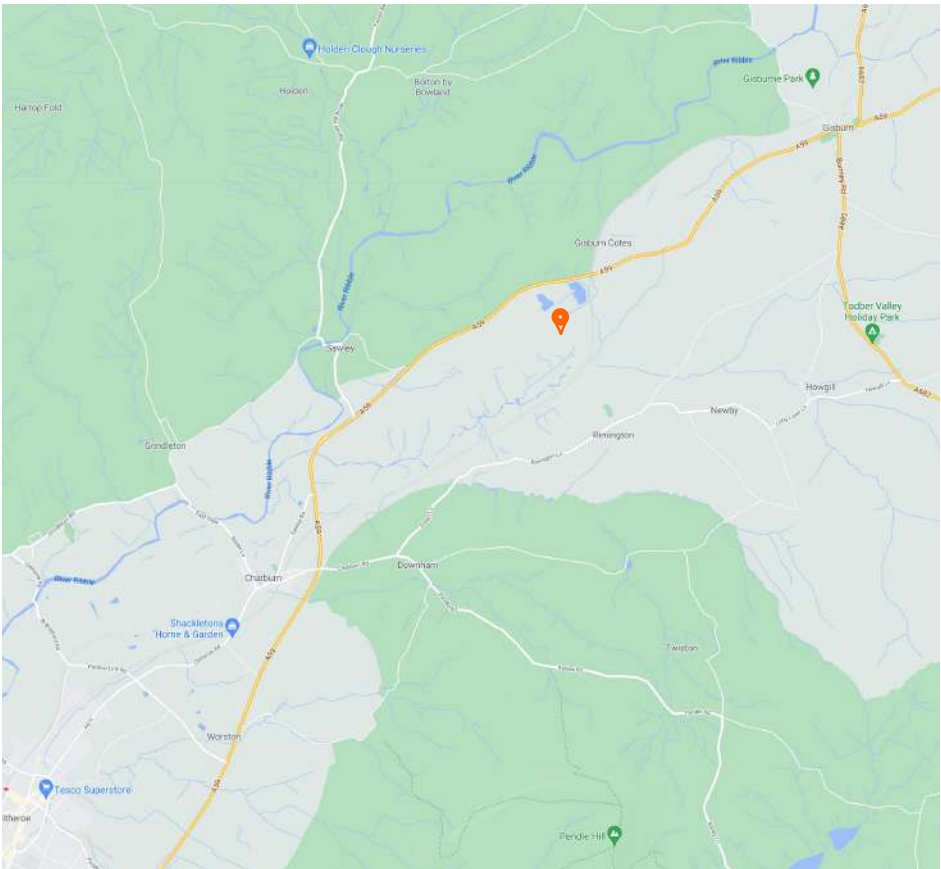
Development:

The proposal is the demolition of an existing garage/
store and the construction of 1 No. self-build, eco-home
with integral double garage.

1.1 PROJECT INFORMATION



Site ownership.



Site location in context

1.2 SITE LOCATION



1.3 BACKGROUND

This Design and Access Statement has been prepared on behalf of the applicant, Mr Peter Newhouse to demolish an existing out-building and erect 1 No. self-build, eco-home as a single-storey retirement home for himself and his wife.

Peter Newhouse is a farmer who has lived on the site of Cowgill Farm his entire life (64 years). He grew up on the farm and then brought up his own family continuing to run the farm together as their family business.

In 2001, the foot-and-mouth crisis severely affected farming in the UK. Peter and his farming business were also severely affected, and to ensure Peter and his family could continue farming, they had to sell their home (Cowgill House) to raise funds to support their business. Peter and his family converted and moved into one of their barns (Cowgill Farm), and also sold the attached barn to their property (Cowgill Cottage). Prior to foot-and-mouth their farming business included sheep, cattle and milk-cows with the building used to house young stock. However since foot-and-mouth, the milk-cow element of the business ceased, and the farming was less extensive. This meant that the building was no longer required to house young stock, and was surplus to requirements. The building proportions are quite restrictive and the building was not adequate and large enough for modern farming machinery. Therefore for the reasons above, the building has not been used for agriculture since before foot-and-mouth (20 years ago).

Since that time the building has been used to store hay and straw for the family ponies, used as a garage to

store their caravan and cars, and for general household storage. The building has also been used in recent years as winter stabling for their ponies. The building has now reached the end of it's useful life and it now appears untidy and unkempt on the site.

Peter's existing home (Cowgill Farm) is a 2-storey, 4 bedroom family home. This property is now too large and is no longer suitable for Peter and his wife who are now in their 60's. Peter and his wife now need to downsize to a smaller property suitable for their retirement to a property which is predominantly on one-level; has low running costs; and minimal maintenance. This will future-proof their home ensuring they can continue living in their home if their health deteriorates as they grow old into their retirement.

Peter's sons are also involved in the family farming business, and while Peter is still actively involved in the day-to-day running of the farm, Peter and his wife over the coming few years will start winding down and passing their responsibilities to their son's who will be taking over the main farming activities. Peter's son will be moving into Cowgill Farm to work with Peter on the farm by living on-site. Peter and his wife want to remain living on their family farm to maintain their daily responsibilities, whilst also having the help of their son on-site who will also be able to provide support during their later years.

The existing building is timber clad with an asbestos roof, which is unsafe and unsightly. The proposal is to replace the existing building with a dwelling on the same footprint, and at a reduced volume than the existing

structure. The ridge-height, pitch and building form will match the existing, and the materials will be replaced with high-quality rural materials to match the adjacent stone-built barn conversions, farmhouse and rural setting. The proposed dwelling will be built using natural random stonework, large timber sliding doors, and a highly insulated agricultural style roof with an integrated solar system. Openings have been kept to a minimum with a large 'barn-door-style' opening to each gable.

The site is heavily screened by existing mature hedgerows and trees, and the proposal does not have any visual impact in comparison to the existing building other than improving the materials, landscaping and bringing a derelict site back into use. The building is not isolated and will continue to be read in conjunction with the adjacent cluster of rural dwellings.

This proposal is a unique opportunity for a family to continue running their family farm by allowing their son to move into the family farmhouse, and the parents to downsize into a single-storey retirement home on the farm. Peter will be self-building the property with his sons which makes the project affordable and achievable. There are no single-storey properties within close proximity to the farm, which are available to purchase, that Peter and his wife can afford. The only way of downsizing is to self-build their own property on their own land.

1.4 PRE-APPLICATION

A pre-application submission was made on 03.09.2021, however we received a response that RVBC were not currently conducting a pre-application service for applications of this scale.

It is usually part of our planning process to engage with the pre-application service to discuss the proposal with the planning officer's at the initial stages of the project. Therefore we would request that as this process was not available at this time, the planning officer allows an open dialogue with us to create the most suitable scheme for the site.

We therefore welcome your comments on the application and request that you contact us to discuss in further detail.

2.0 SITE CONTEXT AND ANALYSIS

2.1 EXISTING SITE ANALYSIS

The application site is located circa. 450m to the South of the A59 between Clitheroe and Gisburn within the cluster of buildings that originally formed ‘Cowgill Farm’.

The site is bounded by the domestic curtilage of Cowgill House to the South-East; the domestic curtilage of Cowgill Cottage to the North-East; the access lane to Cowgill House to the South; and the access lane from the A59 to the North.

The cluster of properties and farm buildings sit within a defined zone of residential dwellings, conversions and farm buildings which are surrounded by open countryside. The applicant currently lives at Cowgill Farm and owns the surrounding grazing land which he has farmed and lived for the last 64 years.

The residential dwellings are located in a row adjacent to each other in a sporadic layout common across farmsteads which have been re-purposed over time.

The zone to the North of the site contains a number of agricultural buildings, and parking areas which the applicant uses to run his farm.

The application site and building are the only area of the site which are no longer required or fit-for-purpose for their original use, and are in need of redevelopment.

The site and existing building are heavily screened by existing mature hedgerows and trees. The building is not isolated and will continue to be read in conjunction with the adjacent cluster of rural dwellings.



2.2 EXISTING PHOTOGRAPHS



Access lane from A59



View from public footpath to the South



View of the site from the East adjacent to Cowgill Farm



View from public footpath to the South



View from the access to Cowgill House



View from access lane

2.2 EXISTING PHOTOGRAPHS



View of the site entrance from the access lane



View of the existing parking area



Front elevation of existing storage building



Side view of existing storage building



Side view of existing storage building



Side view of existing storage building

2.3 EXISTING SITE CONSTRAINTS AND OPPORTUNITIES

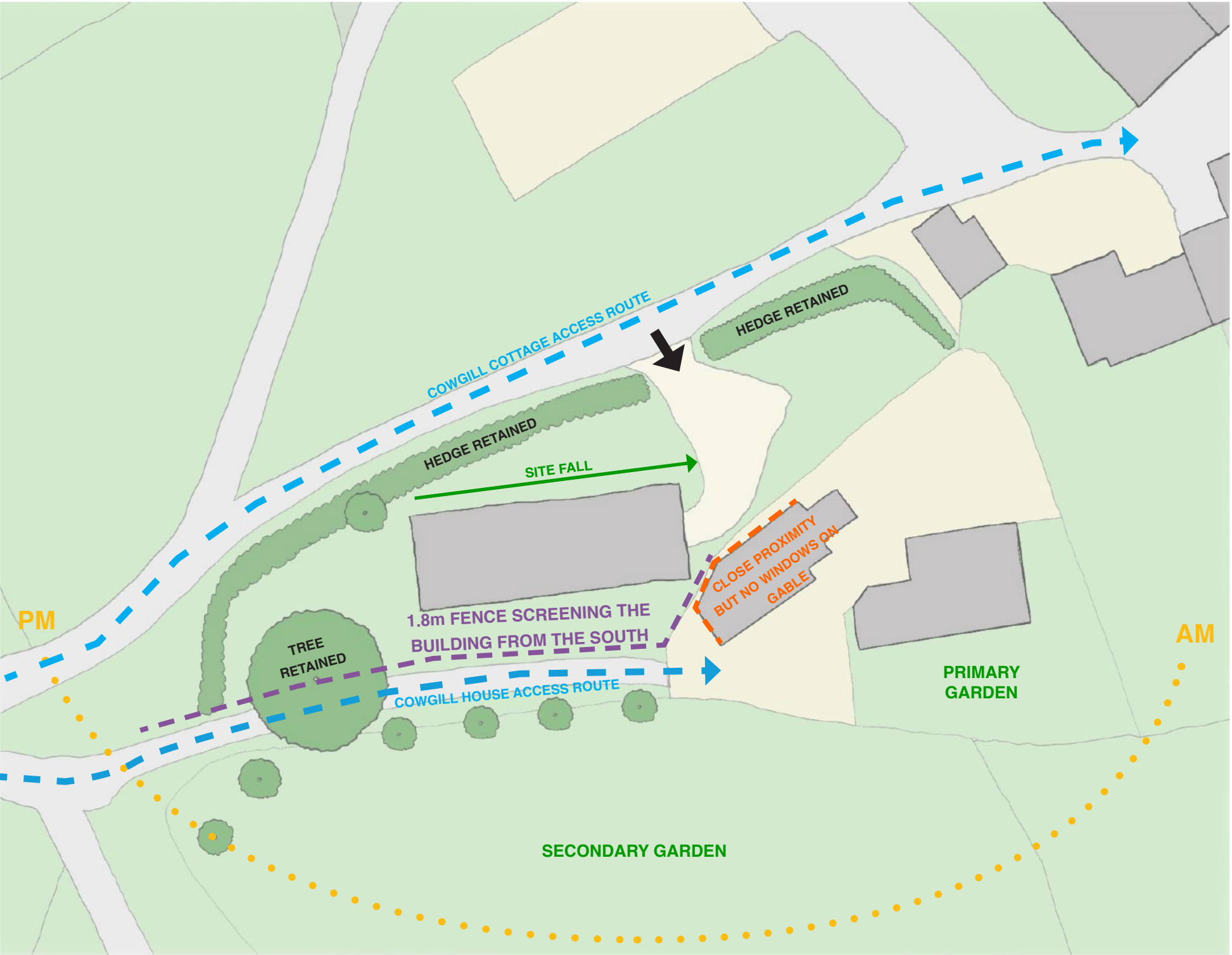
As the site is designated as Open Countryside, the proposed scheme must not affect the openness or the character of the rural setting. The scale, height, form, massing and footprint of the property is therefore limited to the constraints of the existing building.

The extent of the garden areas will be restricted to the immediate land curtilage of the existing building which is already contained and enclosed by the existing hedgerow and fencing, complemented by additional planting.

There is a gradual fall across the site: from the West to the East. The existing site is heavily screened and enclosed with mature hedgerows, trees, planting and boundary fencing making the existing building hidden from distance or close proximity viewpoints.

The existing building is timber clad with an asbestos roof, which is unsafe and unsightly. The building proportions are quite restrictive and the building is not adequate or large enough for modern farming machinery. Therefore for the reasons above, the building has not been used for agriculture since before foot-and-mouth (20 years ago).

Since that time the building has been used to store hay and straw for the family ponies, used as a garage to store their caravan and cars, and for general household storage. The building has also been used in recent years as winter stabling for their ponies. The building has now reached the end of it's useful life and it now appears untidy and unkempt on the site.



3.0 SITE STRATEGY

3.1 PROPOSED SITE STRATEGY

The existing access to the site will be retained and unaffected. The existing planting buffer between the site, adjacent roads, and the adjacent property will be retained in its entirety and enhanced with additional planting.

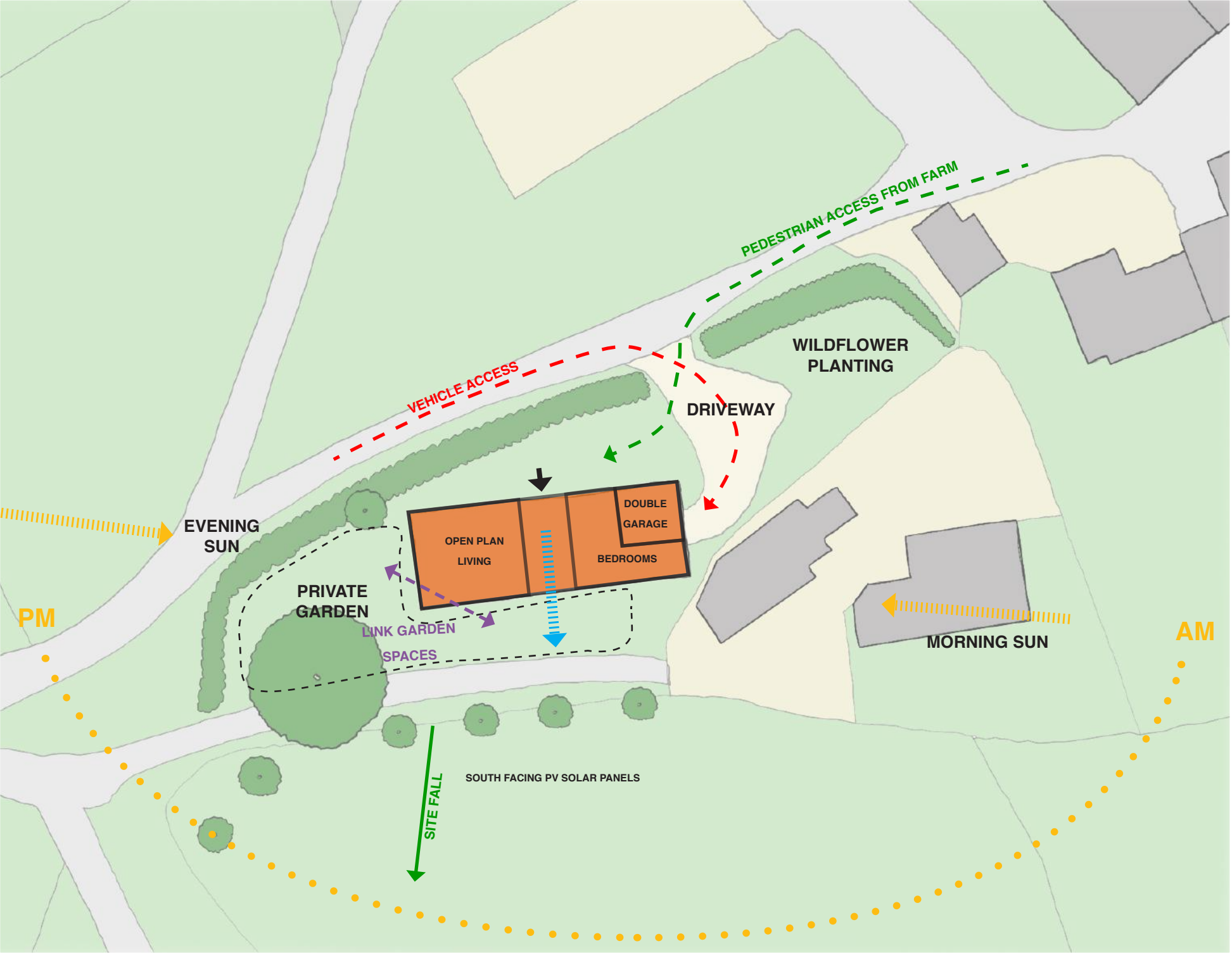
The rear garden zone has been positioned to maintain privacy, maximise the views, and create an outdoor living space which benefits from all-day sunlight. This area of the site is hidden from all external views from the access lanes, the A59, and the neighbouring properties.

The existing hard-standing is currently used for parking and will be used as the driveway and turning area for the property to allow vehicles to exit the site in forward gear. The North-East area of the site outside of the proposed domestic curtilage will be a wildflower zone.

The proposal is to replace the existing building with a dwelling on the same footprint, and at a reduced volume than the existing structure. The ridge-height, pitch and building form will match the existing, and the materials will be replaced with high-quality rural materials to match the adjacent stone-built barn conversions, farmhouse and rural setting.

The existing orientation of the building is ideal to incorporate a South-facing roof-mounted PV solar system.

There is an opportunity to create a property with architectural and sustainable attributes, which compliments the immediate context, and is a positive addition to the local area.



3.2 PROPOSED SITE PLAN

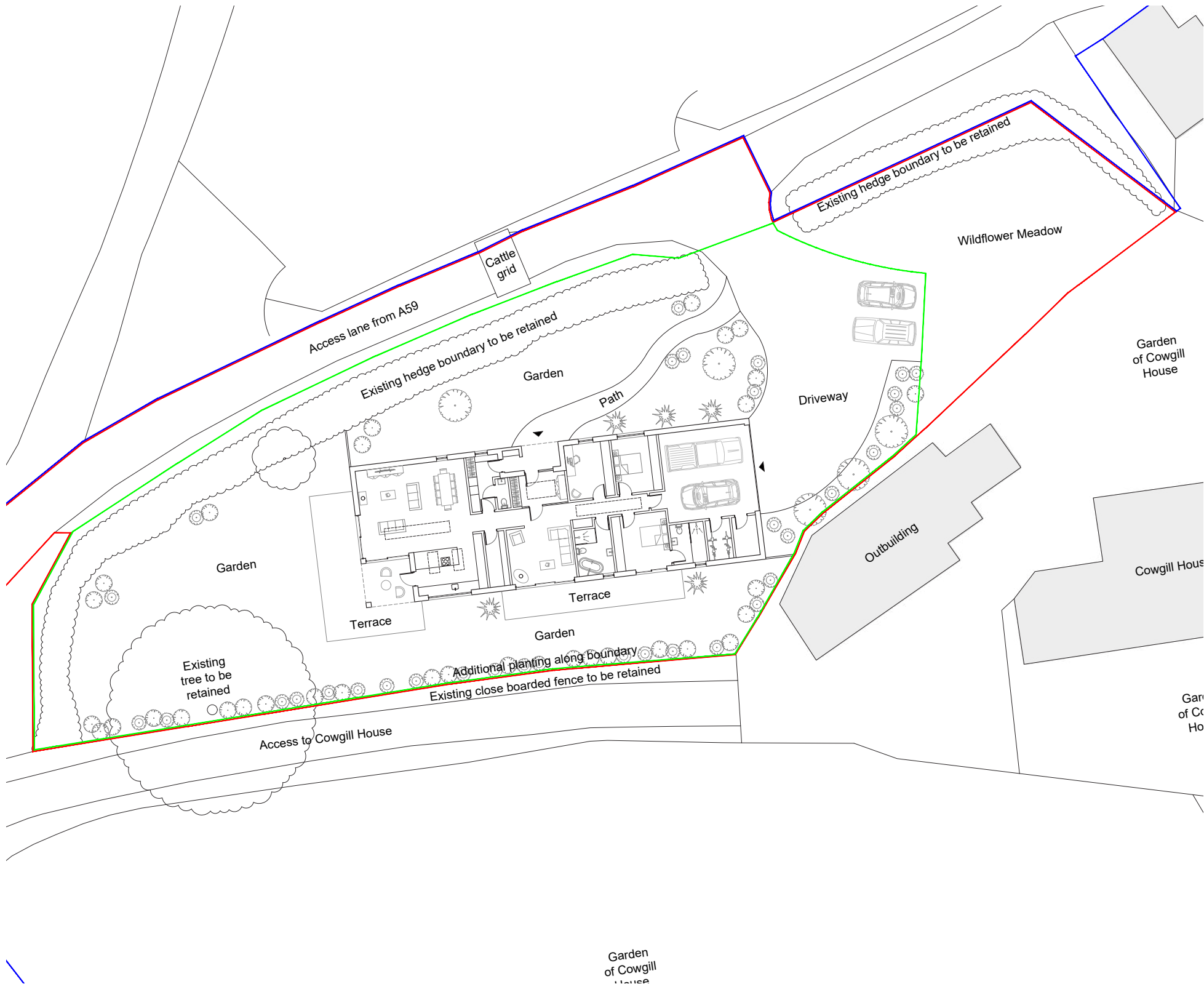
The proposed layout has been designed to ensure the main living spaces and master bedroom will have access to the private garden. These spaces are South and West-facing, enabling them to receive all day sunlight.

To achieve this, the property layout has been designed with the living areas to the West of the plan adjacent to the private garden space which is heavily screened by existing planting.

The integral garage is located to the East of the building with access from the East elevation which is the same as the existing building.

By locating the garage entrance on the East elevation the opening mimics the existing large barn door opening of the existing building. This maintains the barn typology on the approach to the site.

The existing hard-standing parking area will be retained and used as the driveway and parking area for the property. The landscaping of the site will be tidied, improved and enhanced with additional soft-landscaping throughout.



3.3 MASSING & VOLUME

Ground floor footprint of the existing building = 277m²
Ground floor footprint of the proposed building = 258m²

The proposed ground floor footprint is 19m² smaller than the existing building. **The proposed scheme reduces the ground floor footprint by 7% compared to the existing.**

Volume of the existing building = 1100m³
Volume of the proposed building = 877m³

The proposed scheme reduces the volume by 20% compared to the existing building.

The ridge and eaves height of the proposed dwelling will be equal to the existing building.

3.4 ACCESS & REFUSE

The existing vehicle access will be utilised. There are no proposed changes to the existing access.

Bin storage for the existing properties is located at the end of the lane where it meets the A59. Bin storage for the proposed property will also be located at this point.

3.5 PARKING

The front garden / driveway area has ample parking and turning area to allow vehicles to exit the site in forward gear. 2 parking spaces have been shown on the driveway, and 2 additional parking spaces have been shown within the garage.

Cycle storage along with an electric vehicle charging point will be located within the attached garage.

4.0 DESIGN

4.1 PROPOSED LAYOUT

The proposed layout has been arranged into 3 zones:

- 1. Main living spaces to the West and South;
- 2. The garage and services to the East;
- 3. The bedrooms and supporting spaces in between;

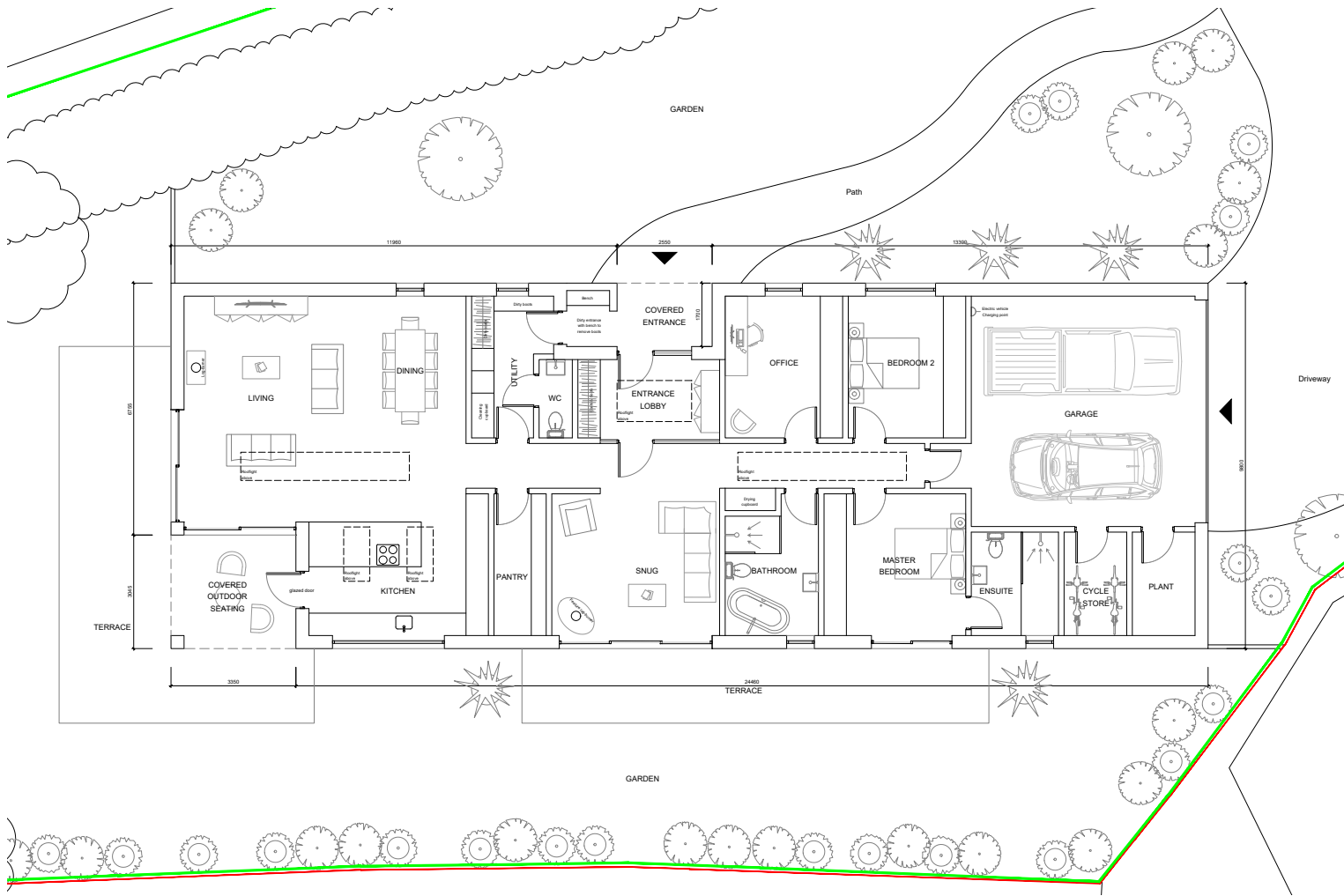
A covered entrance is located central to the North elevation with access to a ‘clean’ entrance into a lobby hallway, and a ‘dirty’ entrance through the utility.

The entrance hall includes a coat and boot store and access to an open snug area. The open plan kitchen dining living space is located to the West with access to the utility, WC and pantry. The bedrooms, are located to the East and consist of 1 double bedroom and a master bedroom with ensuite. An office has also been included adjacent to the entrance with visibility of the front entrance.

The garage is located on the Eastern elevation with a store, plant room, and internal access to the house. A ‘barn door-style’ opening provides access to the garage and maintains the existing aesthetic of the East elevation.

The existing barn door opening is also reflected on the Western gable to maintain the character and existing openings of the original building. The open plan kitchen dining living space has also been designed to include a covered external seating area which is inset from the external elevation.

The proposed property maintains the pitch and height of roof from the existing building, with vaulted ceilings internally. The front elevation has been designed with minimal openings in a random arrangement common across rural properties.



PROPOSED FLOOR PLAN

4.2 SUSTAINABILITY

The property has been designed to minimise energy. The dwelling will require minimal energy for heating, cooling and lighting.

We will achieve this firstly by sustainable design, (siting, thermal mass, sustainable heating and ventilation systems), and secondly by a fabric first approach (high levels of insulation, prevention of thermal bridging, achieving high levels of air-tightness). PV solar panels are proposed on the south facing roof, and an air source heat pump will also be included.

4.3 BIODIVERSITY

A detailed landscaping proposal will be provided as part of the conditions which will detail the hard and soft landscaping including plant species.

Proposed planting has been included throughout the site (please refer to the proposed site plan drawings).

A natural wild-flower zone will be planted to the North-East of the site to encourage natural wildlife and improve the biodiversity of the site.

4.4 VISIBILITY

The site is heavily screened by existing mature hedgerows and trees, and the proposal does not have any visual impact in comparison to the existing building other than improving the materials, landscaping and bringing a derelict site back into use. The building is not isolated and will continue to be read in conjunction with the adjacent cluster of rural dwellings.

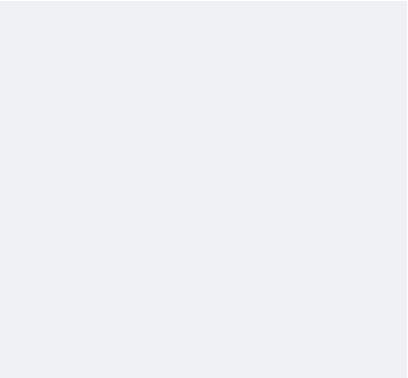
Therefore the new proposal will have a reduced visual impact on the open countryside than the existing storage building.

4.5 MATERIALS

The dwelling has been designed as a contemporary response to a rural setting. Utilising a material palette which compliments both the rural site and the surrounding properties.

The proposed dwelling will be built using natural random stonework, large timber sliding doors, and a highly insulated agricultural style roof with an integrated solar system. Openings have been kept to a minimum with a large ‘barn-door-style’ opening to each gable.

These are some precedents and visualisations representing the proposed material palette.



4.6 VISUAL APPEARANCE

The adjacent precedent images show examples of designs which incorporate similar features or materiality to our proposal within a rural setting.

The proposed West elevation has a subtle appearance sitting at the same height as the existing barn with the only opening being a large barn door providing access to the garage.

When the proposed property is viewed from the site entrance, the building remains rural in aesthetic with no urban features. The front (North) elevation is screened from the access lane by the existing high level hedgerow and planting along the site boundary.

The fenestration and openings have been designed with random sizings and placement to create a rural property which appears as a re-imagined agricultural building.



5.0 VISUALISATIONS

5.1 EXISTING VIEW FROM THE ACCESS LANE



5.2 PROPOSED VIEW FROM THE ACCESS LANE



5.3 EXISTING VIEW FROM SITE ACCESS



5.4 PROPOSED VIEW FROM SITE ACCESS



5.5 EXISTING VIEW FROM THE PUBLIC FOOTPATH TO THE SOUTH



5.6 PROPOSED VIEW FROM THE PUBLIC FOOTPATH TO THE SOUTH



5.7 DRIVEWAY VIEW



5.8 PRIVATE GARDEN



6.0 CONCLUSION

6.1 CONCLUSION

This application is for the demolition of an existing garage/store and the construction of 1 No. self-build, eco-home with integral double garage. The building is currently used as a garage/store in association with the applicants current dwelling, Cowgill Farm.

The scheme has been designed within the constraints of the existing building and site, creating a design which improves the overall aesthetic and impact on the Open Countryside site.

As the proposed dwelling is to be the new family home of the applicant, they have appointed ZMA to design the property to meet their specific accommodation requirements, and create a sustainable solution which blends with the countryside setting.

The proposed property represents a high-quality architectural proposal which enhances the existing site by creating a sensitively designed response in terms of siting, sustainability, materiality and visibility.

This proposal is a unique opportunity for a family to continue running their family farm by allowing their son to move into the family farmhouse, and the parents to downsize into a single-storey retirement home on the farm. Peter will be self-building the property with his sons which makes the project affordable and achievable. There are no single-storey properties within close proximity to the farm, which are available to purchase, that Peter and his wife can afford. The only way of downsizing is to self-build their own property on their own land.

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



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