

HALSTEADS FARM



planning, design and
access report

december 2023

1 INTRODUCTION



1.1 This planning and listed building application has been prepared by Stanton Andrews Architects on behalf of the applicants for alterations and extensions to :-

Halsteads Farm
Rimington Lane, Rimington, BB7 4EA

1.2 APPLICATION

"Proposed alterations and extension to existing dwelling".

1.3 The application should be read in conjunction with:-

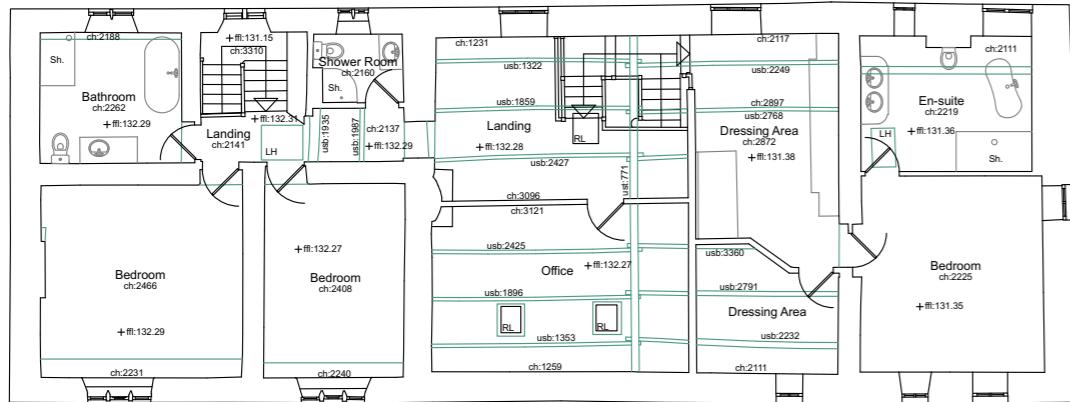
- 2342 ex00 rev.b location plan
- 2342 ex01 rev.b existing site plan
- 2342 ex02 rev.c existing plans and elevations
- 2342 PL01 rev.b proposed site plan
- 2342 PL02 rev.b proposed plans
- 2343 PL03 rev.b proposed elevations, no.1
- 2342 PL04 rev.a proposed elevations, no.2
- 2342 PL05 rev.a proposed site sections
- Heritage statement
- Preliminary bat roost assessment report
- Arboricultural impact assessment report and tree survey



1.4 Our client brief was to consider the following :-

- Be respectful of the original property.
- Provide a generous family entertainment room with improved connectivity to the garden.
- Reinstate the original 'double pile' plan to the farmhouse
- Address the poor internal layout and circulation issues
- Address the confused approach to the house (currently there appear to be three 'front doors')
- Address the existing confused 'Heath Robinson' terrace arrangement
- Reinstate the character of the barn - 'the barn should feel like a barn'.
- Improve the environmental performance of the house

2 EXISTING HOUSE



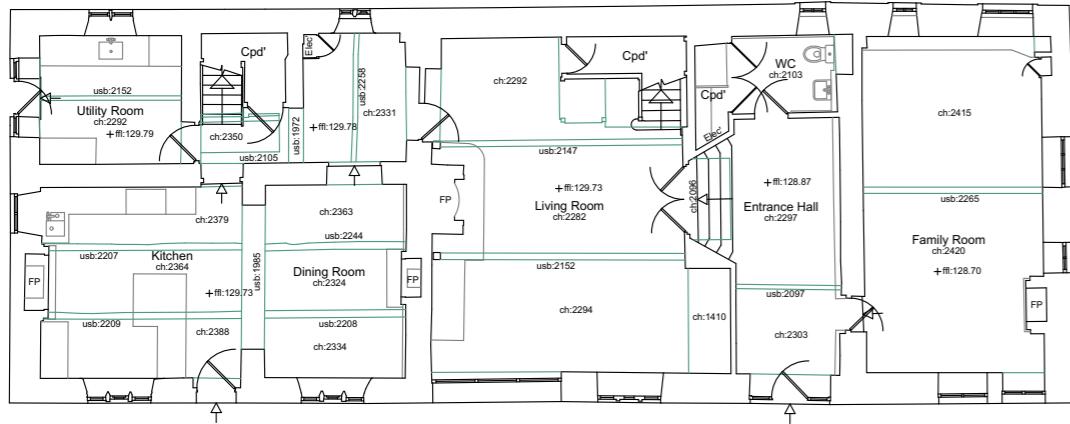
2.1 A heritage statement accompanies this application, prepared by CJ O'Flaherty MRICS, MSc.

2.2 LISTING

A review of Historic England's online resources confirms that Halsteads Farmhouse is grade 2 listed and has the following description:-

Listing Entry No: 1165321
'House, 1783. Watershot sandstone with modern tile roof imitating stone slates. Double-pile plan with gable chimneys and central entry. 2 storeys, 2 bays. Windows, of 3 lights, have plain stone surrounds and square mullions. The door has a cement surround, and an open pediment on square brackets. Above on the 1st floor, within a rectangular plain stone surround, is a plaque with an oval border, inscribed 'JG 1783'. The rear wall, facing the road, has 2 bays having 2-light windows with plain stone surrounds and square mullions. Between them is a stair window with plain stone surround and a semi-circular head with keystone and impost blocks. It is divided by a square mullion.'

The listing statement makes no reference to the attached 'barn'.



2.3 EXISTING DWELLING

The property comprises a listed farmhouse with attached 'barn' that has previously been converted. The farmhouse and barn are finished in a mix of coursed/random natural stone with dressed stone detailing and stone/slate roofs.

The internal layout of the existing property is confused due to previous alterations. It is unclear which of the openings to the south east elevation is the 'main entrance'.

Circulation and changes in level have been unsuccessfully addressed meaning several rooms serve as thoroughfares to other rooms and other areas are inaccessible.

The dwelling is dark and the character of the original barn is not celebrated to its full potential. Previous alterations have resulted in the barn feeling overly domesticated, an existing truss within the barn has been poorly worked around resulting in convoluted circulation and compromised accommodation to the first floor.

There is minimal connection to the garden and views beyond.

2.4 EXISTING AREAS

A breakdown of gross internal floor areas is as follows:-

ground floor	171 m ²
first floor	171 m ²
garage	53 m ²
total	395 m ²

HALSTEADS FARM

3 SITE AND SURROUNDINGS



3.1 The site area is approximately 1950 m². Halsteads Farm is situated to the east of Rimington Lane, and to the north east of the village of Rimington. Rimington is mainly characterised by stone and render houses, though there are also a number of 'contemporary' designed properties.

Halsteads Farm fronts directly onto Rimington Lane to the north west.

Whilst the north west elevation to the property is visible from the lane, the majority of the house and its setting are largely concealed by the topography and landscaping.

The gardens to the south and east are concealed and can not be overlooked.

There are properties to the immediate north east and south of Halsteads Farm however their presence has no significant impact on Halsteads Farm.

3.2 The site comprises of the farmhouse plus a detached garage to the east of the site.

The garage is construction with stone walls and a slate roof.

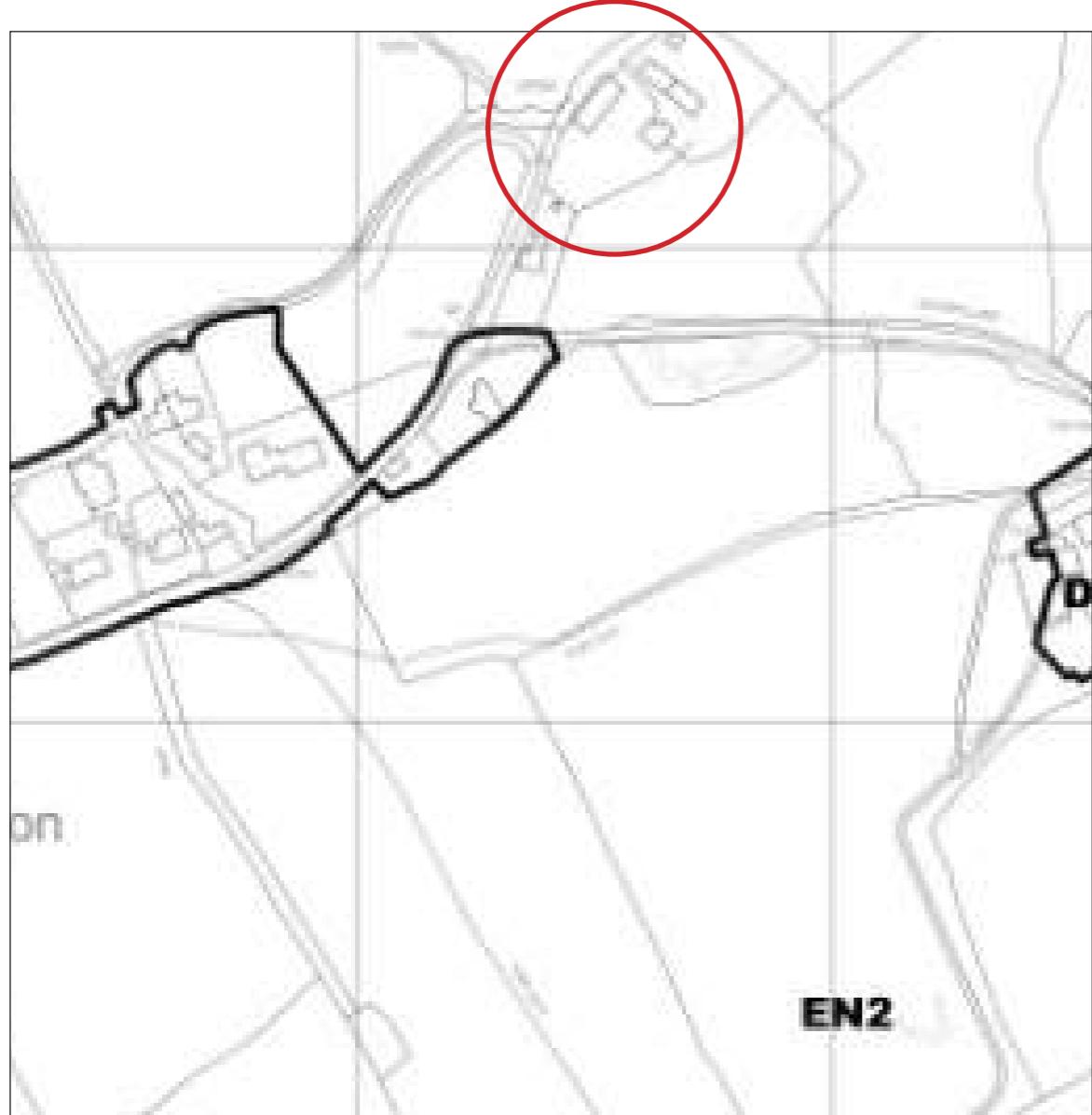
Vehicles access the site from a gated entrance to the immediate north east of the house.

There are generous gardens to the south and east of the house.

There is a mature hedgeline with trees to the south and west ensuring privacy to the house and garden.

3.3 It is understood that there are no public right of way footpaths within the site.

4 PLANNING



4.1 Ribble Valley Borough Council's Local Plan confirms that Halsteads Farm lies just outside of the settlement boundary of Rimington and is within open countryside.

The pre-application response and the Local Plan notes the following policies:

DMG1	general considerations
DMG2	strategic considerations
DME1	protected trees and woodland
DME2	landscape and townscape protection
DME3	site and species protection and conservation
DME4	protecting heritage assets
DMH3	dwellings in the open countryside and AONB
DMH5	residential and curtilage extensions

The pre-application response notes DMG1 states :-

Design

1. Be of a high standard of building design which considers the 8 building in context principles.
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.

5 PRE - APPLICATION ENQUIRY



5.1 A pre-application enquiry was submitted on the 25.09.23.

5.2 RVBC's pre-application response ref.RV/2022/ENQ/00062, dated 23.11.23.

5.3 Amongst other matters the pre-application response highlighted the following matters :-

- i. 'The existing orientation of the dwelling and attached barn conversion is wholly linear and as such the proposed extension positioned at an angle would be at odds with the existing built form'.
- ii. 'Furthermore, the overall scale of the extension is extensive when compared with the application dwelling itself'.
- iii. 'The width of the proposed extension appears only marginally smaller than that of the dwelling itself'.

iv. 'Whilst there is existing boundary treatment that would provide a certain level of screening of the development from Rimington Lane itself, it would be readily visible, particularly in the winter months when the vegetation thins'.

v. 'The rear elevation ... seems to lack any significant architectural detail'.

vi. 'The proposed height of the extension almost matches the eaves height of the dwelling itself'.

vii. The pre-application response confirms that the contemporary approach 'can be acceptable'.

viii. The pre-application response notes that 'new openings ... on barn conversions are not supported'. It notes that the current rooflights to the barn's roof have been installed without permission and suggests that this be 'regularised as part of any application'.

6 PRE - APPLICATION RESPONSE



6.1 The current proposals aim to fully address the concerns raised in the Council's pre-application response (see section 5)

i. Orientation

The extension has been redesigned to follow the orientation and linear arrangement to Halsteads Farm.

ii. Scale

The extension has been fully redesigned reducing its apparent size and scale.
See note to section no.7.5.

iii. Width

The extension has been redesigned reducing its width (from 7.5m to 6.2m) whilst still providing a useable width to the family room.

iv. Screening to rear elevation

The reduced height and scale of the extension means the possible impact will be reduced when viewed from Rimington Lane.

The existing boundary wall and hedging will mean that the extension will be largely screened.

Our client has confirmed that it is their intention to provide additional planting to supplement the existing hedge which will further reduce any possible impact.

v. Architectural detail

The north west elevation to the extension has been redesigned to address the concerns regarding 'significant architectural detail', with stepped plan and eaves profile.

vi. Height

The height of the proposed extension is approximately 700mm lower than the pre-application proposal. The overall height of the extension is approx.4200mm lower than the ridge to the house, and approx.2850mm lower than the ridge to the 'barn'. The proposed eaves height is approx.1600mm lower than the eaves to the house, and approx.700mm lower than the eaves to the 'barn'.

viii. Rooflights

The 'large rooflight' shown on the pre-application proposal is omitted.

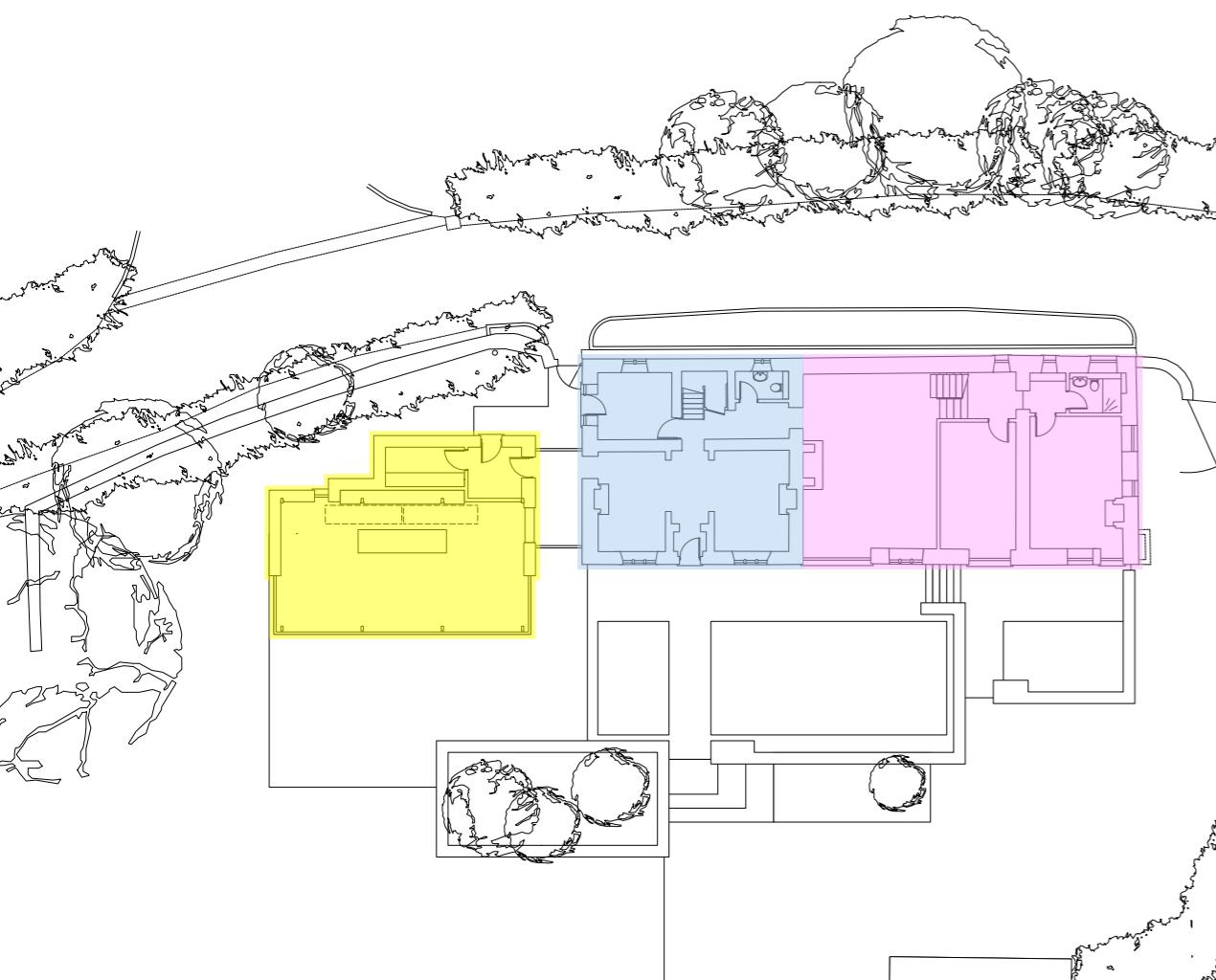
It is apparent that the existing rooflights have been present for a considerable period (in excess of 10 years).

The current proposals allow for regularising of the existing arrangement and for the replacement of the existing rooflights with 'conservation' type rooflights more appropriate to the property.

7 PROPOSED

7.1 DESIGN CONCEPT

The proposals aim to be respectful of the listed house and the adjoining 'barn', returning them closer to their original arrangement and appearance both externally and internally.



THE FARMHOUSE

Alteration works to the existing listed farmhouse will be kept to the minimum. The original ground floor room layout with 'double pile' rooms referred to in the listing statement will be reinstated. The main entrance doorway will be re-established. Existing elevations and window/door openings will be largely unaltered and unaffected by the proposed works.

THE 'BARN'

The previous conversion works resulted in the loss of much of the character of the original barn. The proposals aim to re-establish the barn's character and perceived internal volume, including the removal of the second staircase, the mezzanine floor and office area. Existing elevations and window/door openings will be largely unaltered and unaffected by the proposed works. Conservation type rooflights will replace the existing rooflights.

THE EXTENSION

The extension acts as an enabling building relieving accommodation pressure on the farmhouse and 'barn' to allow the proposed reinstatement works.

A frameless glass link allows the extension to 'touch' the farmhouse as lightly as possible. The existing window opening to the rendered gable of the farmhouse will be adapted to form a doorway to the extension. The extension is single storey with a 'green' roof, ensuring that the overall height is kept to the minimum.

The design and configuration of the extension, coupled with its position behind the existing hedge/trees will ensure that it will be almost invisible when viewed from the neighbouring Rimington Lane



7.2 USE

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

7.3 LAYOUT

The appearance and elevations of the existing farmhouse and attached 'barn' are largely untouched by the proposals.

Alterations will be restricted to internal works, returning the property closer to its original layout.

The extension (to the south of the farmhouse) is spaced away from the farmhouse with a frameless glass link ensuring that 'old' and 'new' can be clearly understood.

7.4 APPEARANCE

The appearance of the farmhouse and integral 'barn' will be largely unaffected by the works.

The contemporary treatment of the extension is respectful of the farmhouse whilst ensuring that 'old' and 'new' can be clearly understood.

The extension will be finished in local natural stone to match the farmhouse.

The 'green' roof ensures that the overall height is kept to the minimum whilst providing an ecological habitat.

7.5 ACCESS / PARKING

Site access and parking will be unaffected by the proposals.

7.6 AREAS / VOLUMES

-	Areas	whole site (gross internal floor areas)
Existing		395 m ²
Proposed		
ground floor	253 m ²	
first floor	122 m ²	
garage	53 m ²	
total	428 m ²	
Difference	33 m ²	(8.5% increase)
-	Areas	just the farmhouse (gross internal floor areas)
Existing		342 m ²
Proposed		375 m ²
Difference	33 m ²	(9.5% increase)
-	Volumes	
Existing	1528 m ³	
Extension	295 m ³	(19% increase)

7.7 TREES

An arboricultural impact assessment report and tree survey accompanies this application, prepared by Lakeland Tree Consultancy.

Amongst other matters this confirms that the works 'will not require the removal of any trees'.



photograph showing existing boundary wall and hedge/planting effectively screening the site of proposed extension

7.8 HERITAGE

A heritage statement accompanies this application, prepared by CJ O'Flaherty MRICS, MSc - see note to section no.2.

The conclusion of this report notes :-

'The new addition has been designed with reference to the principles laid out in the Building in Context Toolkit (jointly published by English Heritage and CABE), with special attention drawn to respecting the architectural and historic significance of the listed building and responding to the context of the site.'

'The proposed changes to the house, which involve reinstating the original floor plan of the house and opening up a full height space in the former barn, are wholly positive changes which enhance the heritage significance of the listed building'.

'The likely impact of the scheme upon the heritage significances of the listed building has been assessed, including the very positive alterations within the listed building and the impact upon the setting brought about by the extension. The overall findings are that the impact of the proposals will be benign in nature. This is due to the positive impacts of the interior alterations, the subservient nature of the extension, the extension's continuation of the linear expansion of the plan form, the harmonising use of materials and the contrasting nature of the design, which is both visually interesting and readily interpretable. When and if completed, the extension will not challenge or negatively impact upon the heritage significance of the listed farmhouse, but will instead present a new chapter in the history of Halsteads Farm with a contemporary addition that has been designed with the specifics of context in mind.'

7.9 ENDANGERED SPECIES

A preliminary bat roost assessment report accompanies this application. This found:-

- i. no evidence of roosting bats
- ii. observed no bats
- iii. property had negligible roosting potential

The report concludes that no further survey work was deemed appropriate and considered that the proposals would not be in breach of the Conservation (Natural Habitats, etc) Regulations 1994, therefore the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.

8 CONCLUSION

The current proposals have been prepared following the detailed consideration of the pre-application advice received from the Council.

The design is sympathetic and respectful to the existing house and its setting.

The 3D study shows that the visual impact will be minimal.

The area and volume assessments comparing the proposals to both the existing house and across the whole site demonstrate only a minimal change.

Materials and detailing are respectful and sympathetic to and respond to Halsteads Farm and the village of Rimington.