

design statement



fairfield farm
clayton-le-dale

september 2023

fairfield farm

1 Background Information

1.1 APPLICATION

The planning application description is as follows:
'proposed alterations and extension to dwelling'.

1.2 INTRODUCTION

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

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.

1.3 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 building is to be arranged on the site and its relationship with its environs;
- Appearance - what the building and proposed internal spaces will look like including materials;
- Access - how the site is accessed and the accessibility of the building within the context of the site.



aerial view of the site and its approach via Longsight Road

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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 design statement is drafted to support most applications, including this minor application for the alterations and extension to this 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 design statement 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.

The design statement 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 and consider options for a contemporary remodelling of the house to provide better accommodation for the family. The shortcomings of the existing layout should be addressed, there are underused and 'landlocked' rooms in the current arrangement and a very steep staircase in the centre of the plan. The design should allow the applicant to continue using the house for the foreseeable future.

The brief requested the house be reconfigured to better suit modern family living and should have a strong and improved connection to the garden. Natural light is to be encouraged, addressing the 'dark' character of the existing interior.

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 budgets of its clients.

The practice has over 18 years experience and projects have consistently 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.



existing property - front elevation



existing property - east corner

red broken line indicates public footpath
ref.FP-03-13-001 (Clayton-le-Dale) as
LCC's documentation

blue shade indicates our understanding of
the existing footpath route as actually
present on site.

existing gateway in boundary
hedge, opposite existing footpath
stile to south of Longsight Lane
(footpath ref.FP-03-13-002)

existing site analysis

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2 Site

2.1 SITE LOCATION

The site is located on Longsight Road, Clayton-le-Dale. The property is accessed from the north east.

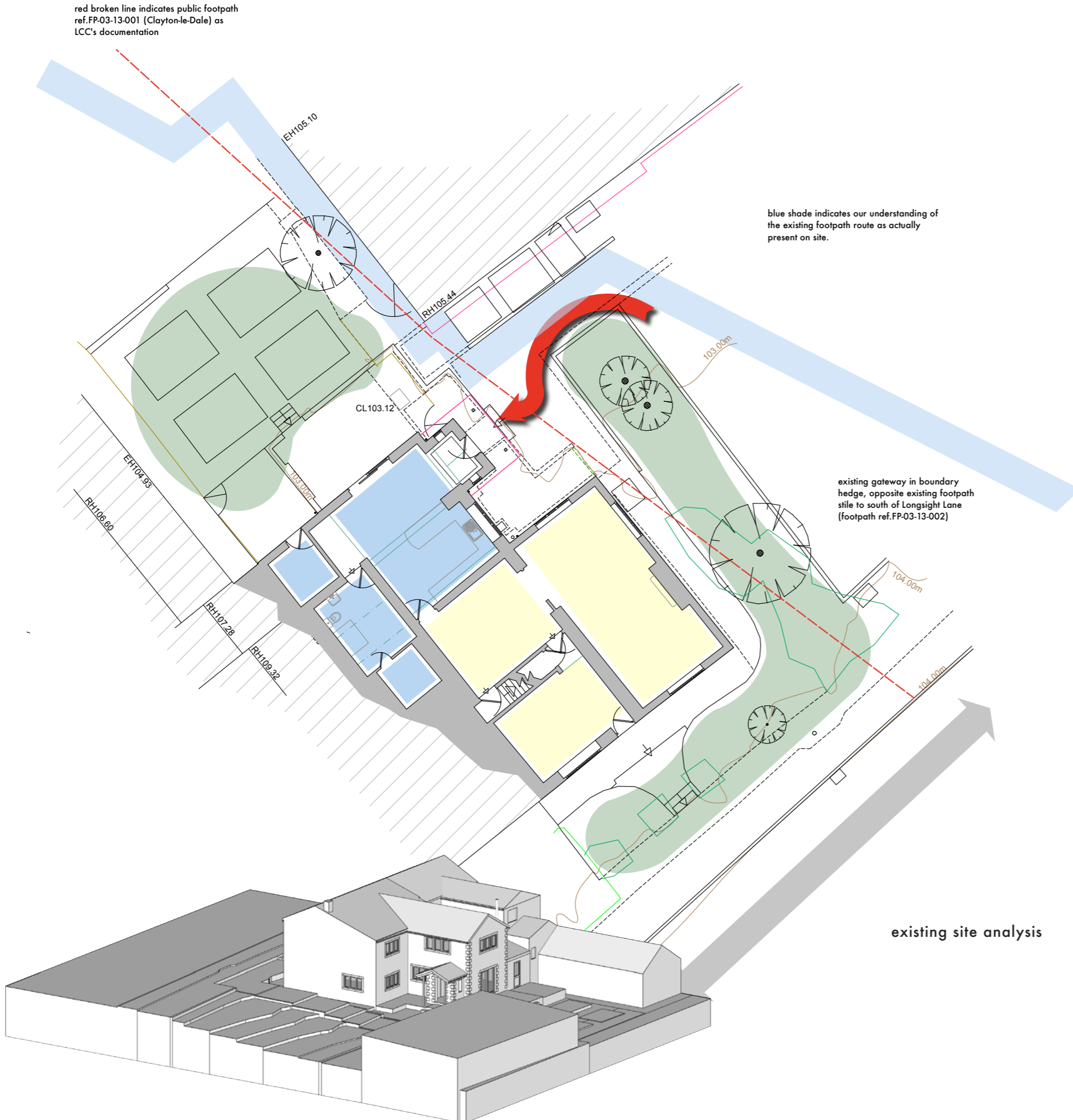
2.2 EXISTING HOUSE

Fairfield Farm is a semi-detached property and is understood to have been substantially remodelled and extended to the north west and north east leading to its current incoherent appearance. The property is predominantly faced in natural stone and render with a natural slate roof.

There is a public footpath ref.FP-03-13-001 running to the north east of the property as indicated by the red broken line. Our understanding of the actual route of the footpath taken on site is indicated in blue.

A breakdown of existing gross external areas is as follows: -

Ground	141 m ²	(1,520 ft ²)
First	111 m ²	(1,195 ft ²)
Total	252 m ²	(2,715 ft ²)



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3 Planning

3.1 PLANNING HISTORY

A review of RVBC's online planning resources show one application relating to extension and alterations of the farmhouse at Fairfield Farm (ref. 3/1998/0401).

3.2 PLANNING POLICY

The Ribble Valley Core Strategy document, and the more recently adopted Housing and Economic Development DPD, sets out the development strategy for the Ribble Valley area up to the year 2028.

Extracts from the associated Proposals Map confirms that Fairfield Farm is covered by the following policies :-

- DS1 development strategy
- EN2 landscape
- EN3 mineral safeguarding
- DMG2 strategic considerations

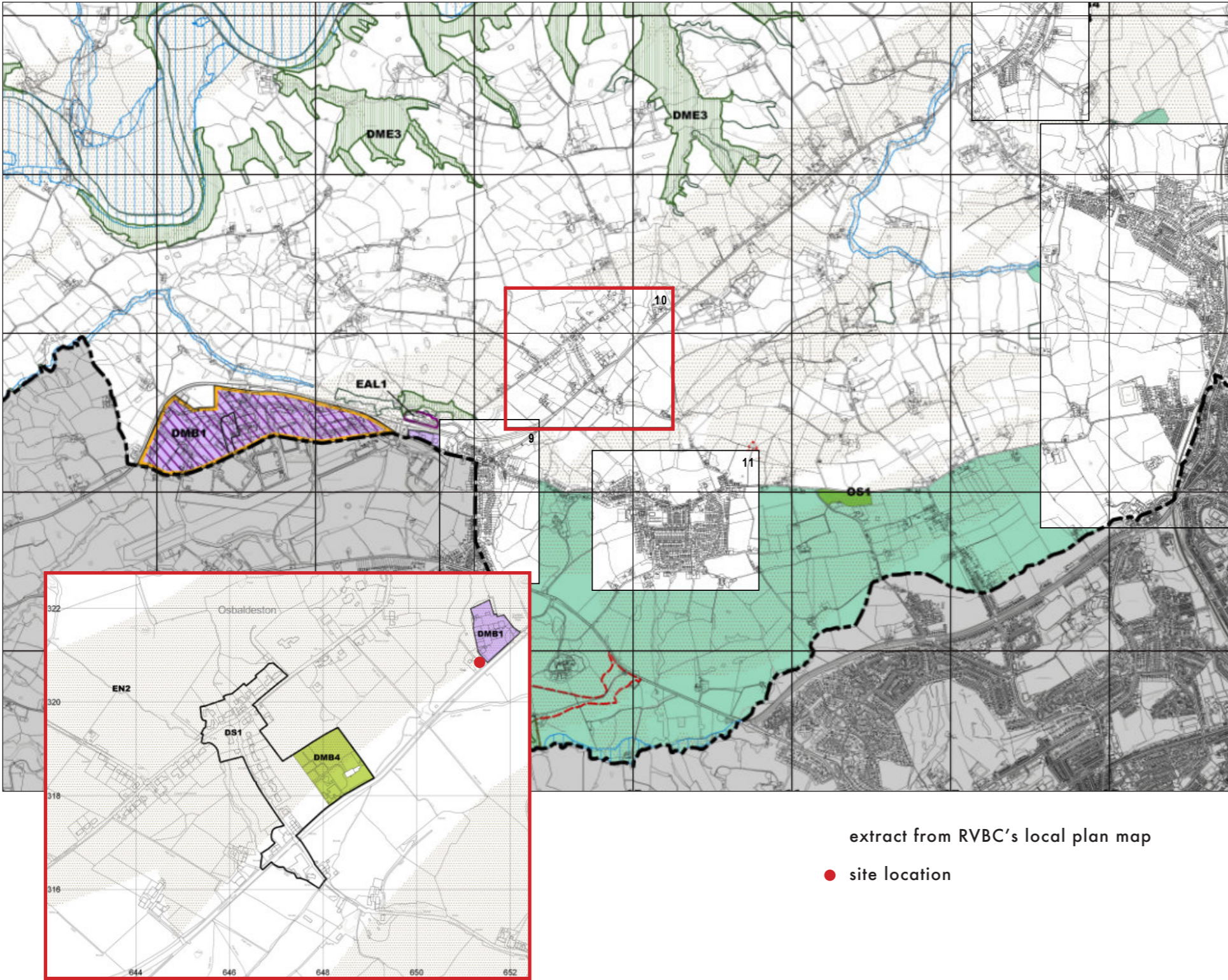
3.3 SUPPLEMENTARY PLANNING GUIDE

RVBC publish 'extensions and alterations to dwellings' supplementary planning guide (SPG) to help applicants on what may be acceptable. The guide is general and tends to encourage schemes that are respectful of the existing property and setting.

This DAS takes into consideration the guidance provided within the SPG and references the following titles

- a. character
- b. scale
- c. size
- d. general form and shape
- e. materials
- f. roof design

It is unclear from RVBC's online resources whether Permitted Development Rights (PD rights) are retained.



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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 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 to the dwelling has been designed to achieve the desired accommodation in response to the brief. It is believed the scheme provides contemporary, usable living accommodation with a strong connection and respect for its setting.

4.2 DESIGN CONCEPT

A robust architectural language is used with the extension and remodelling of the existing house. Externally the property has been re-presented, bringing order to the currently incoherent appearance.

The house is to be finished in natural stone and render with dressed stone detailing and a natural slate roof, similar to the existing house and neighbouring properties.

4.3 USE

The use of the building is unaffected by the application and will remain a dwelling.



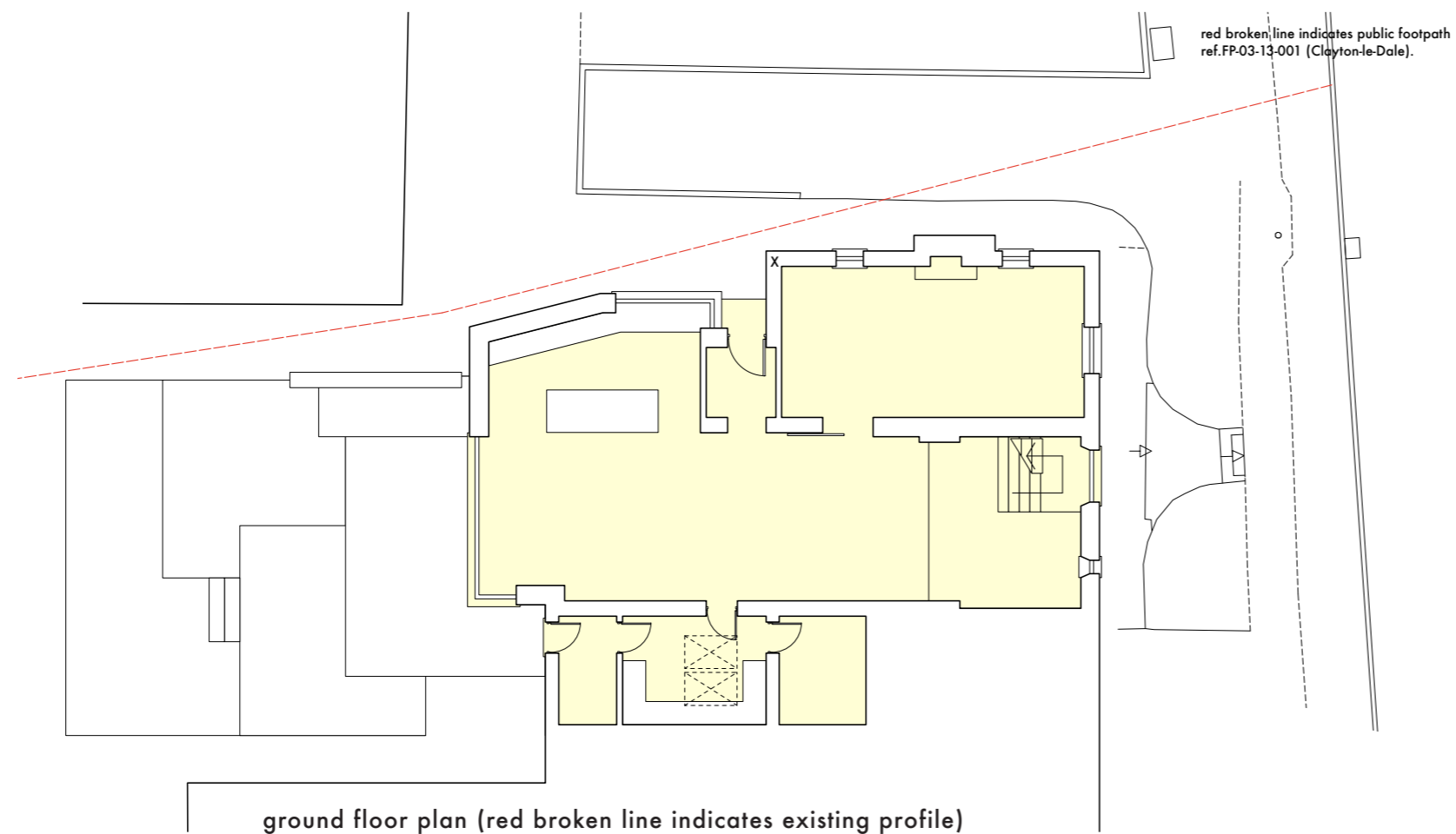
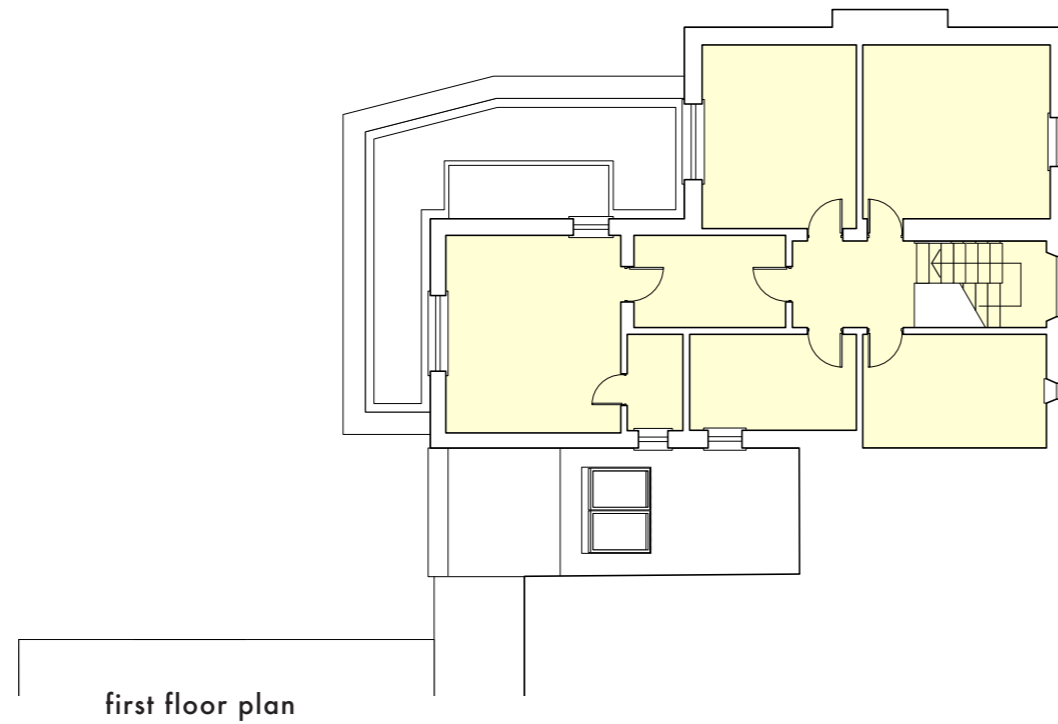
as proposed scheme



earlier development options



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4.4 LAYOUT

The proposed dwelling is set up to ensure the additions complement the existing accommodation.

The internal remodelling to the ground floor realigns the circulation, creating a larger and more enticing kitchen/family room in the heart of the plan with a separate lounge to the north east. The new staircase creates a buffer to Longsight Road and allows the first floor accommodation to be rationalised. The ground floor accommodation has been refined with open plan family room accommodation orientated to a terrace opening to the garden. Three bedrooms including a master suite are provided to the first floor as well as a large family bathroom.

4.5 PUBLIC RIGHT OF WAY

The public right of way running through the site has been addressed as described to drg.no.2310/PL.01.

4.6 APPEARANCE

The original house is faced in stone and render. A tall window to the staircase gives focus to the re-presented south east façade, bringing order to the property's existing incoherent appearance. The additions to the original house are in-keeping with surrounding properties.

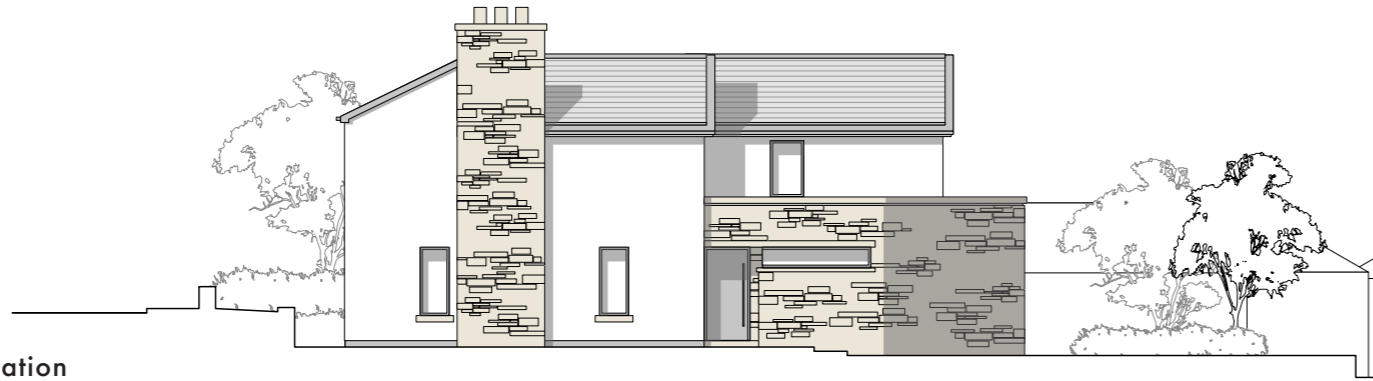
Materials schedule

walls	natural stone and render finish
roof	tiles to match existing green roof to ground floor extension
windows	polyester powder coated aluminium

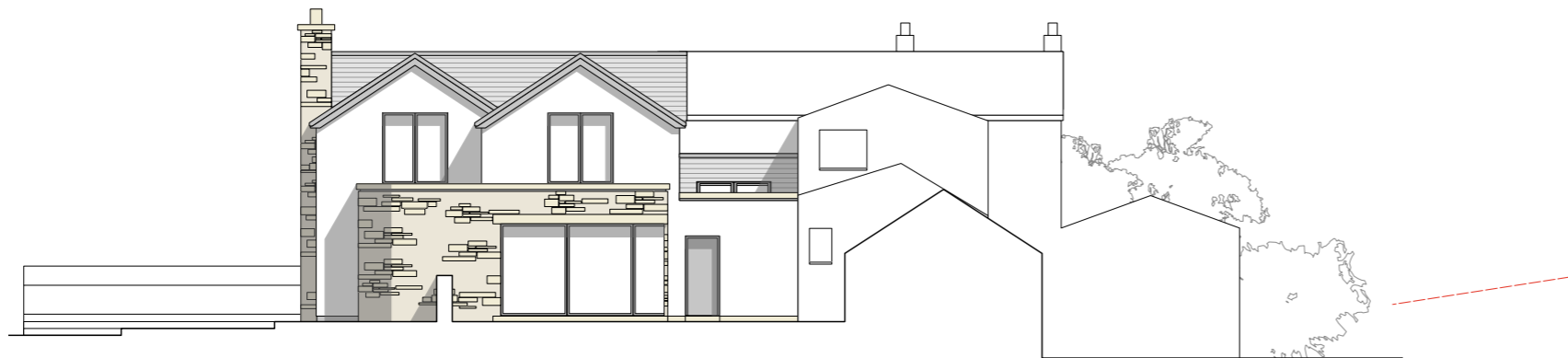
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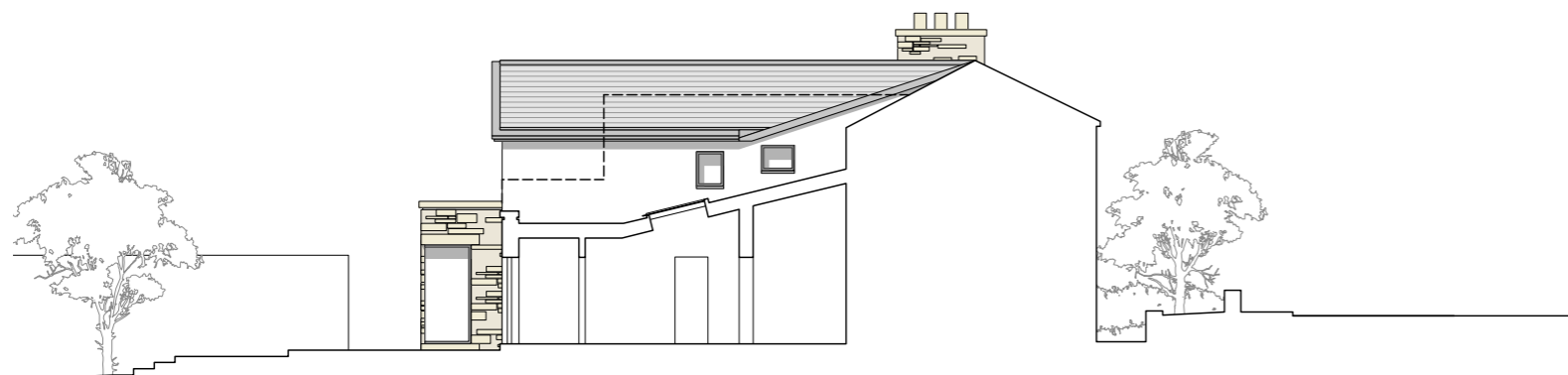
south east elevation



north east elevation



north west elevation



section and partial south west elevation

4.7 ACCESS/PARKING

The existing access off Longsight Road is unaffected by the proposals being located away from the highway. Sufficient parking is provided to the north east of the property and is unaffected by the proposals.

4.8 SCALE AND MASSING

The proposed ground floor plan realigns accommodation towards the garden with extensions to the north east and north west elevations.

The ridge height is the same as the existing, a second gable has been added to address the disconnected roofs of the rear elevation along with the new single storey wraparound stone extension forming the kitchen and family room and connection with the garden.

4.9 AREAS

A breakdown of the dwelling's gross external areas is provided below :-

Existing	Ground	141 m ²
	First	111 m ²
	Total	252 m ²
Proposed	Ground	169m ²
	First	112m ²
	Total	281m ²
		gross internal area

This represents a less than 12% increase in floor area which complies with the advice offered in RVBC's Supplementary Planning Guidance.