

SPRINGWOOD. PLANNING STATEMENT.



PROJECT INFORMATION

Site Location:

Springwood
Whalley Road
Stonyhurst
BB7 9PN

Prepared for:

Householder Planning Submission

Date Prepared:

June 2024

Applicant:

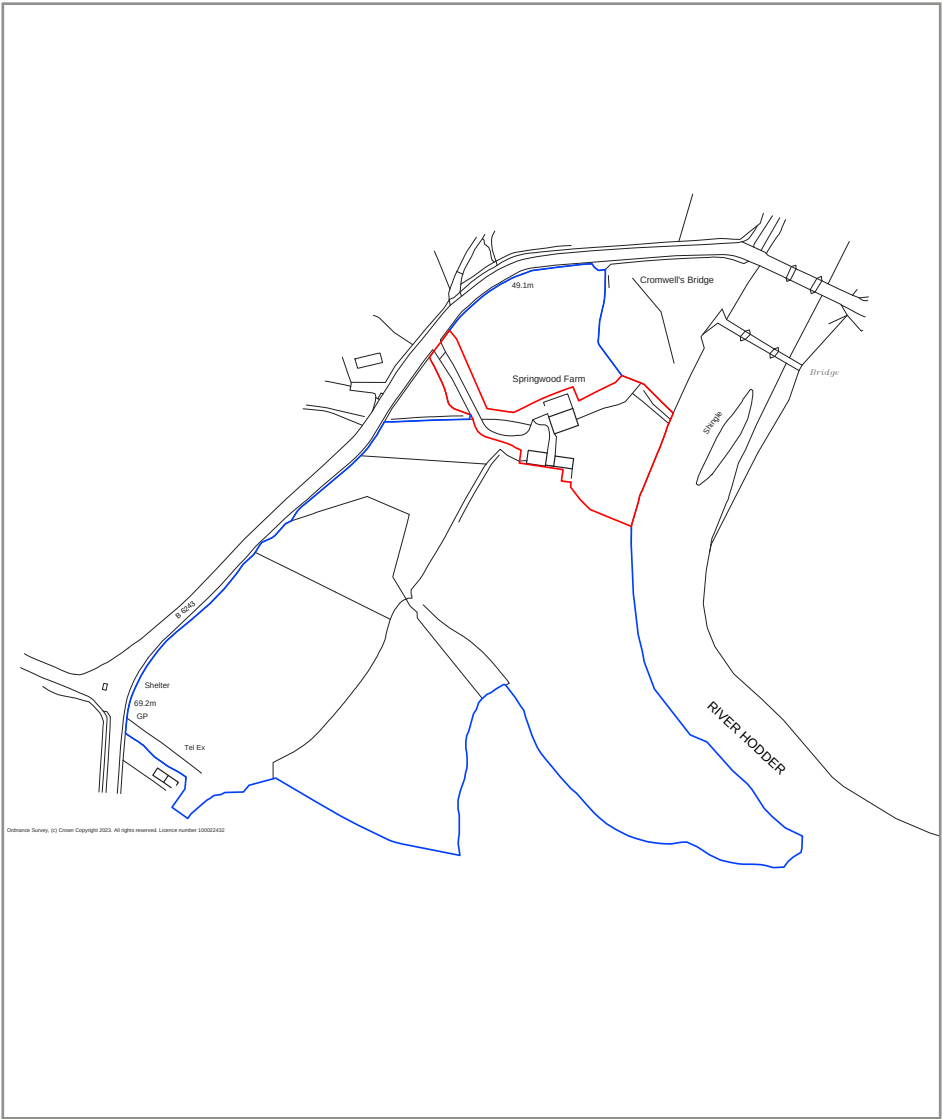
David Moore
C/O Agent

Agent:

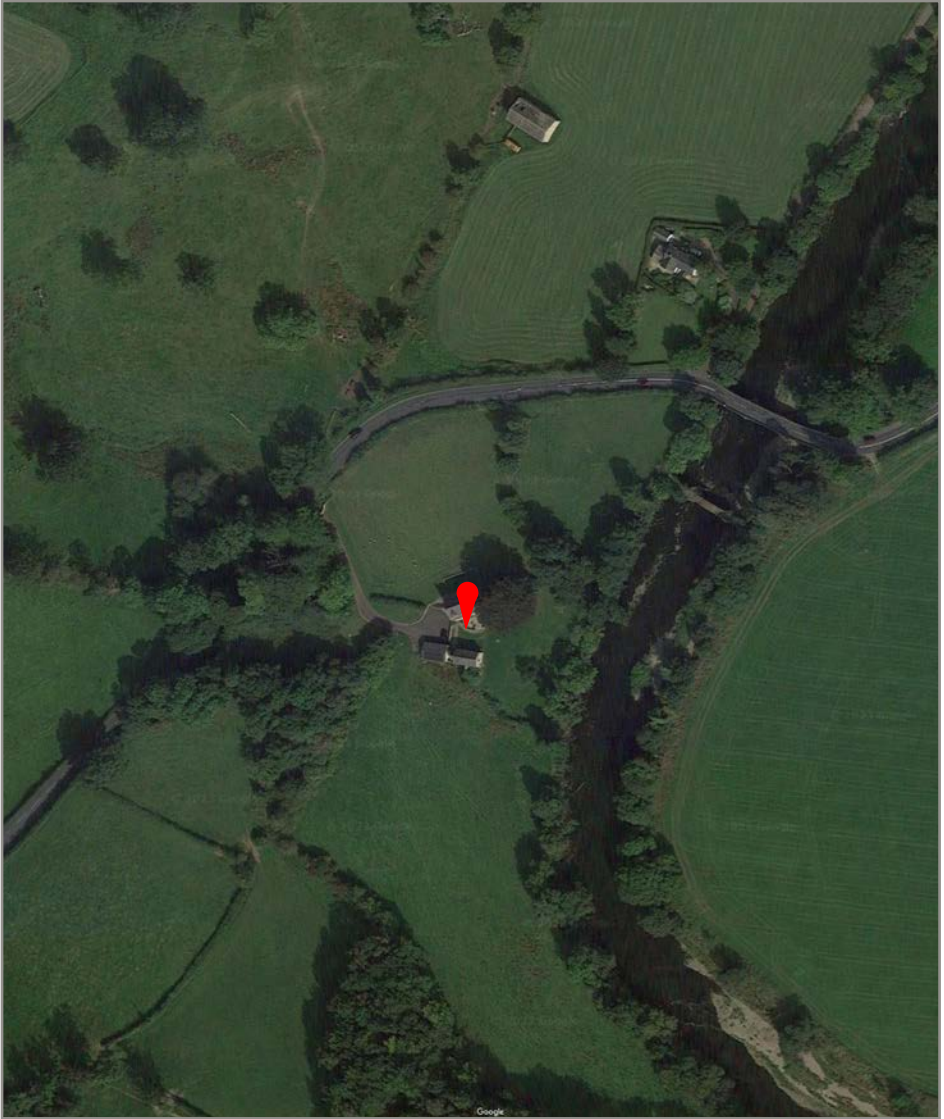
Zara Moon Architects
The Barn at Fieldings Farm
Whalley Banks
Whalley
Clitheroe
BB7 9JL
Contact: Zara Moon
Phone: 01200 403840
Email: info@zaramoonarchitects.co.uk

Development:

The proposal includes a 1m width increase to approved rear extension (ref: 3/2023/0814).



Site Application Boundary



Site location in context

BACKGROUND

This Heritage Statement has been prepared on behalf of the applicant David Moore, to increase the width of the approved rear extension at Springwood (ref: 3/2023/0814).

David has lived at Springwood for the last 19 years and 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. To achieve the applicant's living requirements, the proposed design incorporates a new open plan area with indoor/outdoor living.

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.

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.

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.



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.

ARCHITECTURAL FEATURES

The key characteristics of the existing house include:

- 3-storey house
- 2 Chimneys
- Dual pitched roof
- Stonework
- Stone quoins
- Stone window surrounds
- Grey slate roof
- Symmetrical openings to North and South elevation
- Pitched roof, dormer windows to the rear
- Regular stacked / repeated windows to both floors
- Traditional sash white windows



ARCHITECTURAL FEATURES - BARN

The key characteristics of the barn include:

- Random stonework
- Stone quoins
- Stone window surrounds
- Single storey lean-to (now in a ruinous state)
- Pitched roof
- Grey slate roof
- Arrow slot windows to both sides at first floor level
- Central long window to upper level (possibly hay-chuck)
- Central door with windows to each side facing the dwelling
- Original timber trusses



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.

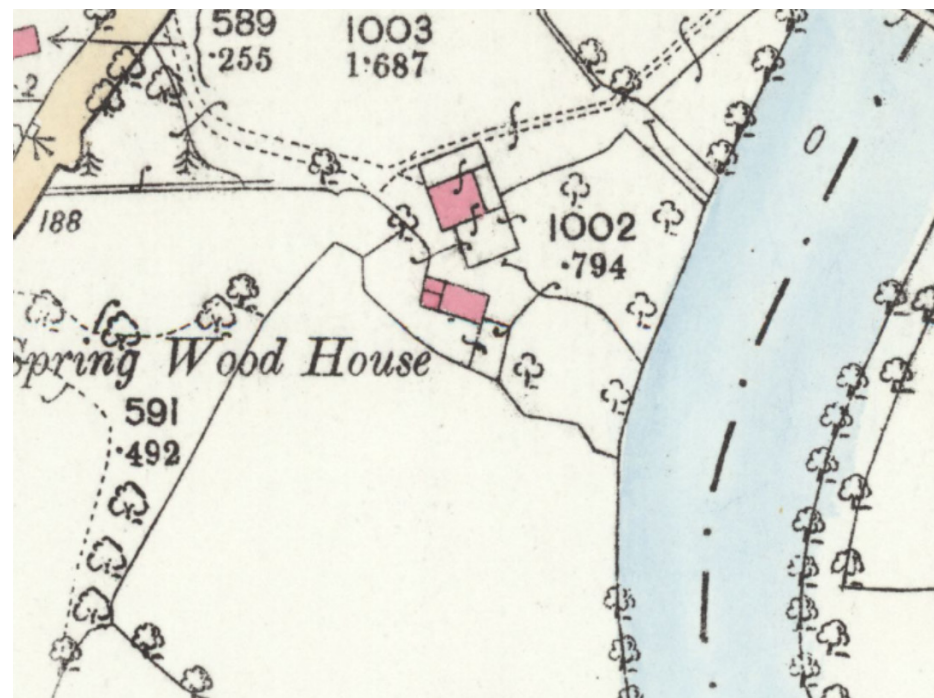
Based on the field / gate points which include gated access to the larger structure to the North, it could be presumed that originally a large barn was located on the site of the existing house, and the smaller structure was the farmhouse.

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

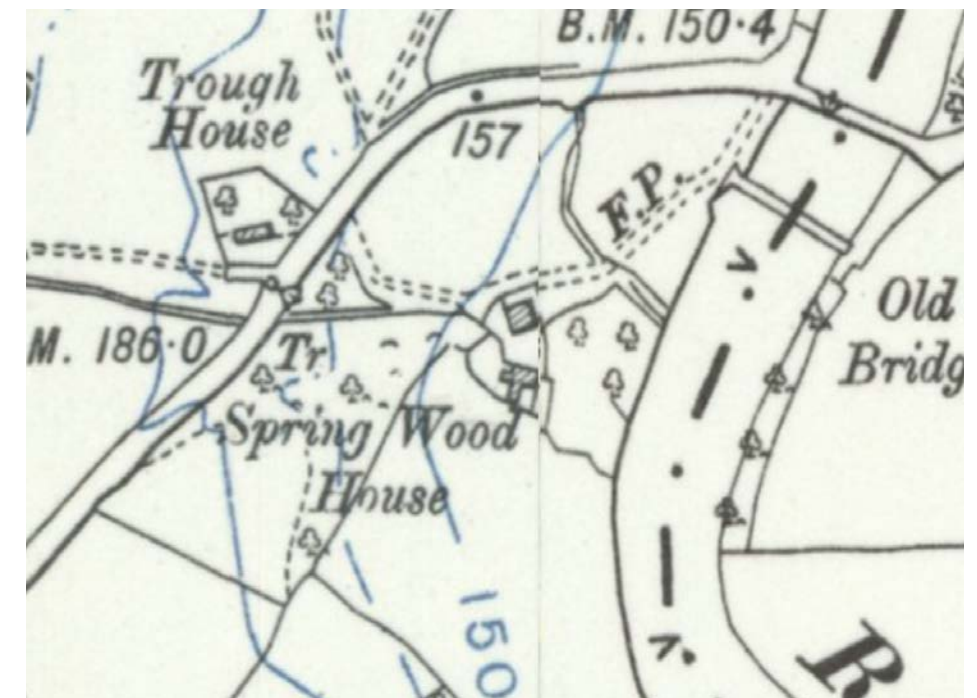
The main road is also visible on all maps, with no historic footpaths to the South of the property.

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.

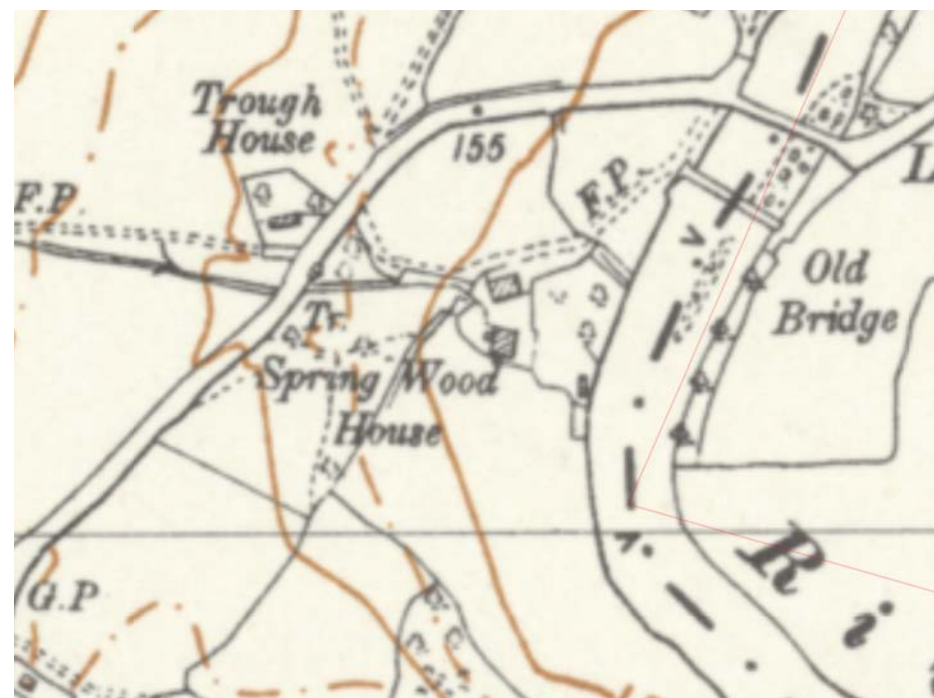
The existing property and barn are not listed, they are not on the LCC Historic Environment Record, therefore neither are Designated or Non-Designated Heritage assets. The site is not located within the Conservation Area, however the site is located adjacent to two Heritage Assets (Old Bridge and New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



1894 map.



1913 map.



1944 map.



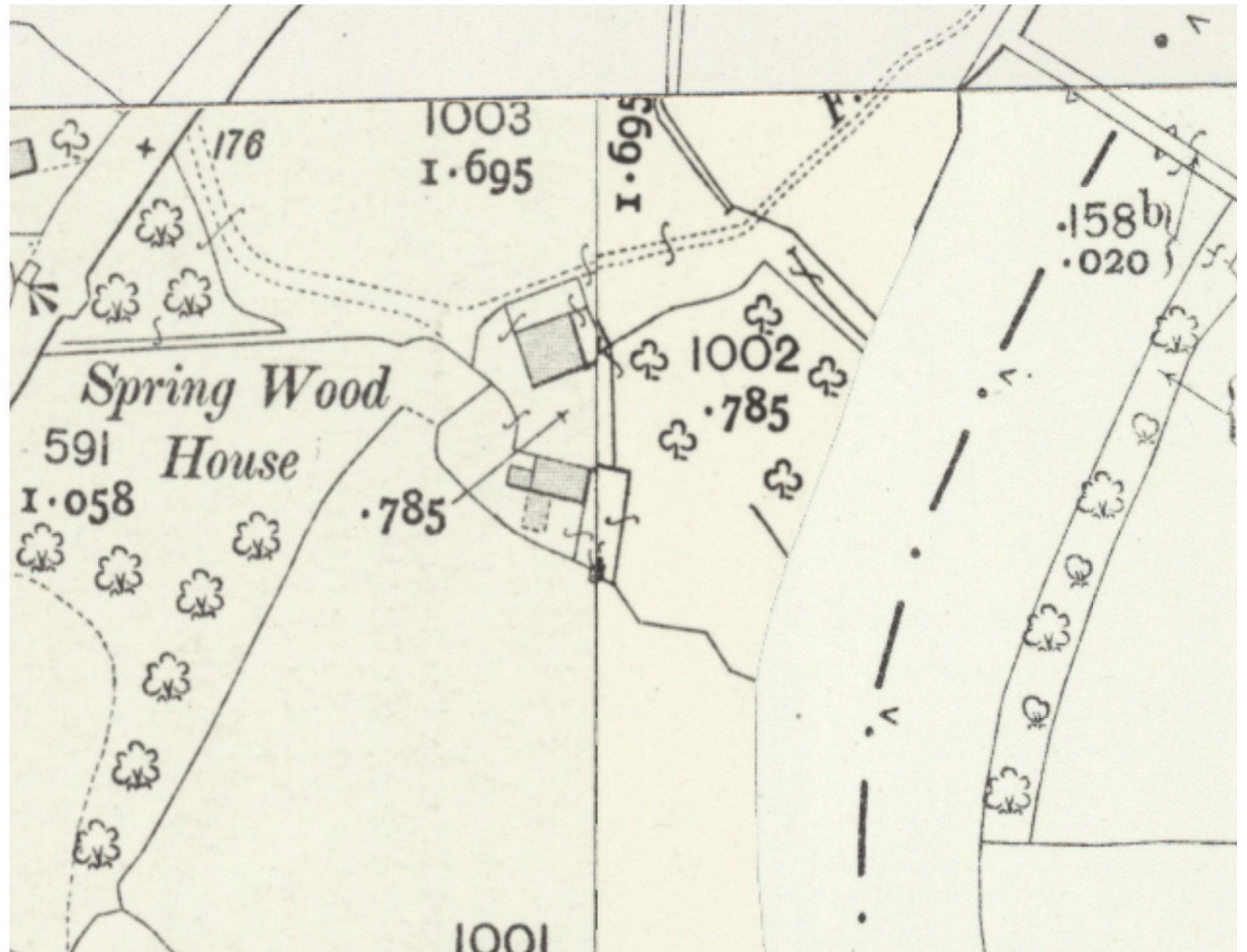
1960s Aerial.

HISTORIC MAPS

There are no original drawings to provide evidence of floor plans, or to understand each individual building elevation. However, the adjacent historic map provides evidence of how the original property was sited in the early 1900s.

Evidence of the original outrigger to the West of the barn, and the lean-to structure to the South, are both still evident. However, the exact size and location may have changed over time.

The curtilage appears to remain as it was historically and the area to the East of the buildings contained trees, which are still existing today. The areas of woodland to the West and along the river are all still remaining, however the footpath to the North of the buildings no longer exists.



1900s map

LOCAL LISTED BUILDINGS

New Bridge, Lower Hodder Lower Hodder Bridge HER Number: 1146904

- Listed Building - Grade II
- New Bridge - 1826
- Rock faced sandstone with furrowed rustication to the parapet.
- 3 elliptical arches with chamfered voussoirs.
- Solid parapet with rounded coping terminated by squat pillars with rounder caps.

Old Bridge, Lower Hodder Cromwell's Bridge HER Number: 1362197

- Listed Building - Grade II*
- Old Bridge - 1562
- Sandstone ashlar.
- 3 segmental arches.
- Cutwaters of triangular section.
- No parapet
- Scheduled ancient monument



BUILDING ALTERATIONS - HOUSE

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.

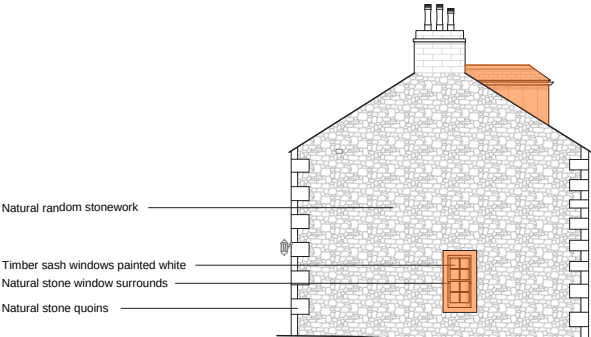
The stone, slate roof, conservation roof-lights, and chimneys all reflect the local vernacular and will be maintained.

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.

As the existing house was a barn, the character has altered from the ‘original’ property and now has a domestic aesthetic. The fenestration, and 2-storey extension with traditional dormer-style windows also create a symmetrical architectural aesthetic more common in dwellings rather than agricultural buildings. However, the overall character and rural features of the site have been retained over time.



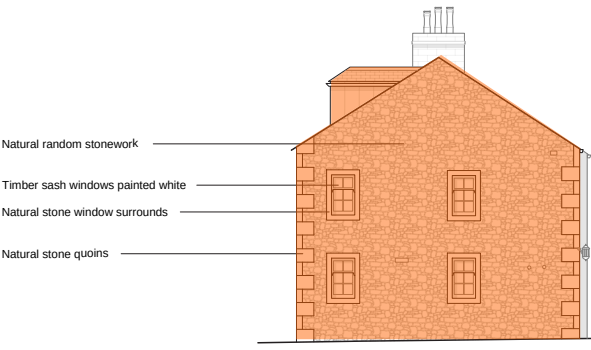
Existing North Elevation
Scale 1:100



Existing West Elevation
Scale 1:100



Existing South Elevation
Scale 1:100



Existing East Elevation
Scale 1:100

- New additions / openings
- Original openings blocked up
- Original openings

DESIGN STRATEGY

A new rear extension has been proposed with a minimal rear projection of 1.5m, which has been previously approved through application 3/2023/0814. The only change involves the position of the Western edge of the extension moving by 1m.

As the 1m increase is minimal, and a set-back of 1.15m has been retained from the Eastern elevation, the existing quoins remain visible from the rear elevation.

The revision would therefore have no distinguishable change in comparison to the approval, and would not be visible from the road or any public viewpoint.

The extension brings the primary living space 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.

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



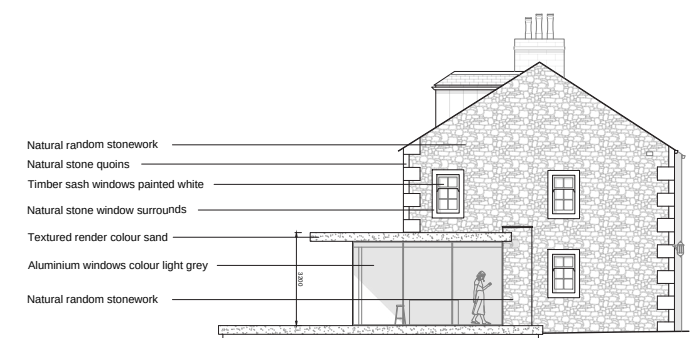
Proposed North Elevation
Scale 1:100



Proposed West Elevation
Scale 1:100



Proposed South Elevation
Scale 1:100



Proposed East Elevation
Scale 1:100

DESIGN JUSTIFICATION

The existing dwelling experiences a number of practical issues which the applicant wishes to address through the proposed scheme, these include:

- Defining the front entrance;
- Creating a rear / side entrance;
- Creating an open plan kitchen dining living space;

As the existing dwelling has experienced a number of changes over recent years - the agricultural building aesthetic of the house now has a domestic, symmetrical character. Despite not being original, the vernacular, and architectural style is in-keeping with the local context.

The front aspect of the property including the North elevation of the barn and garage building are visible from Whalley Road and therefore the character and hierarchy needs to be retained from this viewpoint.

The rear elevation is screened from any public vantage points, therefore by locating the extension to the rear would not impact the character of the front elevation.

The rear elevation has already undergone a number of visual changes. There is an opportunity to incorporate a contemporary design, focussing highly glazed elements to the rear, with no impact to the front elevation.

The scheme has been designed to respond to the character of the existing dwelling, context and heritage of the property, creating a high-quality architectural response to the site.



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01200 403840
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