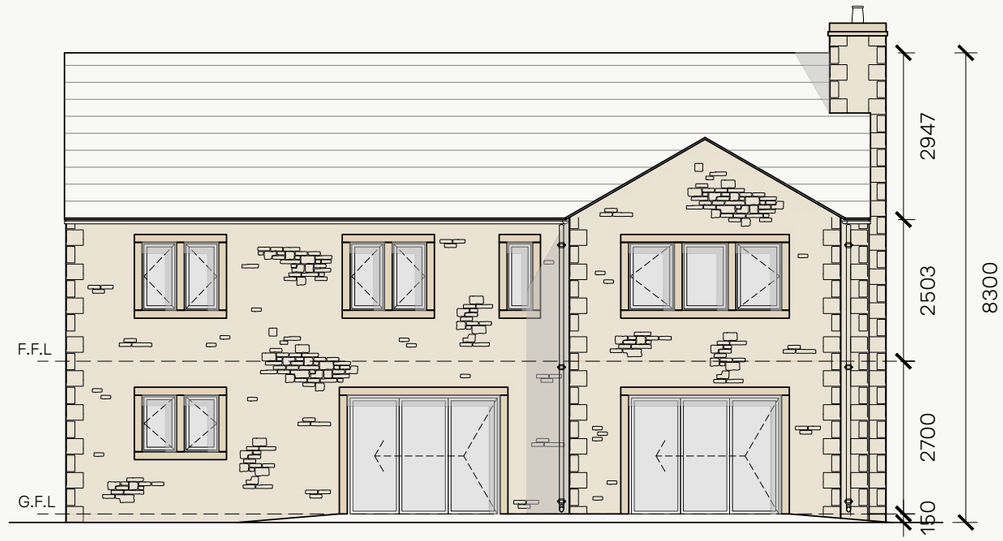
A different view

Design & Access Statement - Rev A

Fencegate Farm Replacement Dwelling

Trustees of the George Warburton 1985 Trust

March 2024



Rural Solutions

Introduction

Rural Solutions Ltd. have been commissioned by the Trustees of the George Warburton 1985 Trust to submit a planning application for the creation of a new dwelling at Fencegate Farm, on the site of an existing bungalow and several outbuildings. Fencegate Farm is situated on Ribchester Road, Dinckley, to the North of Blackburn.

Both the bungalow and its outbuildings are in a dilapidated condition and of little design merit. The proposal is to demolish these and replace with a simple but well designed family dwelling with detached garage.

As part of the scheme, the current residential curtilage will be rationalised to create a more regular shape that allows flexiblity, enabled by a small land swap between the residential curtilage and the surrounding agricultural land.

Location Plan 1 : 2500 @ A3

The Site

The site contains a bungalow and four small barns of varying sizes. These buildings are surrounded by a mixture of gardens and hard standing, all enclosed by fencing. Access is via a gate from Ribchester Road to the South.

The site is bordered by hedges to the South, and fencing to the East, North and West. There are a number of existing trees, mostly situated at the western end of the site.

The site is surrounded by open countryside of mainly agricultural use. The land immediately adjacent to the site to the North and West is also in the applicant's ownership and is agricultural. The nearest buildings are an equine facility to the East.

1. Aerial view from the South-East
2. Aerial view from the South-West (equine facility to the East visible)
3. Aerial view from the North-West

The Site

The existing residential curtilage is clearly defined but somewhat irregular in shape, with an area jutting to the North that contains three of the existing barns.

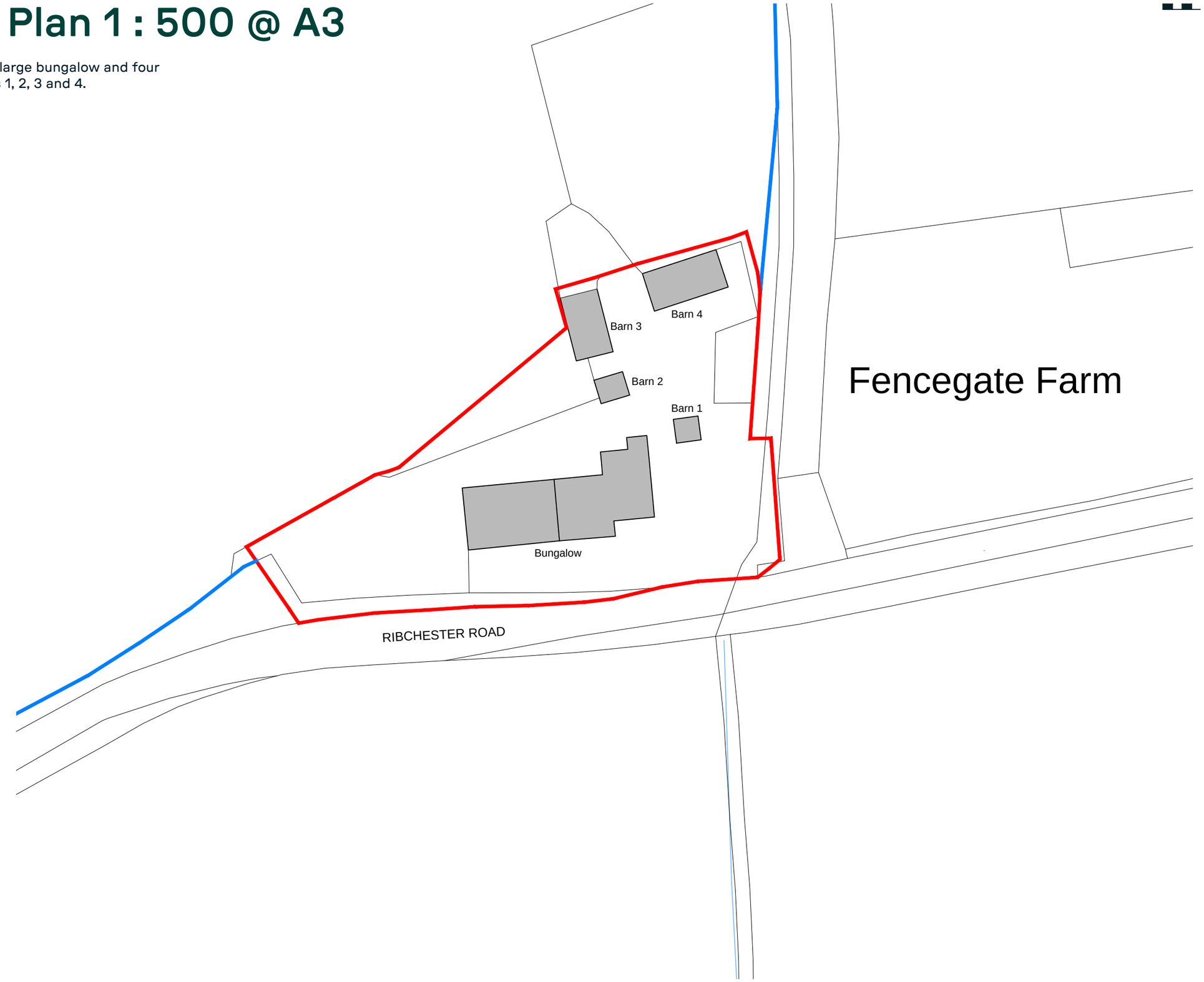
All of the buildings on the site, including the bungalow, are in a significant state of dilapidation. They are of low quality materials and design and have clearly experienced decay over time.

Whilst the site itself is in a poor state, the existence of access to the road and pleasent views, across the valley to the South and up the gentle hill to the North, signal potential for the positive development of the site into a new dwelling that will improve the overall setting of the area.

1. View of bungalow from the South-East.
2. View of bungalow from the South-West.
3. View of Barns 1, 2 and 3 from the South-East.
4. View of Barn 4 from the South-West.
5. View looking East from North-West corner of the site.
6. View of the site from the North.

Existing Site Plan 1 : 500 @ A3

There are five buildings on the site - a large bungalow and four outbuildings, here referred to as Barns 1, 2, 3 and 4.



N

Scale 1:500 Metres

0 5 10 15 20 25

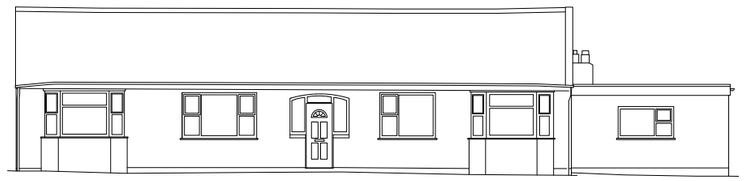
Key

Application boundary

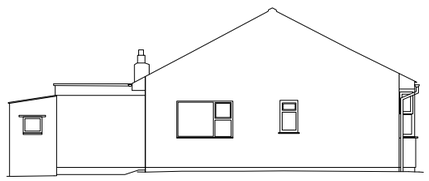
Applicant's Ownership

Existing Elevations 1 : 200 @ A3

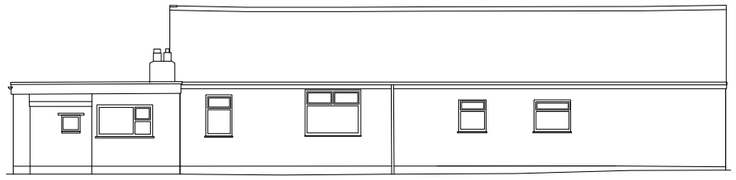
BUNGALOW



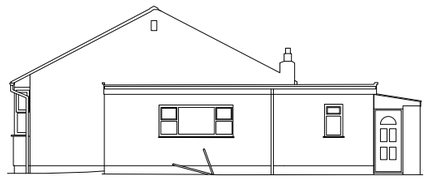
South Elevation



West Elevation

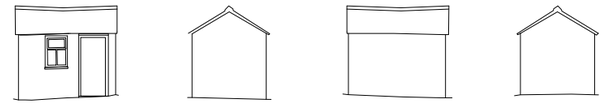


North Elevation



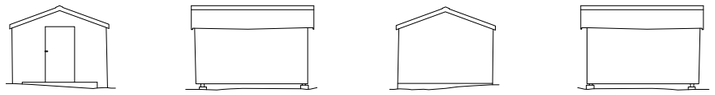
East Elevation

BARN 1



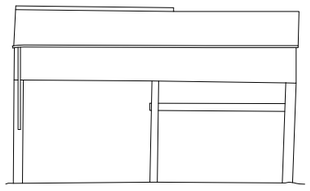
North Elevation | East Elevation | South Elevation | West Elevation

BARN 2

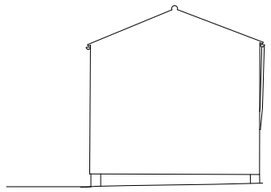


East Elevation | South Elevation | West Elevation | North Elevation

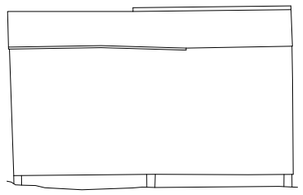
BARN 3



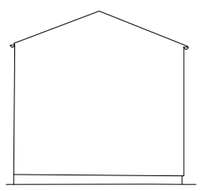
East Elevation



South Elevation



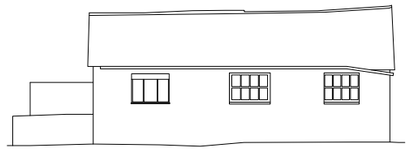
West Elevation



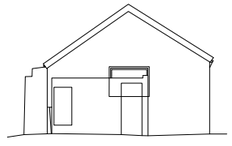
North Elevation

BARN 4

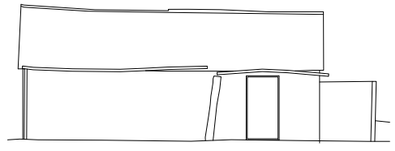
West Elevation



North Elevation



East Elevation

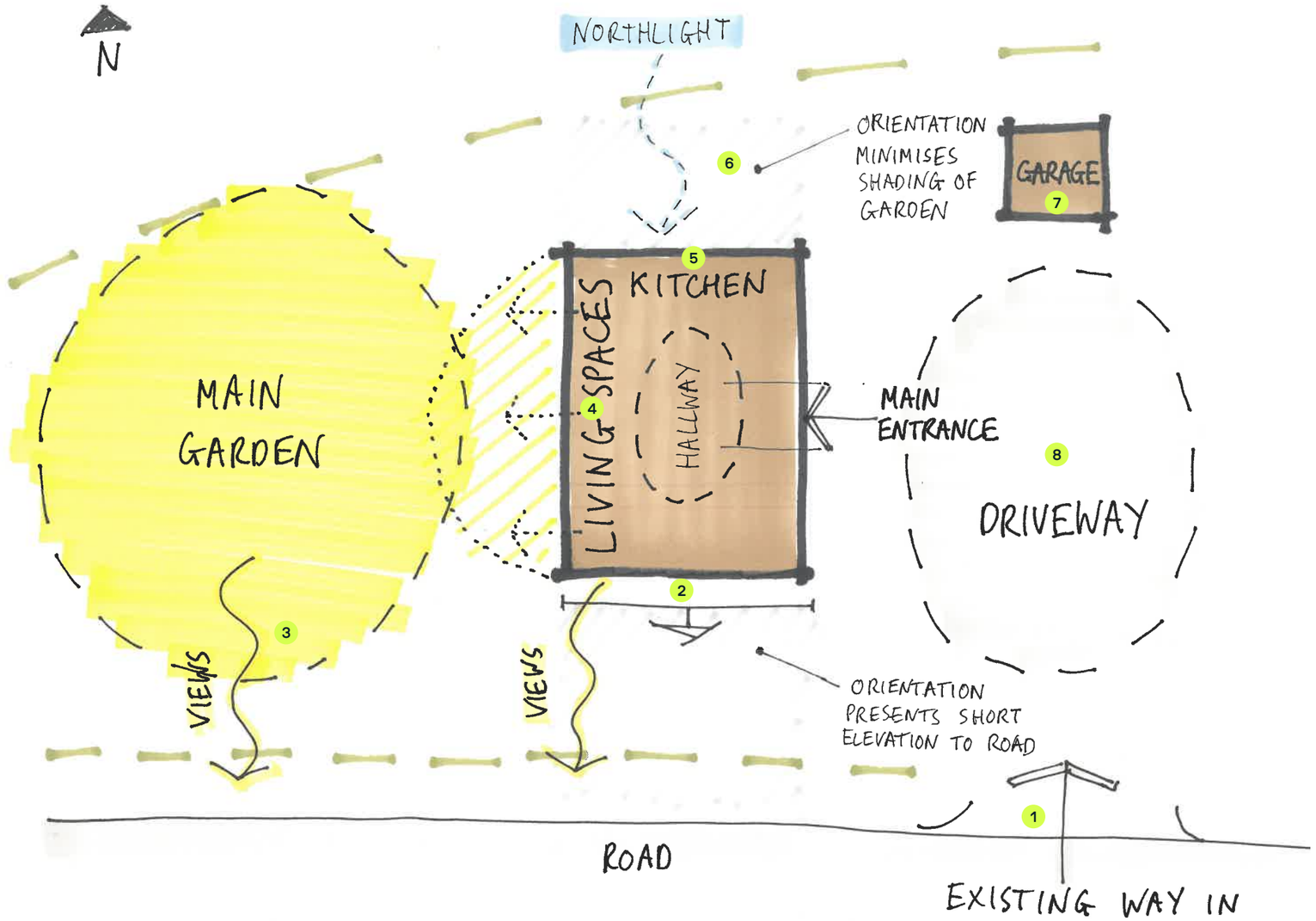


South Elevation

Site Considerations

A number of aspects of the site have influenced the design. Factors such as light, views. access and shape have driven the design in several key areas.

This concept sketch illustrates some of the thinking behind the zoning, orientation and massing of the design.



Key

1. Utilising the existing access avoids any disruption to the highway whilst still giving the opportunity to improve the current siutation, ie. improving visibility splay.
2. A North-South orientation to the building reduces the mass of the building facing the road, minimising impact on the street scene.
3. Using the western end of the site for the main garden area for the house provides access to the best views and plenty of sunlight.
4. Siting the main living spaces on the western side of the building allows a strong relationship with the garden, and again, gives access to views and light.
5. The northern side of the building is a good place to locate the kitchen as northlight will be beneficial for this space, whilst there is also a pleasant outlook up the hill and into the garden.
6. The North-South orientation has the added benefit that it minimises the shading of external spaces.
7. Placing the garage seperately allows it to be orientated with the driveway and also gives potential for a south-facing roof plane that would support the use of solar panels.
8. The massing and orientation decisions outlined above enable a generous driveway that works with the existing access and acts as a pivot between the house and garage.

Local Vernacular

There is not a particularly strongly defined vernacular in the area. However, there are some commonalities that have informed the design.

Typically, properties in the area are two storeys with duo-pitched roofs and gable ends. Random course stone and stone window surrounds are often used, and slate roof tiles also feature.

It is not uncommon for nearby properties to be large detached dwellings with generous ammenity space.

Key

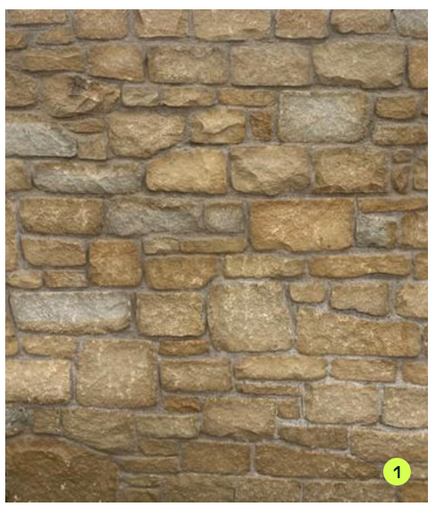
1. Nearby house on Salesbury Hall Road.
2. Nearby house on Salesbury Hall Road.
3. Nearby house on Salesbury Hall Road.

Materials

Nearby buildings have helped to drive a simple material palette choice.

Key

1. Random-course stone work.
2. Stone window and door surrounds.
3. Slate roof tiles.



Proposed Land Swap

There is an area in the North of the site that creates a somewhat awkward corner. It feels slightly separated from the rest of the site and juts out into the adjacent agricultural land.

Therefore a land swap is proposed - for a portion of the existing residential curtilage to be given over to agricultural and an equivalent area of agricultural land to be incorporated into the residential curtilage. These areas are equal in size so there is no net loss or gain of either use.

This creates a more rational residential curtilage that enables a more suitable layout of the site and its new dwelling.

NOT TO SCALE

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Key

- Proposed New Residential Curtilage 1781m²
- Existing Residential Curtilage 1781m²
- Land transferred from agricultural to residential 140m²
- Land transferred from residential to agricultural 140m²

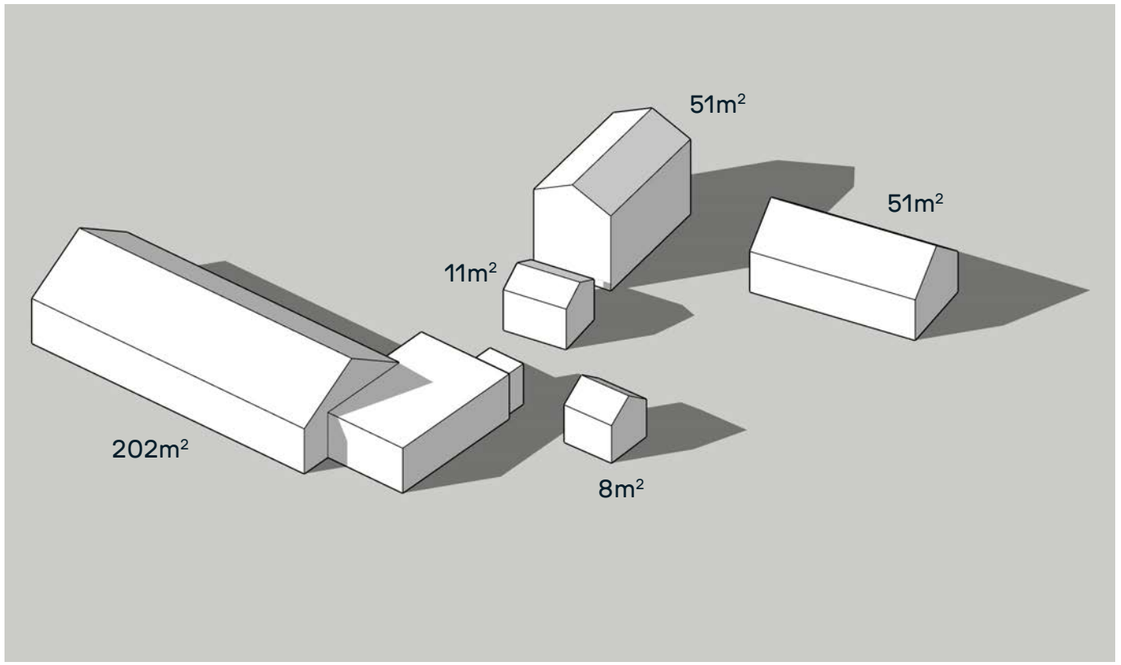
Proposed Site Plan 1 : 500 @ A3

The collection of dilapidated buildings currently on the site will be replaced by a single dwelling and a detached double garage. This will represent a considerable improvement in the built form on the site.

Existing drainage connections serving the current bungalow can be utilised for the new dwelling.

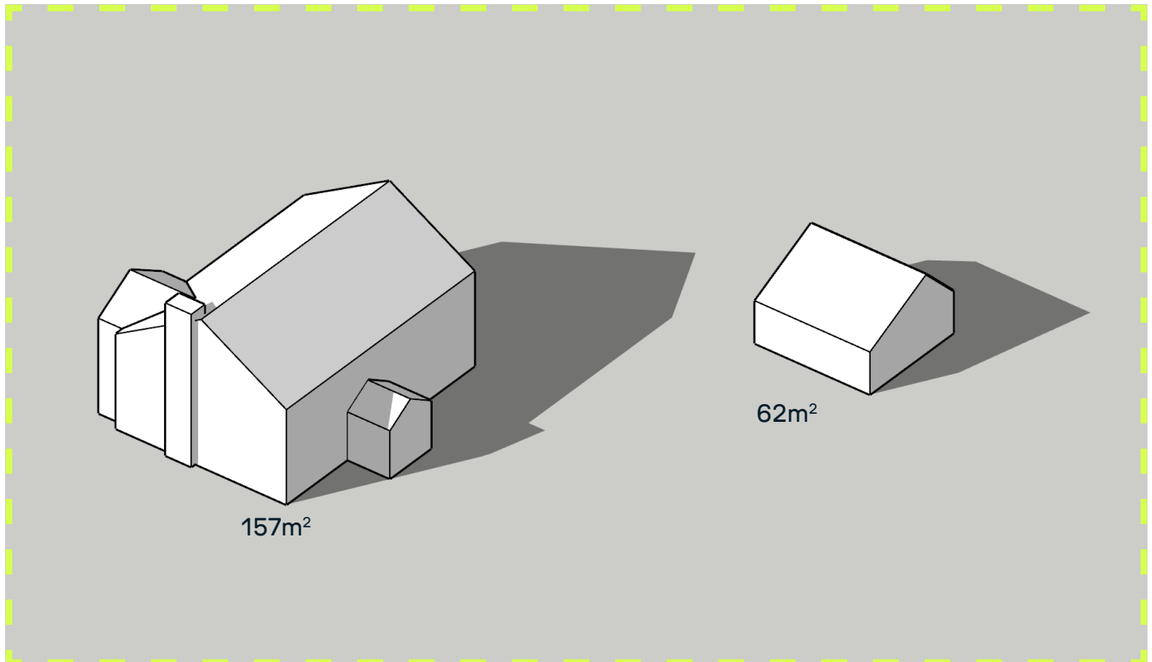
Built Form Comparison

The proposal results in a net reduction in the footprint of buildings on the site, making a positive contribution to the rural setting.



Existing buildings on the site.
Large bungalow with outbuildings.

Total footprint: 323m²



Proposed new dwelling.
Two storey house with separate double garage.

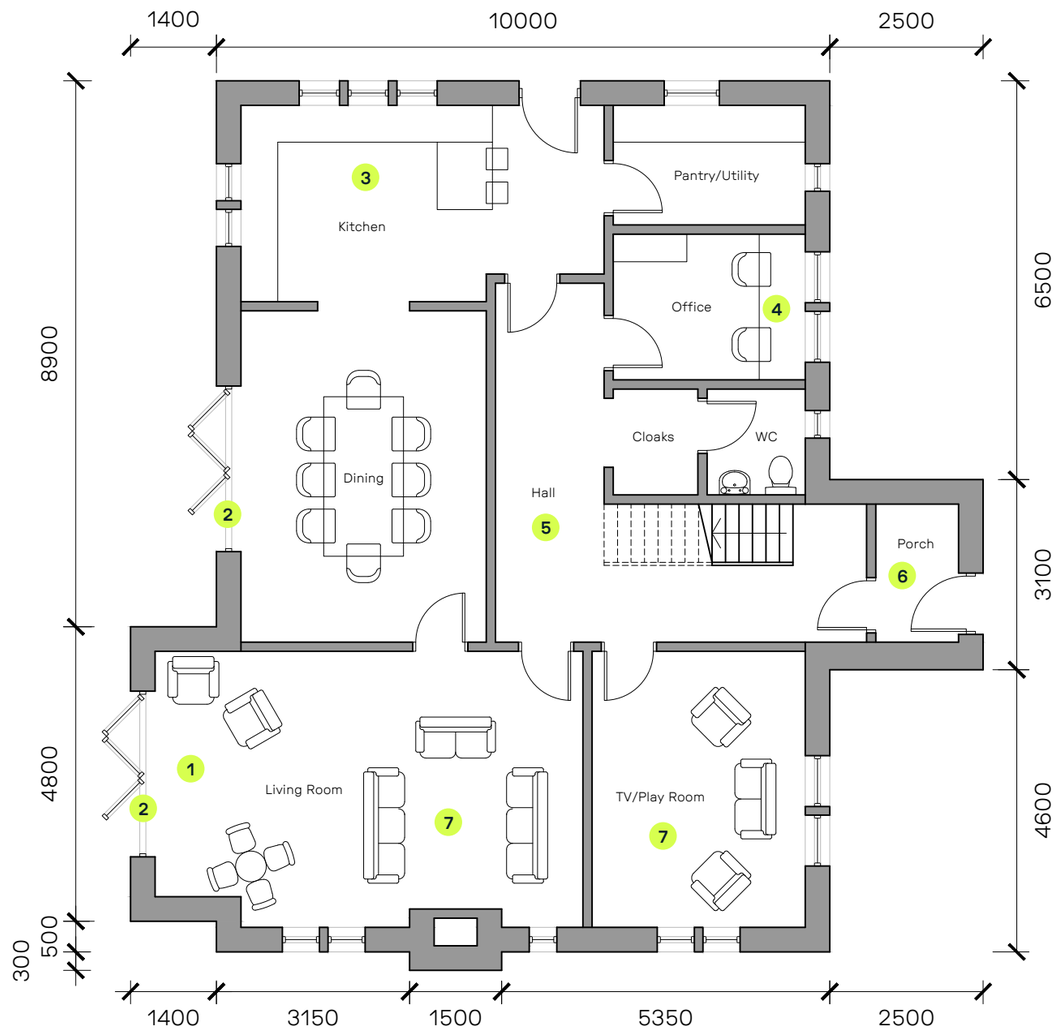
Total footprint: 219m²

Proposed Ground Floor Plan 1 : 100 @ A3

The new dwelling will be of a masonry construction using random-coursed local stone, with a slate roof.

A porch, chimney and additonal gable give the building articulation and break down its massing.

Rooms are arranged to create the right relationships with each other and to external factors such as views, light and gardens, all accessed from a central hall.



Ground Floor Plan

Key

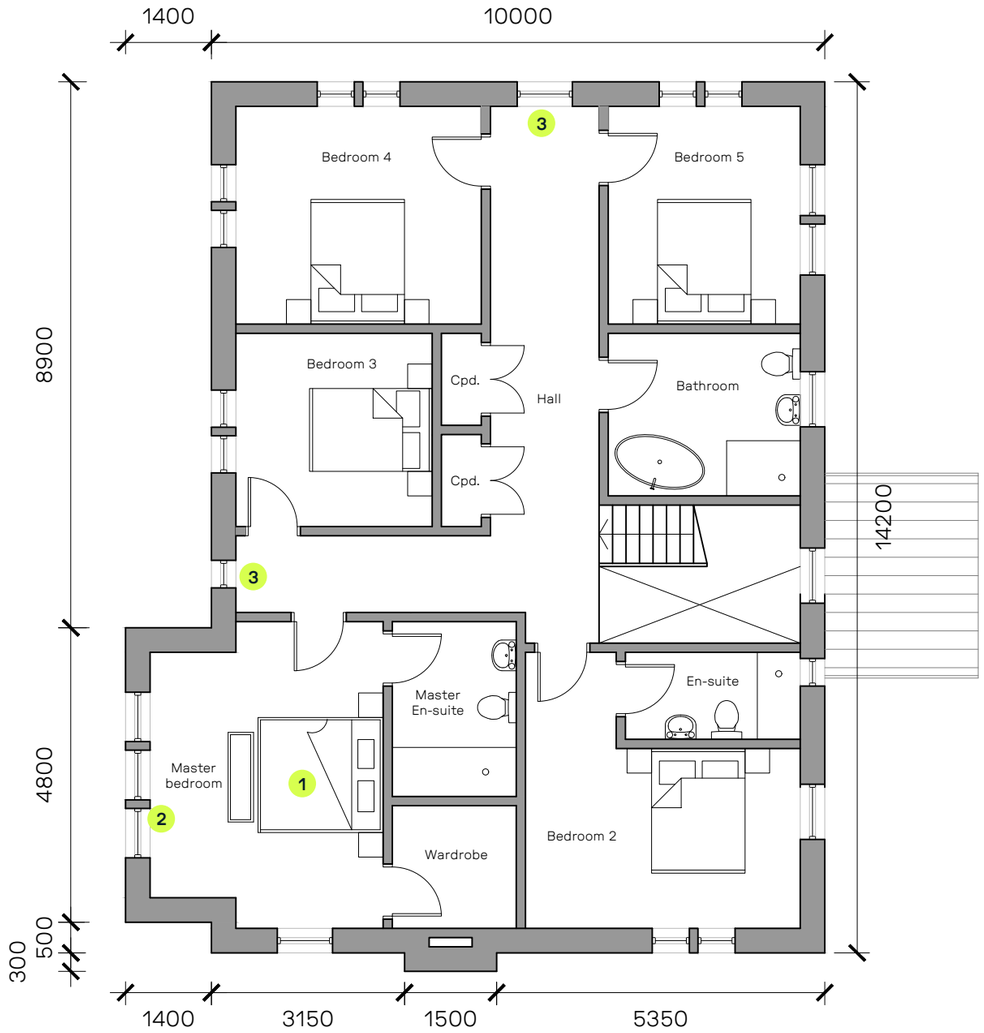
1. Gable projects outwards from the main mass of the building, providing a more generous living room, articulating this space externally and breaking down mass of the building.
2. Glazed bi-fold doors face the main garden and best views, and offer opportunity for combined indoor/outdoor living spaces.
3. Kitchen positioning provides a combination of north light and views.
4. Home office positioning allows for observance of visitor arrival whilst minmising direct sunlight.
5. Generous circulation spaces work in proportion with the size of property and allow habitable rooms to be situated on the outside of the building, with natural light.
6. Porch projecting outwards from the building provides further massing articulation and makes principal entrance legible.
7. Main living spaces at the southern end of the building ensures plenty of natural light and access to the best views.

Proposed First Floor Plan 1 : 100 @ A3

The additional gable is utilised at first floor to accentuate the key space - the master bedroom with the building's best views, large en-suite bathroom and walk-in wardrobe.

Four further bedrooms of generous proportions, one of them another en-suite, and a bathroom complete what will be a spacious family home.

An L-shaped landing and hall provide access to the rooms, with windows situated at the ends offering glimpses to the surrounding landscape and providing natural light.



First Floor Plan

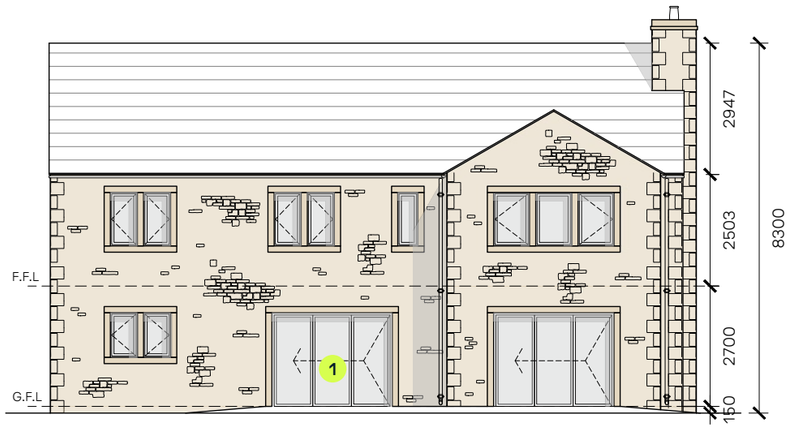
Key

1. Siting of the master bedroom on the South-West corner provides the room with the best views, and extra space given by the additional gable.
2. The gable accentuates the importance of the master bedroom.
3. Windows at the ends of the hall provide views and light into this generous circulation space.

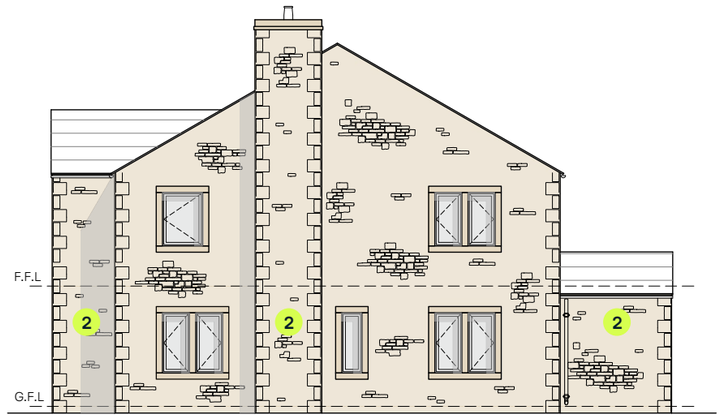
Proposed Elevations

Elevations have been kept relatively simple and traditional. This approach ensures the building will suit its surroundings and relate to other buildings in the area. A restrained material palette of stone and slate supports this.

Glazing is sized and positioned according to room use and to make the best use of light and views.

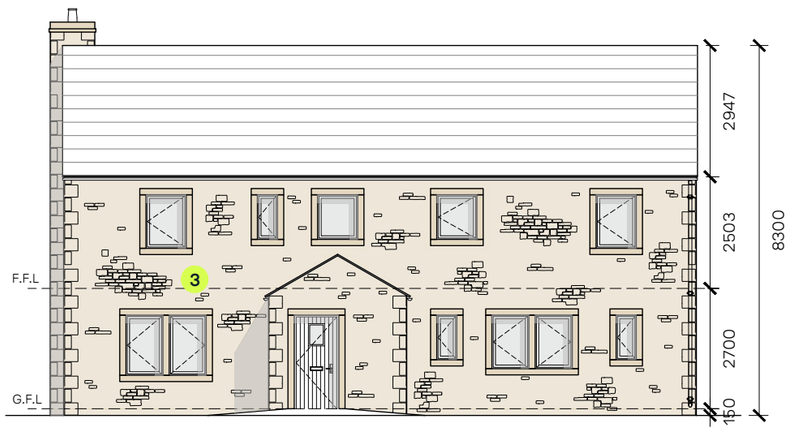


West Elevation

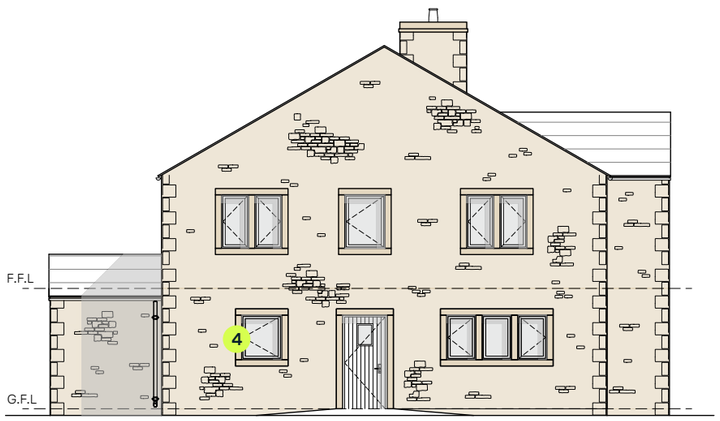


South Elevation

NOT TO SCALE



East Elevation



North Elevation

Key

1. Glazed bi-fold doors indicate the main living spaces.
2. Chimney. porch and additional gable help to break down mass of the building.
3. Random-course stone used throughout.
4. Stone window surrounds.

Proposed Landscape Masterplan

The proposed landscaping enhances the newly rationalised residential curtilage and its existing access.

Access is improved with a gate set back from the highway with increased visibility splay.

New resin-bound gravel and natural stone surfaces will be a significant improvement on the poor quality hard standing that covers much of the site currently.

The proposed grass and soft landscaping will help to embed the scheme in its setting and provide well-screened, high-quality amenity space for the new dwelling.

1. Proposed new dwelling and garage.
2. Existing trees to be retained.
3. Existing trees removed as per Arboricultural Constraints Appraisal prepared by Bowland Tree Consultancy Ltd.
4. Existing hedges retained.
5. Existing entrance retained. New HRA surface course, with set back vehicular and pedestrian gates.
6. Resin bound gravel drive with natural stone kerbs. Open texture to allow for permeability.
7. Natural stone paths and patios.
8. Natural stone sett thresholds.
9. Proposed native trees.
10. Proposed shrub planting.
11. Proposed lawn.
12. Proposed species rich grass.
13. Possible location for bin store.

NOT TO SCALE

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Sustainable Design and Construction Statement

Non-technical summary

The following climate change mitigation measures have either been integrated within the scheme's design or could be incorporated during the detailed design stage:

- High levels of air-tightness and insulation to reduce heating demand;
- Orientation of the building and arrangement of glazing to minimise environmental impacts;
- Potential for the installation of solar panels to provide renewable electricity and minimising on-site carbon dioxide emissions;
- Use of low-water use fittings to minimise water consumption;
- Use of sustainable materials and local suppliers to minimise environmental impacts.

Building Performance

High quality materials and workmanship will be utilised to create a building that meets or exceeds current Building Regulations and has a high standard of air-tightness and insulation. The use of stone will contribute to a lower embodied carbon footprint than the equivalent in brick or rendered block-work. Also, structural spans have been kept low to minimise the need for steel - timber from a sustainable source can be used instead.

Reducing Energy Use and Generating Renewable Energy

The orientation and roof design for the garage will enable the use of solar panels. This will minimise the energy grid demand of the building. High levels of insulation and the avoidance of large expanses of glazing will also lower energy usage by reducing heating demand. The placing of windows will still allow plenty of natural light, minimising artifical lighting use, whilst avoiding any potential overheating and the need for mechanical cooling.

Reducing Water Use, Recycling Water and Implementing SuDS

Water-saving measures for the proposed bathrooms can be explored through the detailed design phase. The design will seek to maximise opportunities for water conservation, including the collection and re-use of water on site.

Minimising Waste

Specifying locally supplied, sustainably-sourced, low-impact and recycled materials will reduce the environmental impact of the materials used on site. All reasonable opportunities will be taken to minimise construction and demolition waste on site by utilising the principles of the 'waste hierarchy'.

Biodiversity & Green Infrastructure

New landscaping and species-rich planting will contribute positively towards the local ecosystem. The retention of the existing hedges and trees around the proposed building will make a positive contribution to biodiversity.

Travel & Transport

Local materials, suppliers and labour will be considered wherever possible. The provision of a home office will reduce traffic generation and associated air pollution connected with work-based commuting.

We are rural

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