

Project | Moor Hey House, Stoneygate Lane, Knowle Green
Client | Mr Phang + Mrs Depla-Phang
Ref. | 309LIP01
Date | May 2023
Revision | Stage 3 - Developed Design [Planning]

Developed Design Document

matt wood:architect

Introduction:

Project :Residential alterations + extensions,
Moor Hey House,Stoneygate Lane, Knowle Green.
Revision :Stage 3 - Developed Design [Planning]
Date :May 2023

- This design document has been prepared on behalf of the client / applicant, Mrs Depla-Phang + Mr Phang, in relation to development proposals at the above property.

- The aim of this document is to provide a background to the design development of the project in regard to proposals for extending an existing detached residential dwelling at the above address.

- Please refer to drawings and information incorporated herewith, indicating the extent, scale and concept of the proposals.

_The Brief / Design Proposals...

- The Applicant proposes to extend the existing dwelling to the side to provide additional living accommodation, further to demolition of an existing lean-to extension. A detached garage outbuilding is also proposed, subject to the demolition of an existing outbuilding and detached garage. Alterations are also proposed to the window fenestration of the house, together with amendments to the driveway.

i n t r o d u c t i o n

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[site location + existing building]
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[existing elevations]

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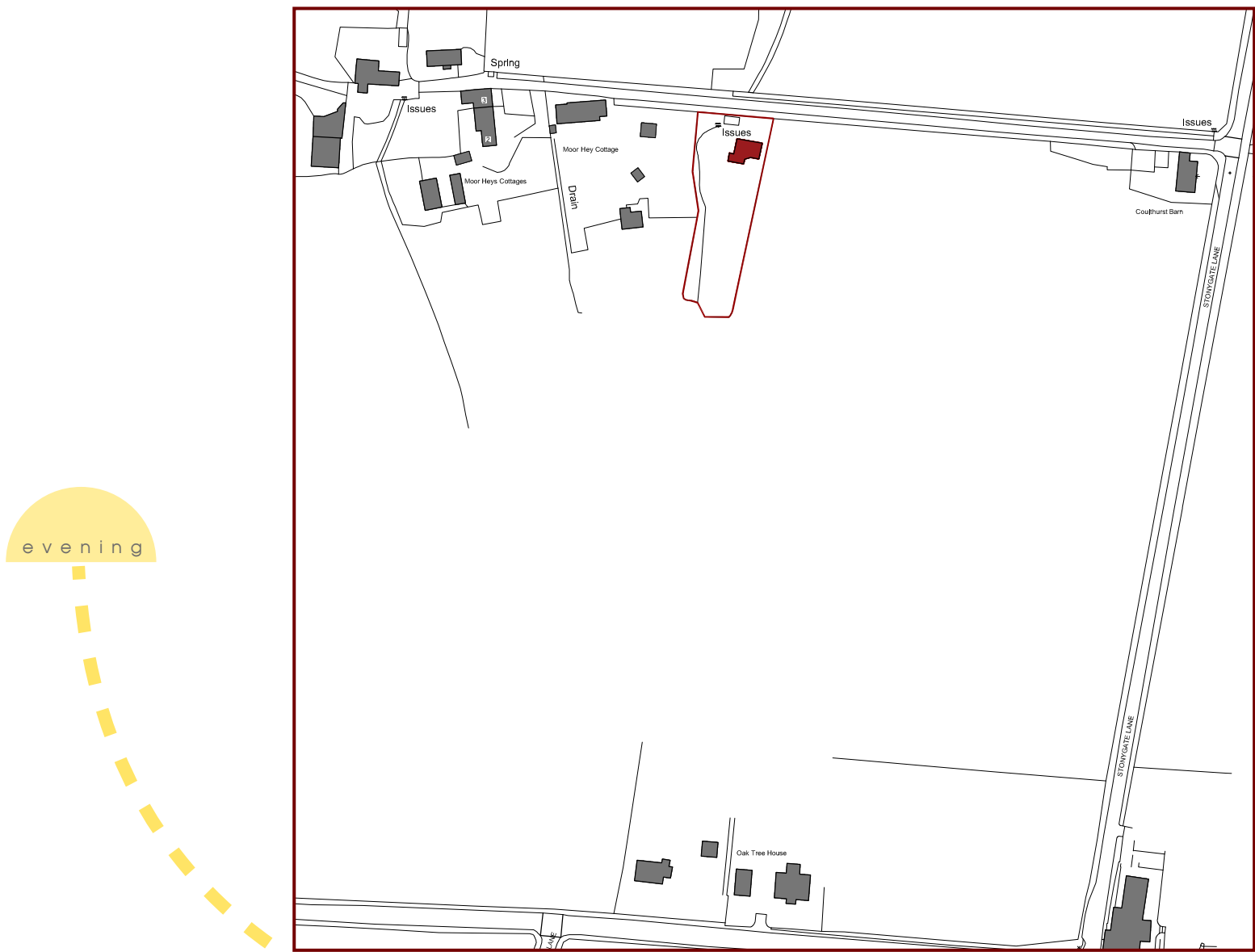
Moor Hey House



Assessment:

_Application site + building...

- The application site is located on Stoneygate Lane, a rural lane on the outskirts of settlement of Knowle Green.
- The lane mainly is a rural track with fields to the North + South, and consists of several large individual residential dwellings, situated on large established plots, to the South side of the lane. The natural gradient of the landscape slopes away to the South and dwellings are therefore raised and have significant long views to the South.
- The property and land of Moor Hey House, Stoneygate Lane, is in the full ownership of the applicant.
- The property is located within an Area of Outstanding Natural Beauty [Forest of Bowland], as designated by Ribble Valley planning.



evening

morning

assessment of existing
site location



[img03] - site location plan.

0m 50m 100m
Scale: 1:2500

Site Address:
Moor Hey House
Stoneygate Lane
Knowle Green
Ribchester
PR3 2XE

Moor Hey House



[img02] - site aerial photograph.



[img04]_existing site aerial + site photographs.

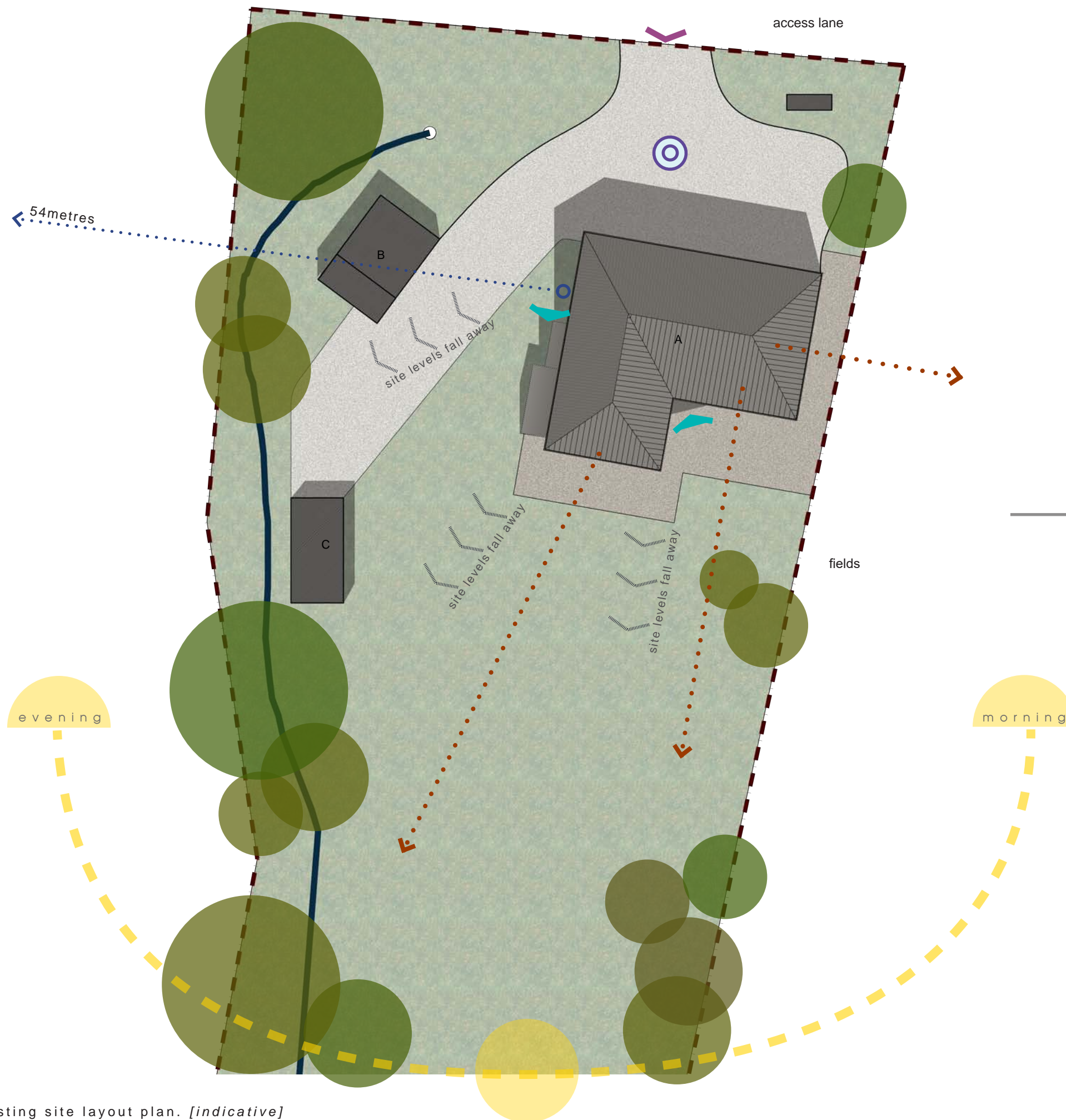


Assessment:

_Site description...

- We understand that the access and the site are in the full ownership of the applicant.
- Access to the site is from the North, via the track leading from Stonegate Lane. The track serves several dwellings and the application site is the first dwelling, on the South side, accessed via brick pillars.
- The entrance to the property is located to the South elevation and rear of the property. A secondary access is provided via dilapidated timber frame porch on the West elevation, and a utility room door to the rear aspect.
- The dwelling is approximately level with the access track, but land falls away significantly to the West and South, providing an elevated view to the rear aspect.
- The house is located against the East boundary and fields beyond. Outbuildings are located to the West side of the house and an open brook runs along the Western boundary. To the South, the rear garden falls away with the site levels and is long with established trees and planting.

assessment of existing
photographs



assessment of existing site assessment

0m 2m 4m 6m 8m 10m
Scale: 1:200

A = Main house
B = Outbuilding
C = Garage

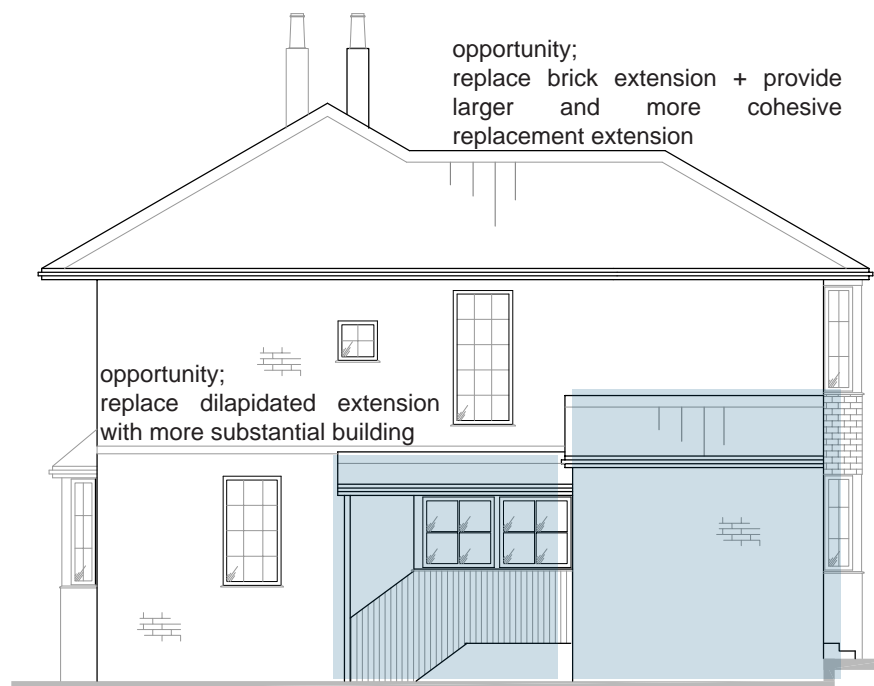
- site ownership boundary
- existing site access points, retained
- house entrance points
- parking / turning area, retained
- established planting buffer / screening
- established trees [indicative only]
- distances [approx.] to adjacent dwellings
- significant / important views

[img05] - existing site layout plan. [indicative]



- North to front

opportunity;
provide a more focal entrance
to the front of the house without
negatively impacting on the
existing aesthetic



- West to side

opportunity;
replace dilapidated extension
with more substantial building

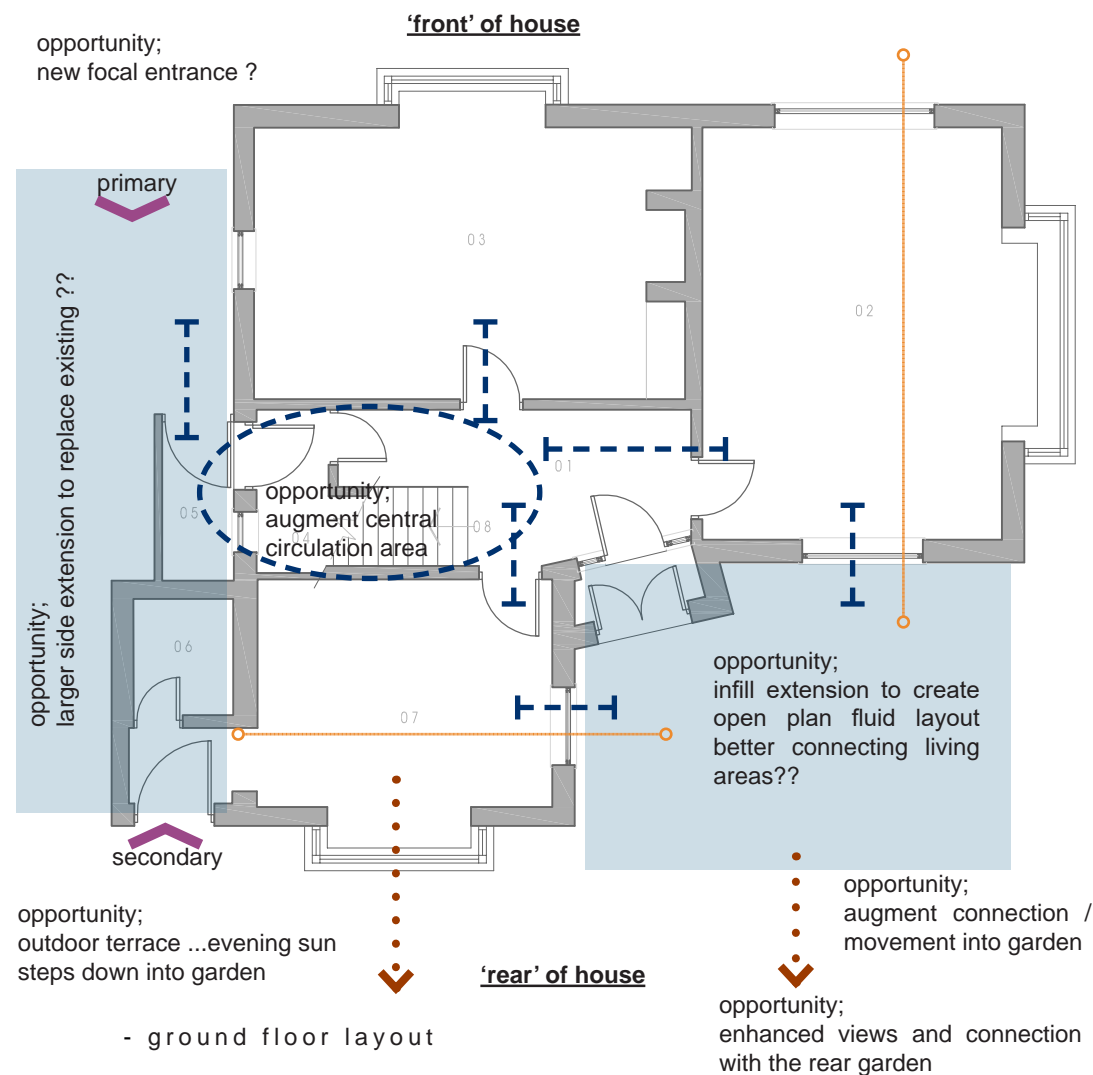
opportunity;
replace brick extension + provide
larger and more cohesive
replacement extension

Design Statement:

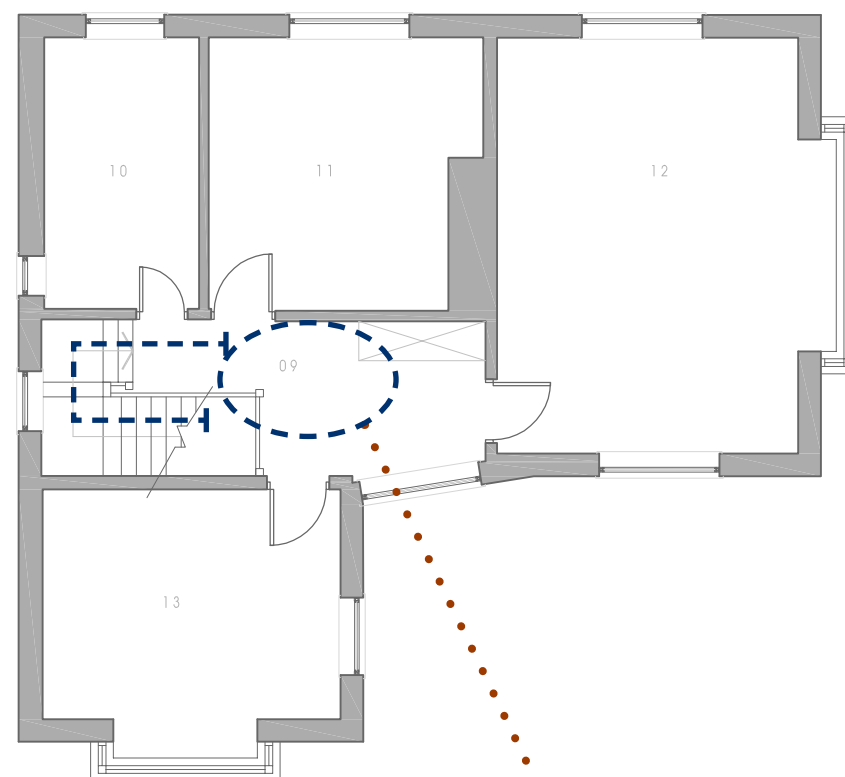
_Design Strategy...

The design proposals presented herewith aim to satisfy the client's brief, and are designed with consideration to local Planning policies and the constraints + opportunities of the site. The proposals will ...

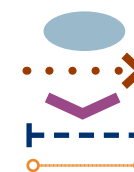
- respect the context of the Area of Outstanding Natural Beauty and give due consideration to any impact the development may have on the setting.
- respond to the reasons for refusal of the recent Planning application, and present significantly reduced proposals that are more in keeping with the siting, scale, mass and volume of built form of the immediate context.
- improve the quality of architecture, through good design and creative solutions for extensions, and consideration to the selection of materials.
- respond to the site - the plot is a large but the potential locations for extensions to the dwelling needs to be considered due various constraints, such as entrance to the dwelling and the existing site levels.
- prefer a single-storey extensions, in lieu of first floor additions.
- consider a new formal entrance to the house, which is currently inconspicuous and not relevant to the orientation of the property.
- preserve necessary distances between properties, and attain LA requirements for car parking and amenity areas.



[img07] - assessment of existing house



- appropriate location for new extensions ??
- significant / important views - proposed
- main entrance points - proposed
- connections [movement]
- connections [visual]



design strategy building assessment

_siting ...

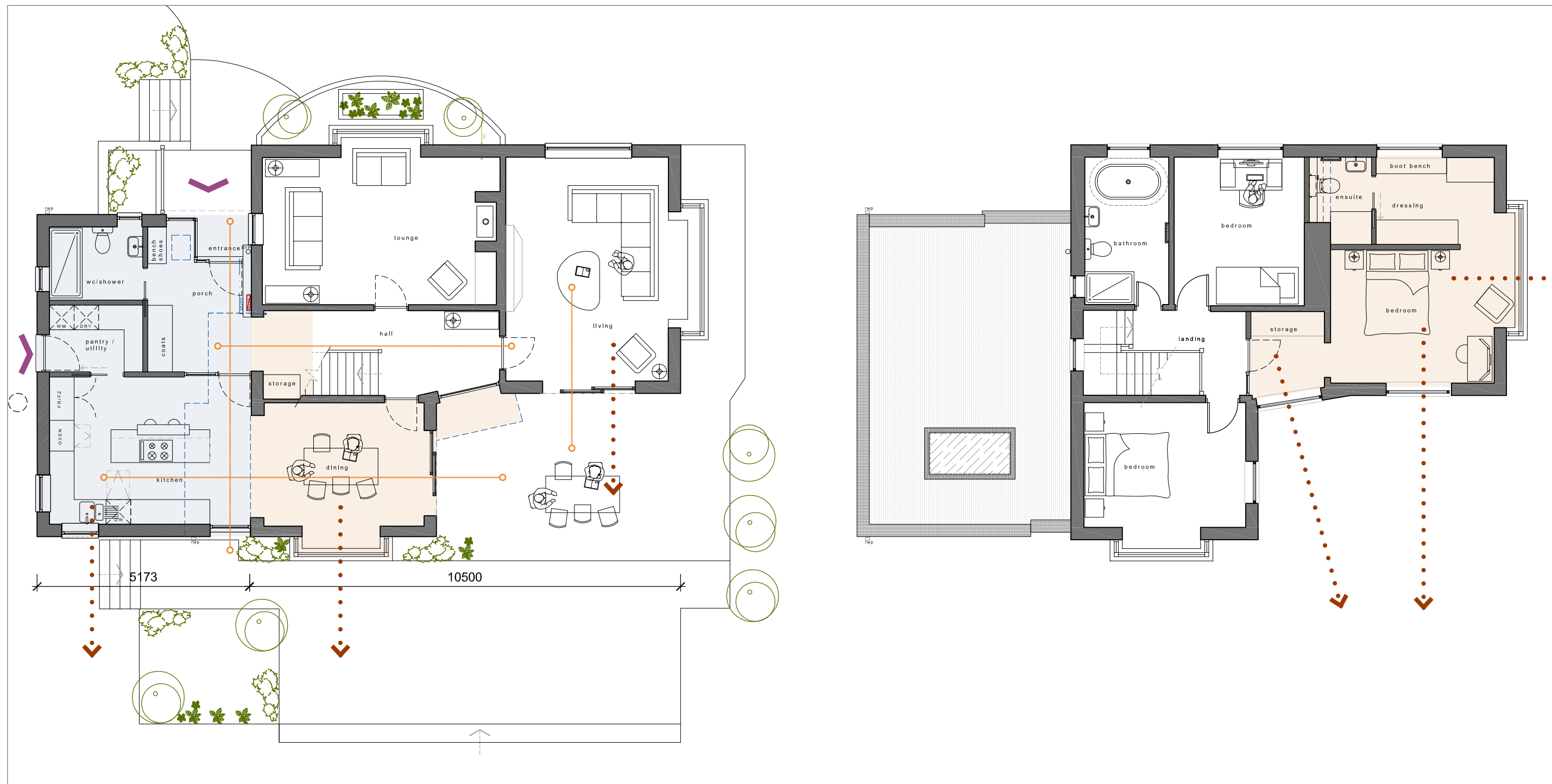
-The location of the previous proposals clearly enveloped the existing dwelling. Extending the property to the rear and both sides over two-storeys presented an overdeveloped property and proposals that were detrimental to the character of the house and the AONB. The updated design provides a consolidated approach to the extensions, which are now sited wholly to one side of the property, set back from the main elevation and in the location of previous / current extensions.

- In addition, the location of the new garage is now sited adjacent to the dwelling, to reduce the encroachment into the garden and reduce the length of the driveway. The detached garage was deemed acceptable, in principle, during the previous application, and bringing this building closer to the house will reduce the impact on the Green Belt and AONB.

_scale ...

-The size and scale of the previous proposals clearly dominated the existing dwelling. The current application design now presents proposals that are significantly reduced in scale and provide a more sensitive response to the site and house. The smaller scale development does not detract from the character of the existing dwelling and are subservient in scale to the existing building.

-The submitted proposals display proportions and an architectural style that are in contrast to the character of the host property. This provides a clear definition between the old and the new, and this uncomplicated and well-detailed contemporary approach creates an addition that is subservient in scale to the principal dwelling.



[img08] - proposed floor layout plans

0 1m 2m 3m 4m 5m
Scale: 1:100

--- Demolished / Removed

- Remodelled

- Extensions

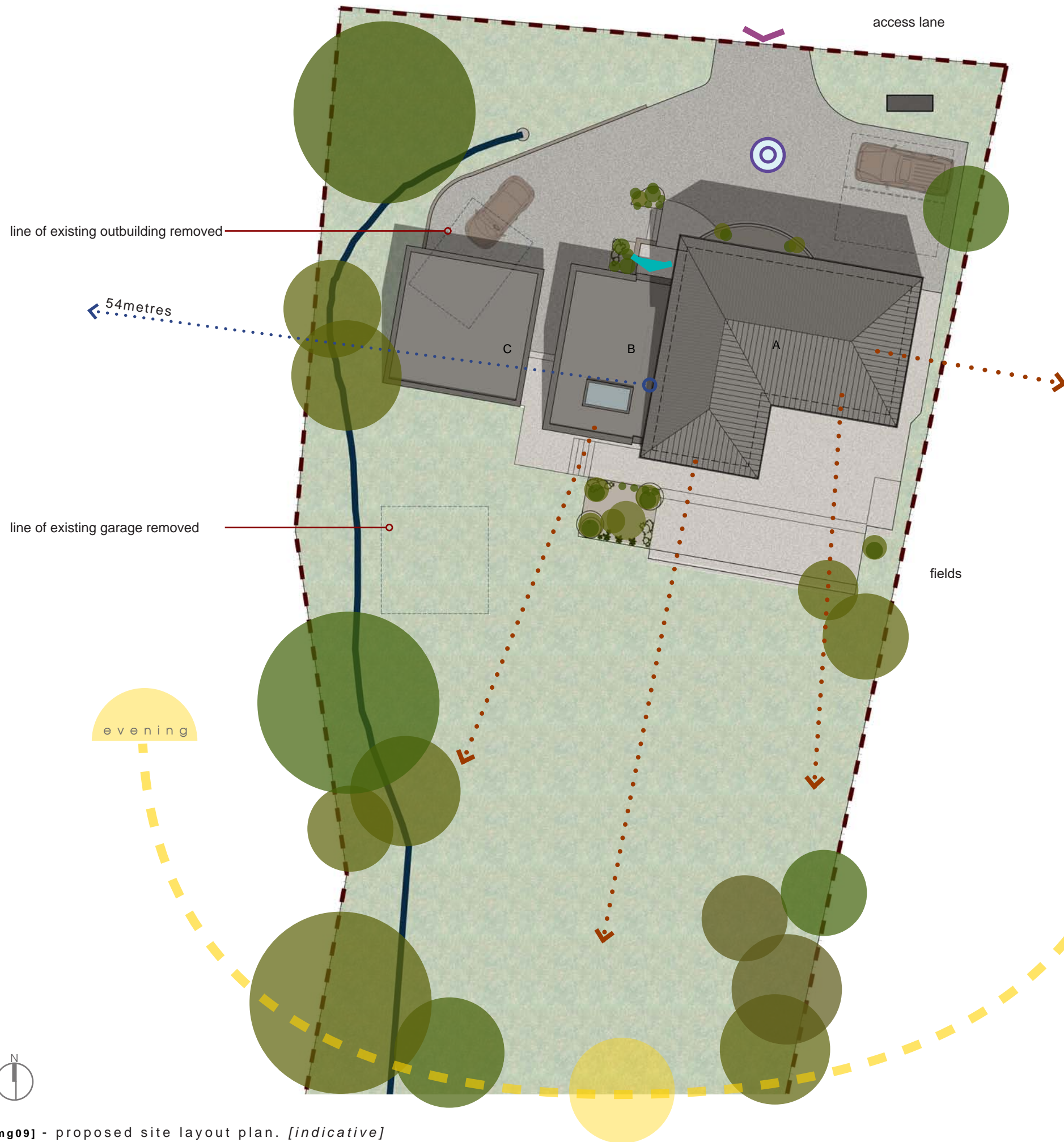
main entrance points - proposed

significant / important views - proposed

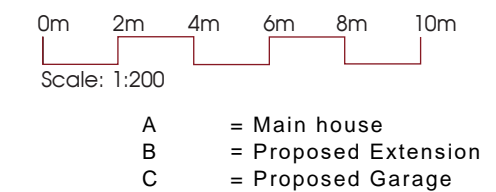
connections [visual]

design development

floor layout plans



design development
site assessment



- current development boundary
- existing site access points, retained
- house entrance points
- parking / turning area, retained
- established trees
- distances [approx.] to adjacent dwellings
- significant / important views



[img09] - proposed site layout plan. [indicative]

_design + appearance...
-The design is purposefully modern and does not attempt to mimic the earlier design style or provide a pastiche of the original house.

-The materials proposed will reflect a contemporary interpretation of those used on the existing house. Facing brick will directly relate to the existing elevations, whilst the contrasting colour will provide a visual definition between the existing building and the new addition. The timber cladding is added to breakdown the mass of brick and add some texture, hue and material that reflects the natural tree/ woodland surrounding the site

-We feel that the development proposals need not imitate earlier architectural periods or styles and can be the stimulus for the use of imaginative modern design using high quality materials in innovative ways. The proposals respond to the fantastic location, with wide views across open farmland and longer views across the valley and hills to the South, which influence the introduction of large format glazing. The roof line is kept low to lessen the impact on the existing house and views from first floor windows. The extension is visually separated further by a lower roof line at the junction between old and new.

-Various alternative designs have been considered during the development of the proposals. It was important that we considered all options in developing the application proposals.

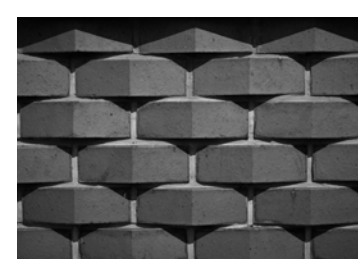
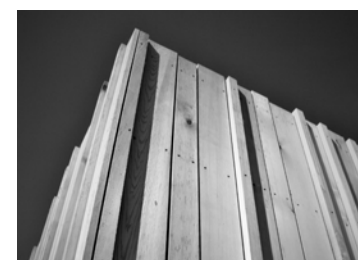
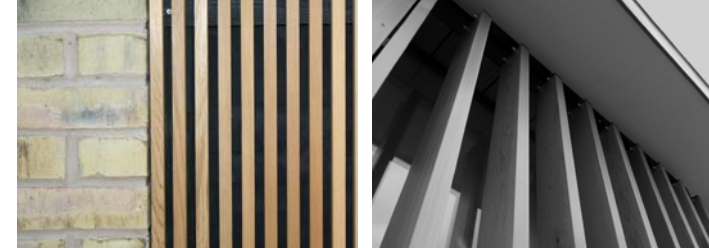
- We believe that the creative and contemporary approach to the considered design is an appropriate design solution to the applicants' brief, accords with the local authority's own guidance on design, and would offer a creative and considered addition to the AONB.

- We refer to previous successful contemporary extensions / dwellings approved by the local authority, examples of which are referenced on the next page. This includes our designs for contemporary additions to listed buildings and dwellings within Conservation Areas. We feel that successful design need not be limited by any requirements to mimic or imitate an existing architectural period / character, but should be sensitive to the setting and significance of the context.

design development
appearance + materials



[img10] - proposed elevation
0 1m 2m 3m 4m 5m
Scale: 1:100



- previous projects by matt wood : architect ltd

matt wood : architect ltd

practice profile + experience

- MW:A Ltd is a contemporary award-winning architectural practice, based in Ormskirk, West Lancashire, specialising in creative modern new homes, extensions, and renovations.

- MW:A believes that every project is unique...every design has its own identity, every client has their own requirements.

- We apply a detailed and enthusiastic approach to every new project. With a sound belief in producing economically responsible, environmentally appropriate, and creative architecture, each project is considered in respect of its own unique elements. Throughout the design process, the project is continually reviewed and honed with the client, and enhanced through application of progressive and innovative design. Our starting point is to understand people and places, client aspirations and site context, and how and where these overlap. We are interested in the details that have the potential to benefit and enrich peoples lives through the design and creative use of space.

- MW:A believes that good and creative design makes a difference; it enhances our environment and the way we live; it is integral to our quality of life and can support change in a constructive and sensitive way. The aim of the practice is to produce high quality modern architecture through imaginative and creative design. A strong belief of producing architecture that is enjoyable and has a positive contribution toward our quality of life is fostered through an applied rigour and sensitive approach to architectural design.

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