

SPRINGWOOD.

DESIGN AND ACCESS STATEMENT.

ZMA
ZARA MOON ARCHITECTS
September 2023



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1.0 INTRODUCTION

1.1 PROJECT INFORMATION

Site Location:

Springwood
Whalley Road
Stonyhurst
BB7 9PN

Prepared for:

Full Planning Submission

Date Prepared:

September 2023

Applicant:

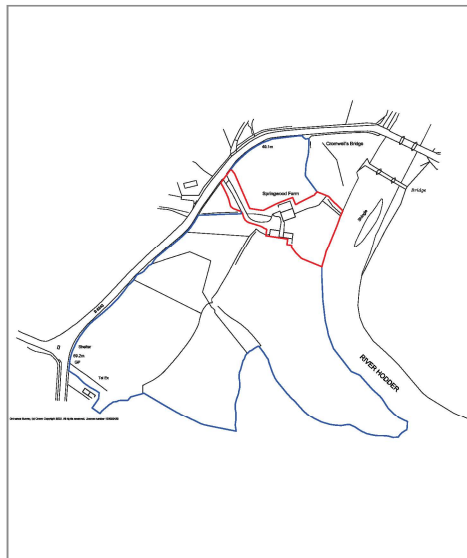
David Moore
C/O Agent

Agent:

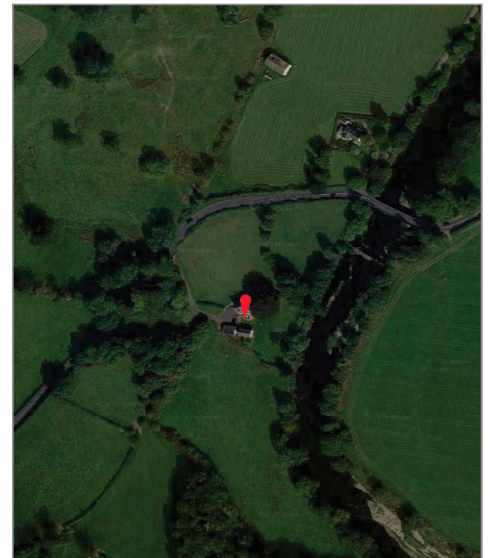
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Development:

The proposal includes a single-storey rear extension and a single-storey side extension to an existing dwelling, the conversion of an existing barn into ancillary living accommodation for the existing dwelling, and the extension of an existing garage to incorporate an additional parking bay.



Site Application Boundary



Site location in context

1.2 BACKGROUND

This Design and Access Statement has been prepared on behalf of the applicant David Moore, to extend his existing property, Springwood, and convert an existing barn for the enjoyment of the existing house.

David has lived at Springwood for [REDACTED] wants to remain living at the property, to enjoy with his family without ever needing to move.

The applicant wishes to improve the functionality of the dwelling for contemporary living, and restore the existing barn within the curtilage of the property.

To achieve the applicant's living requirements, the proposed design incorporates the following work, which the existing property can suitably accommodate:

- The house requires an Internal reconfiguration and extension at ground floor level;
- The existing barn requires conversion;
- The existing garage requires extending.

David wishes to make the necessary changes to create his dream, family home. The proposal improves the existing property to create a high quality dwelling which retains the character of the existing house, barn and out-buildings.

We have worked closely with the applicant to design a scheme which satisfies their specific accommodation requirements for their family home; creating a bespoke, individual property which reflects the context; whilst sensitively responding to the site.

One of our key aims as an architecture practice is to set a precedent for designing properties in rural areas. All of our schemes are design, and context-led and we believe that we can set a benchmark for the architectural quality requirements of rural schemes.

2.0 EXISTING SITE

2.1 SITE LOCATION AND CONTEXT

The site is located within Stonyhurst, to the North-East of Hurst Green, and to the West of Mitton. The site is positioned to the South of Whalley Road, and is surrounded by agricultural grazing land.

The River Hodder passes the site with Cromwell's bridge to the North-East.

The property is set-back approximately 70metres from Whalley Road and is accessed via a privately owned gated driveway.

The public footpaths to the North of the site terminate at Whalley Road. The public footpath to the South passes through neighbouring fields over 200metres away.

There are no dwellings within the immediate vicinity of the property, with the closest properties being located to the North of Whalley Road.



Site location in context

2.2 EXISTING SITE OVERVIEW

The existing site consists of an existing detached 5-bedroom, 3-storey dwelling with a detached 2-storey barn, and a detached single-storey garage.

The site access is via a private driveway which adjoins the B6243 to the North-West.

The existing property and outbuildings are set-back from the main road, with the front elevation facing the road, and the rear elevation facing the river.

The rear garden is located away from the road, screened by the house, and along the river edge.

The surrounding land is also owned by the client equating to 13.5 acres.

The parking area is located to the west of the property with direct access to a detached single-storey garage, and enough space to turn and exit in forward gear.

There are a number of existing trees within the ownership boundary, with a large mature tree within close proximity to the Eastern elevation of the house.

The detached barn is original and has retained many original features.

There are a number of public footpaths within the locality, all of which are a significant distance away which prevents any privacy issues.



2.3 EXISTING PHOTOGRAPHS



Driveway and parking area.



View along original driveway.



Front elevation.



Rear elevation and patio area.



Rear elevation and garden.



Parking area, garage and barn.

2.3 EXISTING PHOTOGRAPHS



Existing barn.



North elevation of barn.



East elevation of barn.



Remains of lean-to on South elevation of barn.



Remains of lean-to on South elevation of barn.



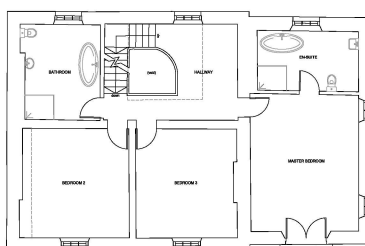
West elevation of barn.

2.4 EXISTING HOUSE ANALYSIS - FLOOR PLANS

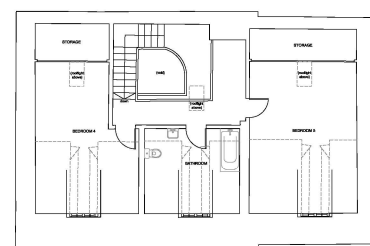
The dwelling has a traditional, symmetrical front elevation which faces Whalley Road. The rear elevation is not visible from Whalley Road or local Public Right of Ways due to the significant distance away, existing landscaping and change in level. The East side elevation is heavily obscured due to the existing landscaping; and the West side elevation is partly visible when travelling along Whalley Road.

The property and gardens have been maintained to a high standard, however there are elements of the dwelling which no longer work for the applicant and his family. The property has the following issues which have been resolved with the design proposal:

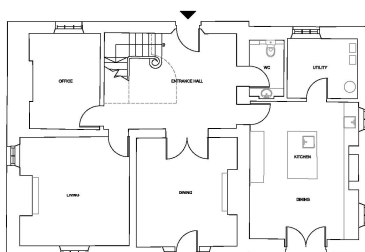
- There is no open plan kitchen dining living space.
- The kitchen is disconnected from the dining area and does not have a sofa area.
- The spaces do not work for entertaining.
- There is no dirty / rear entrance. At present, the kitchen door is used as the dirty entrance.
- There is no dirty coat / boot store with dog shower.
- The kitchen is dated and is an inefficient use of space.
- The dining space within the kitchen is too small and is impacted by the external doors.
- The existing dining room is rarely used.
- It is unclear which door to use when visiting.
- The office / library room is not used due to being dark.
- The existing utility is used for coats, laundry and services and has too many functions.
- The barn is currently unused, and requires conversion to utilise as part of the dwelling.



Existing First Floor Plan
Scale 1:50



Existing Second Floor Plan
Scale 1:50



Existing Ground Floor Plan
Scale 1:50

2.5 EXISTING HOUSE ELEVATIONS

The existing house has a traditional, symmetrical aesthetic which was formed during previous renovation and extension works to the property.

The symmetrical aesthetic, although not original, reflects the character of the area and should be retained, with minimal changes to the front elevation.

The stone, slate roof, conservation roof-lights, and chimneys all reflect the local vernacular and will be maintained.

The rear elevation is not visible from the main road, and having a similar appearance to the front elevation causes confusion for visitors. As the applicant wishes to create an open plan space which maximises natural light, there is therefore an opportunity to introduce a high-quality contemporary proposal to the rear of the property.



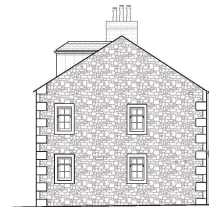
Existing Front Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



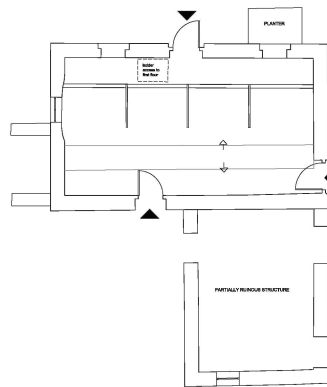
Existing Side Elevation
Scale 1:100

2.6 EXISTING BARN ANALYSIS - FLOOR PLANS

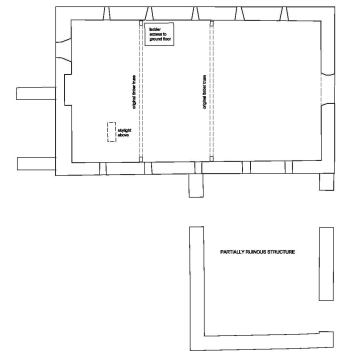
The existing barn has a rural character which needs to be retained.

The barn is in good condition and contains 2 floors of accommodation which are both open with no internal rooms. The original roof trusses are also still remaining.

The original lean-to located on the South is now in a ruinous state, however the perimeter walls are still remaining.



Existing Ground Floor Plan
Scale 1:50



Existing First Floor Plan
Scale 1:50

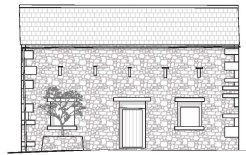
2.7 EXISTING BARN ELEVATIONS

The barn appears to have retained its original openings, with a sufficient number of existing openings.

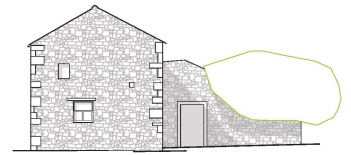
The elevation facing the existing dwelling has a symmetrical aesthetic with a central door and matching windows to each side.

At first floor level there are only 2 windows on the East elevation, with arrow slot windows to the North and South elevations.

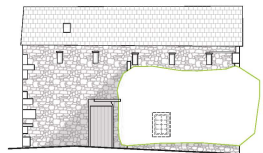
There is also evidence of the original lean-to roof visible on the South elevation of the barn.



Existing Front Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100

2.8 VISIBILITY AND IMPACT OF THE SITE

The front elevation is visible when travelling along the main road. However, the property is set back significantly from the road edge.

The rear garden is partly screened by the house, and the rear elevation is only visible when travelling along public footpaths to the South-West over 220m away.



3.0 PLANNING POLICY

3.1 PLANNING CONSIDERATIONS

Site designation:

- ENV2 Open Countryside

Planning considerations:

- Privacy from public footpaths to the North, and East
- House is located within close proximity to two listed bridges.

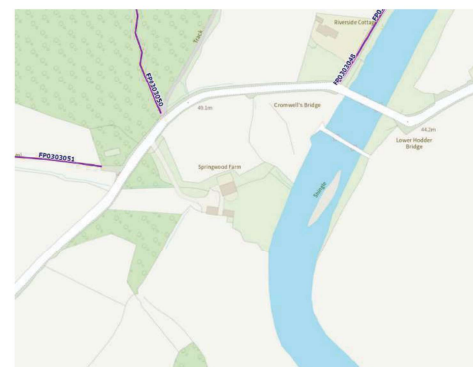
The site is located outside the settlement boundary, and is therefore designated as Open Countryside.

The site contains an existing dwelling with an existing domestic curtilage. The proposal includes:

- Extending the existing house;
- Converting the existing barn;
- Extending the existing garage;



RVBC Local Plan map.



Public footpaths within close proximity to the site.

The proposed design sensitively improves the site whilst maintaining the characteristics of the existing buildings, and minimising the visual impact from public viewpoints.

The conversion of the existing barn is within the footprint of the existing structure, utilises existing openings, and rebuilds the original structure to the rear.

The new elements have been designed to complement the existing structures whilst remaining legible, maintaining the same proposed materiality to both the house and the barn.

The barn will be converted into ancillary living accommodation for the enjoyment of the main house, the conversion will not create a new independent dwelling.

4.0 HISTORIC AND CONTEXTUAL RESEARCH

4.1 HISTORIC MAPS

Springwood is visible on the 1894 map, referred to as Spring Wood House. There are 2 buildings in the same location as they sit today.

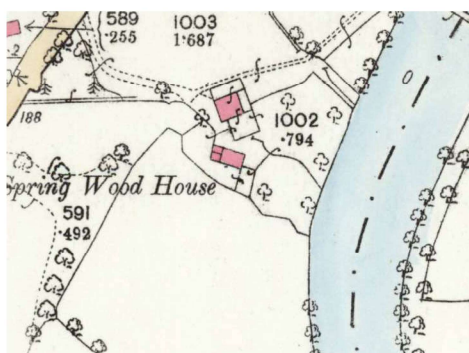
Based on the field / gate points which include gated access to the larger structure to the North, it could be presumed that originally a large barn was located on the site of the existing house, and the smaller structure was the farmhouse.

The original pedestrian route from the Old Bridge (Cromwell's Bridge) appeared to pass across the front of the original barn (now the house).

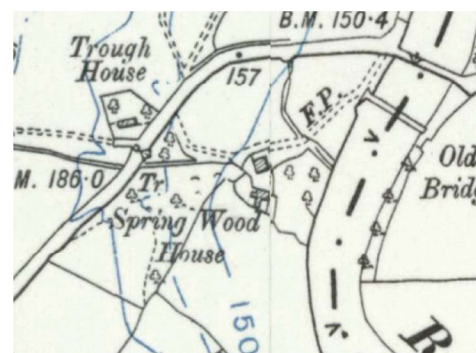
The main road is also visible on all maps, with no historic footpaths to the South of the property.

The Southern structure (now the barn) appears to have had outriggers to the West elevation and to the South. On the 1944 map, the footprint appears to be larger and rectangular suggesting the area containing the ruinous structure to the South was also part of the original building.

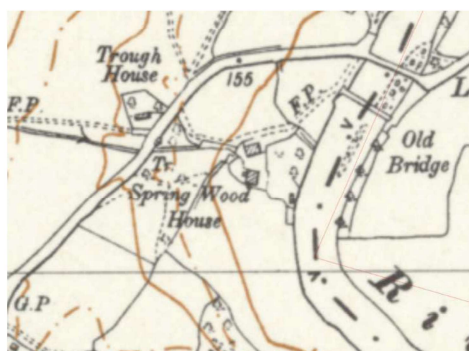
The existing property and barn are not listed, they are not on the LCC Historic Environment Record, therefore neither are Designated or Non-Designated Heritage assets. The site is not located within the Conservation Area, however the site is located adjacent to two Heritage Assets (Old Bridge and New Bridge).



1894 map.



1913 map.



1944 map.



1960s Aerial.

5.0 SITE STRATEGY

5.1 SITE STRATEGY

In order to address the issue of identifying the front entrance, the reason why this happens is because the driveway arrives at the rear of the property.

The original driveway was positioned in-line with the front elevation, and therefore to improve the arrival, the original driveway will be reinstated to create a through, circular drive.

The most practical location for a new rear / dirty entrance is on the side elevation, adjacent to the driveway - this allows convenient, everyday use, however this entrance has been designed in a concealed manner, with the front entrance remaining prominent.

As there are a number of rooms within the ground floor which are not used, the proposal reconfigures the underutilised spaces at ground floor level.

The proposal extension is therefore minimised with only a 1.5m projection, across the full width.

The boundary wall between the driveway and the rear garden has been repositioned to allow access to the rear door, whilst defining the rear garden from the driveway.



6.0 DESIGN STRATEGY

6.1 DESIGN STRATEGY - HOUSE

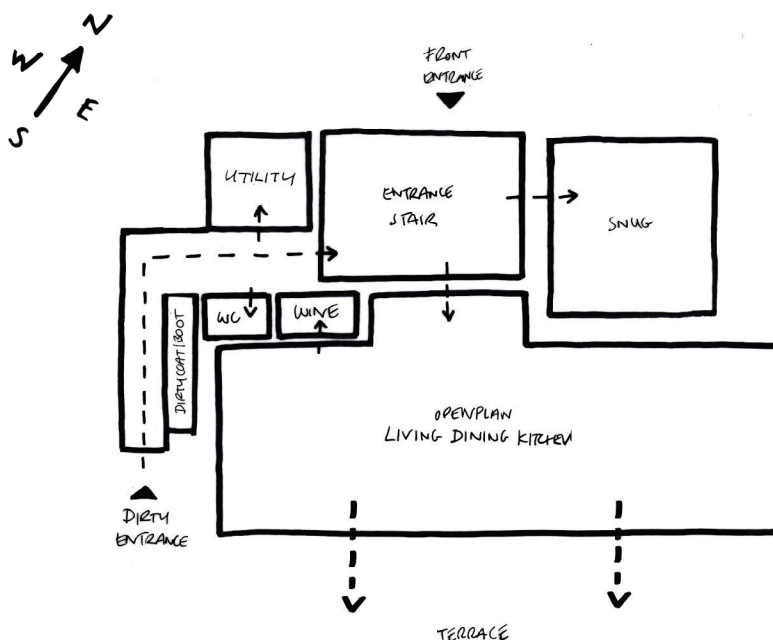
The proposal reconfigures the ground floor layout to improve the overall functionality and create an open plan kitchen dining living space.

A new rear entrance / everyday entrance adjacent to the driveway has been created which will have a coat / boot store, concealed storage and a dog shower. This entrance projects from the side elevation and is stepped back from the wall, which hides the door from view.

The side entrance leads through to meet the front entrance hall with access to the unused office which will now be the laundry, and the relocated WC.

This layout brings the primary living space forward, closer to the light and garden; and creates an impressive rear elevation which reflects the balanced character of the existing house.

It creates a wow-factor open plan living space which maximises the view of the river and rear garden. Being located on the rear elevation, there is no visibility from the main road, or any public or neighbouring viewpoints, therefore the proposal incorporates a contemporary aesthetic which maximises glazing and natural light.



6.2 DESIGN STRATEGY - THE BARN CONVERSION

The existing barn will be converted as part of the development to incorporate additional living accommodation, via a sensitive conversion which celebrates the heritage of the existing building.

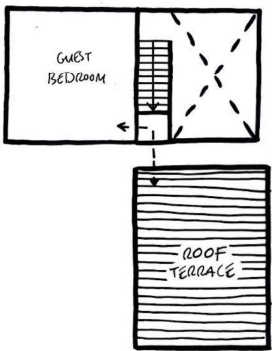
The barn has been designed to include an office, gym, shower room, sofa area, and guest bedroom. The space has also been designed to accommodate an elderly family member should the applicant need to provide care for parents in the future.

Internally, the most important features are the timber trusses, and vaulted space. Therefore it was important to maintain visibility of the trusses, and open up the barn as much as possible.

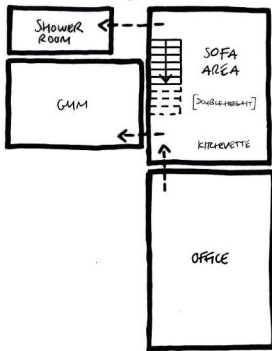
To achieve this, the proposal incorporates a double height space, which is visible when you enter the barn.

The double height space and a first floor mezzanine would be used as primary accommodation where you can experience the space at each level, whilst remaining open to both. Any enclosed spaces would be located under the first floor level (shower room, gym, future bedroom).

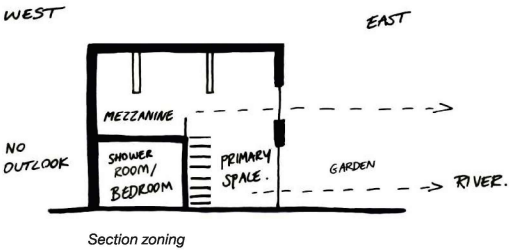
As the original lean-to is now in a ruinous state and only the external walls remain, there is an opportunity to create a contemporary intervention where the new element can appear as a ghost-structure. This ensures the ruinous walls remain legible, whilst relating to the new extension of the house. As this area of the site is hidden from any neighbouring viewpoints, a first floor terrace has been proposed.



First Floor zoning



Ground Floor zoning



Section zoning

7.0 DESIGN

The existing garage has been extended to accommodate a third parking bay.

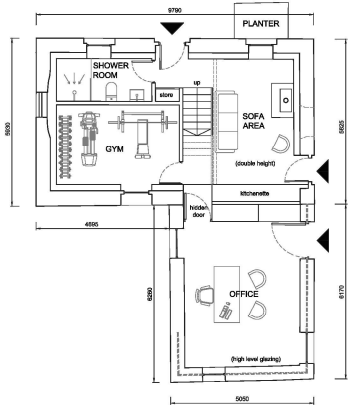


7.2 PROPOSED LAYOUT - BARN

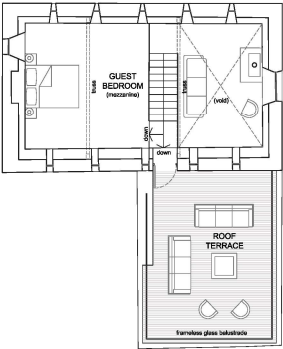
The ground floor layout of the barn has been designed to include a gym, home office, sofa area and shower room.

The first floor layout includes an open mezzanine which will be used as a guest bedroom.

A first floor roof terrace has been proposed on the new roof of the original lean-to. The terrace is not visible from any neighbouring viewpoints, and has been designed with a ghost-like structure to retain visibility of the original structure.



Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100

7.3 ACCESS, PARKING & REFUSE

The existing access point from Whalley Road will not be impacted by the proposal.

The strip of original driveway will be reinstated to create a through driveway, which will emphasise the front elevation of the property.

The existing dwelling includes a detached double garage, and a driveway which can also accommodate 2 cars.

The proposal includes extending the existing garage to create an additional parking bay, and the driveway can still accommodate parking for 2 cars, with space to turn and exit the site in forward gear.

Bin storage will not be impacted by the development.

Cycle storage and an electric vehicle charging point will be located within the garage.

7.4 TREES

All existing trees will be retained, however the root protection area (RPA) of T1 is currently within the footprint of the existing house.

T1 is categorised as high quality (A) and is an important feature of the site.

As the new extension will be within the root protection area, foundations will need to be a pile and beam system, the floor slab will be designed to minimise excavation, and the zone within the root protection area will need to be hand-dug.

Please refer to the accompanying tree survey and arboricultural impact assessment for further information.

7.5 BIODIVERSITY

The proposal will include bat and bird boxes integrated within the building fabric, and positioned within the existing trees across the site.

Please refer to the accompanying ecological survey for further information.

7.6 PROPOSED VIEW FROM WHALLEY ROAD



7.7 VIEW FROM PROW TO THE SOUTH



8.0 CONCLUSION

8.1 CONCLUSION

This Design and Access Statement has been prepared on behalf of the applicant David Moore, to extend his existing property, Springwood, and convert an existing barn for the enjoyment of the existing house.

David has lived at Springwood for [REDACTED] wants to remain living at the property, to enjoy with his family without ever needing to move.

The applicant wishes to improve the functionality of the dwelling for contemporary living, and restore the existing barn within the curtilage of the property.

David wishes to make the necessary changes to create his dream, family home. The proposal improves the existing property to create a high quality dwelling which retains the character of the existing house, barn and out-buildings.

We have worked closely with the applicant to design a scheme which satisfies their specific accommodation requirements for their family home; creating a bespoke, individual property which reflects the context; whilst sensitively responding to the site.

The completed scheme would create 1 outstanding family home, and an exceptional example of a rural property, designed for sustainable, contemporary living.

We welcome your comments and input on the scheme. Please contact the agent to discuss the proposal in further detail or to arrange a meeting.



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