

SPRINGWOOD. PLANNING STATEMENT.

ZMA
June 2024



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1.0 INTRODUCTION

1.1 PROJECT INFORMATION

Site Location:

Springwood
Whalley Road
Stonyhurst
BB7 9PN

Prepared for:

Householder Planning Submission

Date Prepared:

June 2024

Applicant:

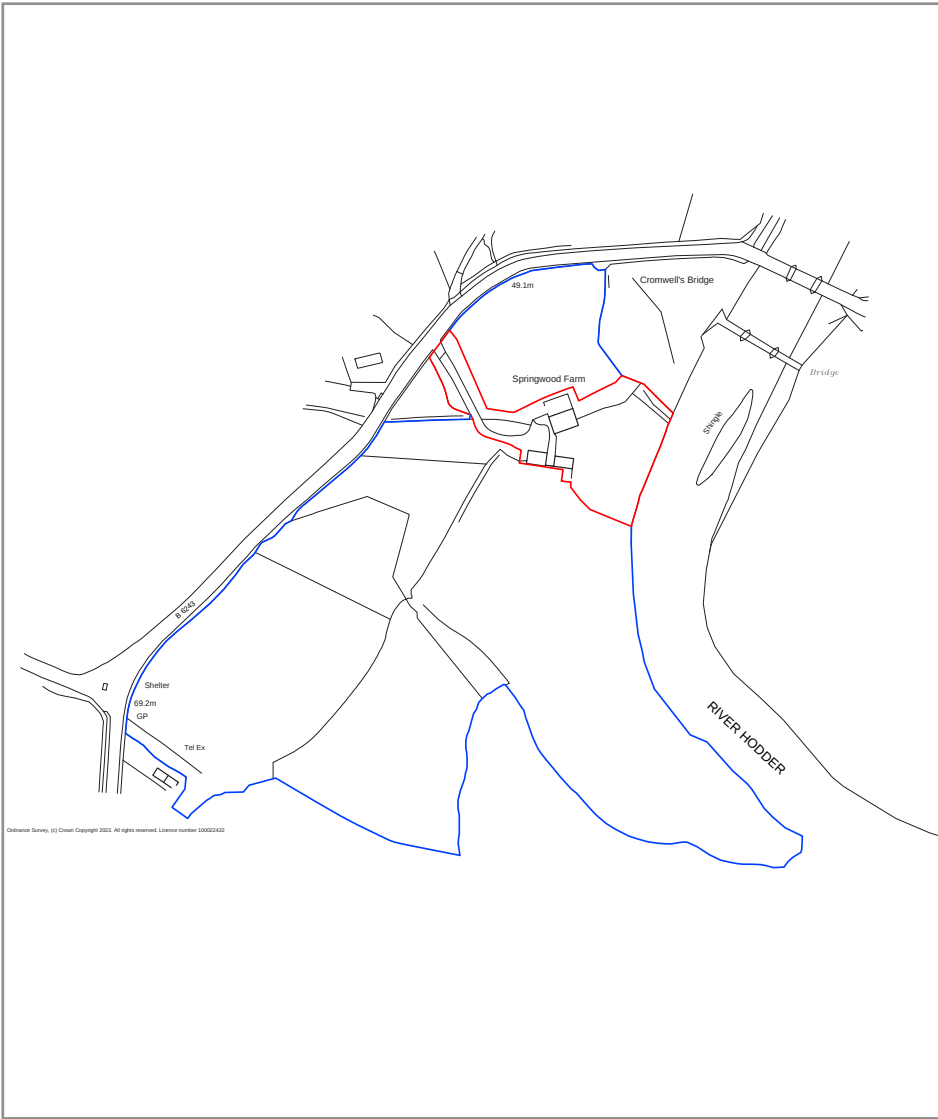
David Moore
C/O Agent

Agent:

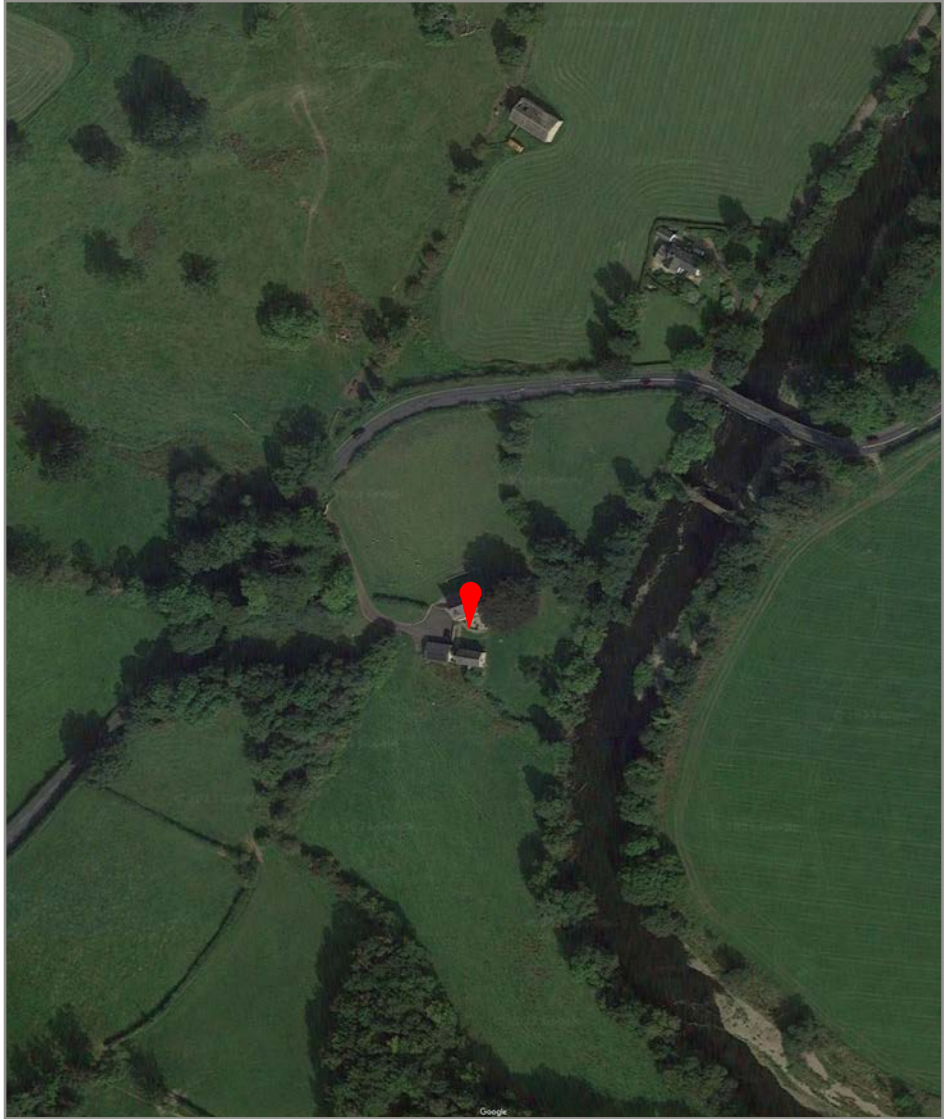
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Development:

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



Site Application Boundary



Site location in context

1.2 BACKGROUND

This Planning 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.

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 70 metres 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.



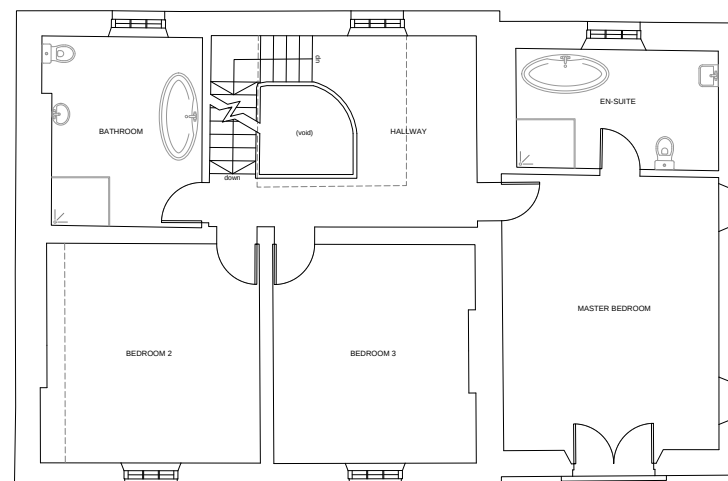
Parking area, garage and barn.

2.4 EXISTING HOUSE ANALYSIS - FLOOR PLANS

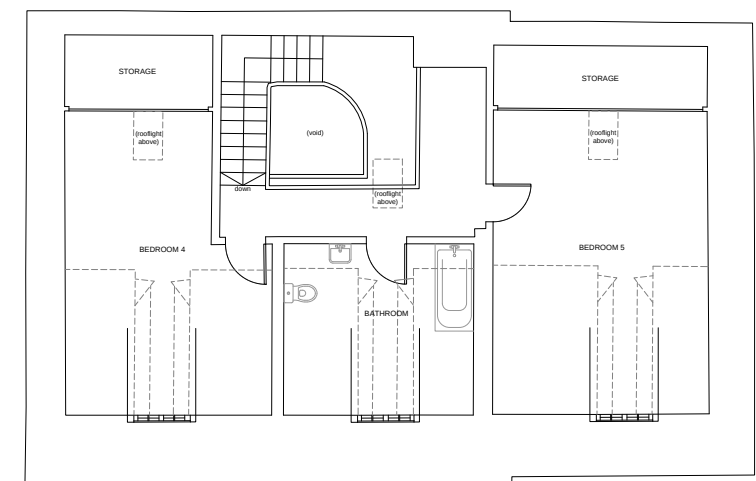
The dwelling has a traditional, symmetrical front elevation which faces Whalley Road. The rear elevation is not visible from Whalley Road or local Public Right of Ways due to the significant distance away, existing landscaping and change in level. The East side elevation is heavily obscured due to the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

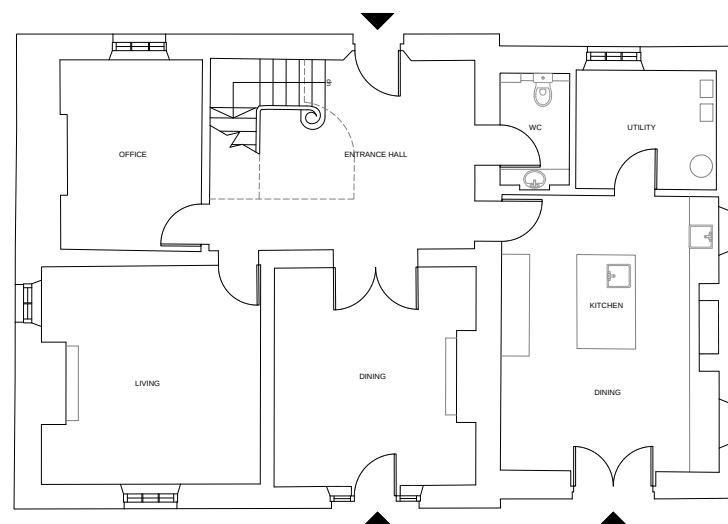
- There is no open plan kitchen dining living space.
- The kitchen is disconnected from the dining area and does not have a sofa area.
- The spaces do not work for entertaining.
- There is no dirty / rear entrance. At present, the kitchen door is used as the dirty entrance.
- There is no dirty coat / 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.

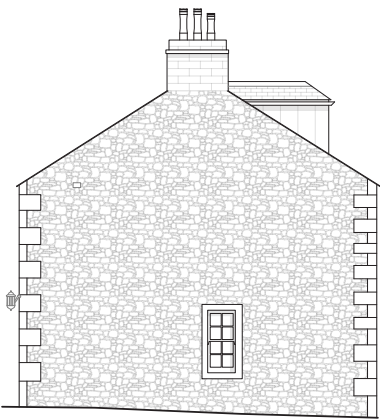
The symmetrical aesthetic, although not original, reflects the character of the area and should be retained, with minimal changes to the front elevation.

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 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 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.

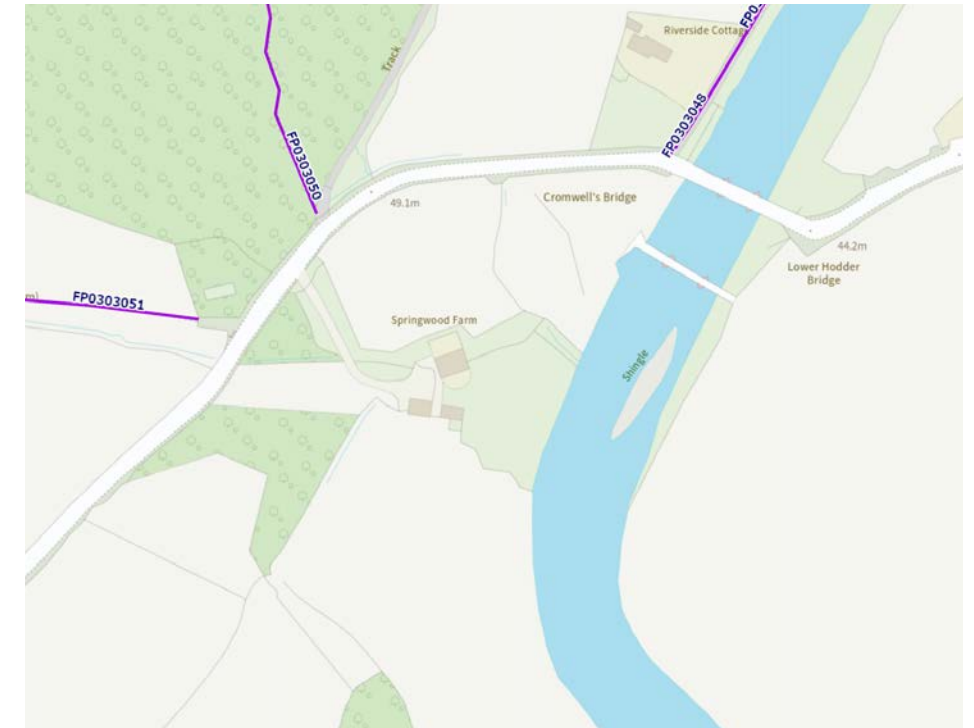
The proposed design sensitively improves the site whilst maintaining the characteristics of the existing building, and minimising the visual impact from public viewpoints.

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.



RVBC Local Plan map.



Public footpaths within close proximity to the site.

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.

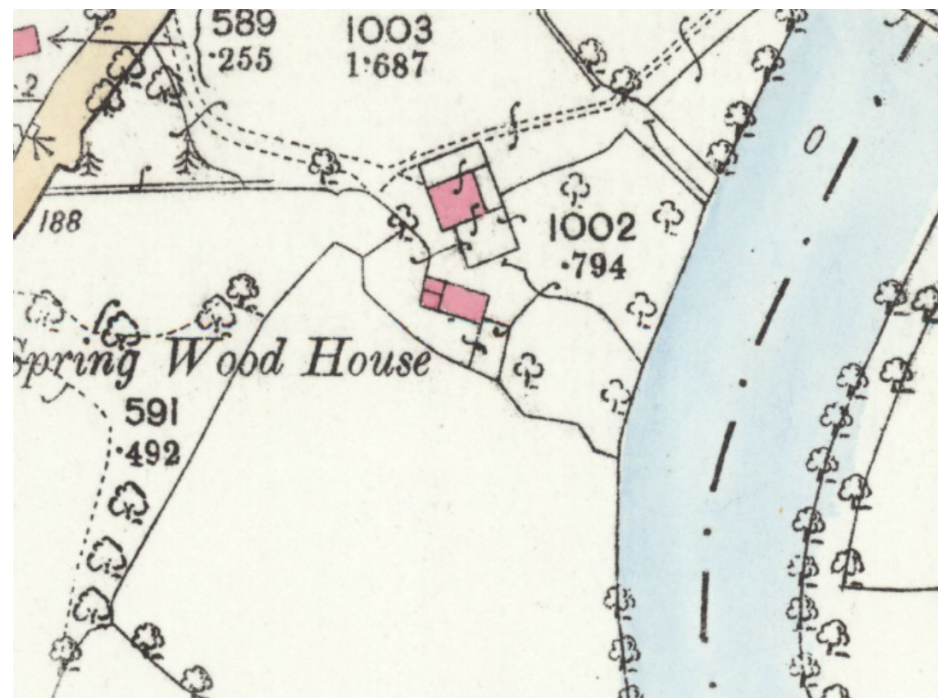
Based on the field / gate points which include gated access to the larger structure to the North, it could be presumed that originally a large barn was located on the site of the existing house, and the smaller structure was the farmhouse.

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

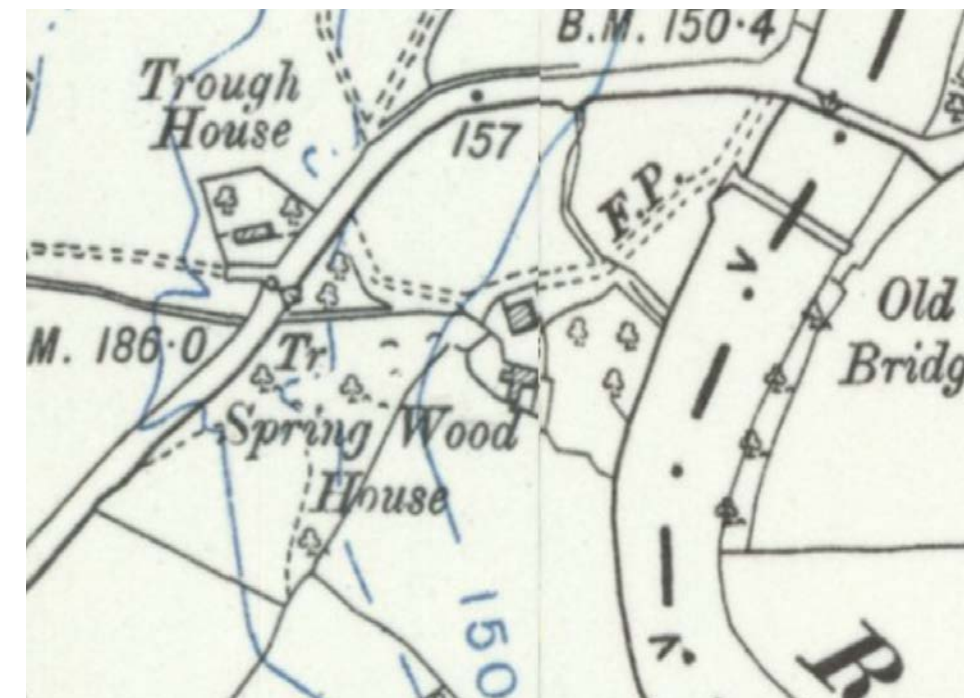
The main road is also visible on all maps, with no historic footpaths to the South of the property.

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.

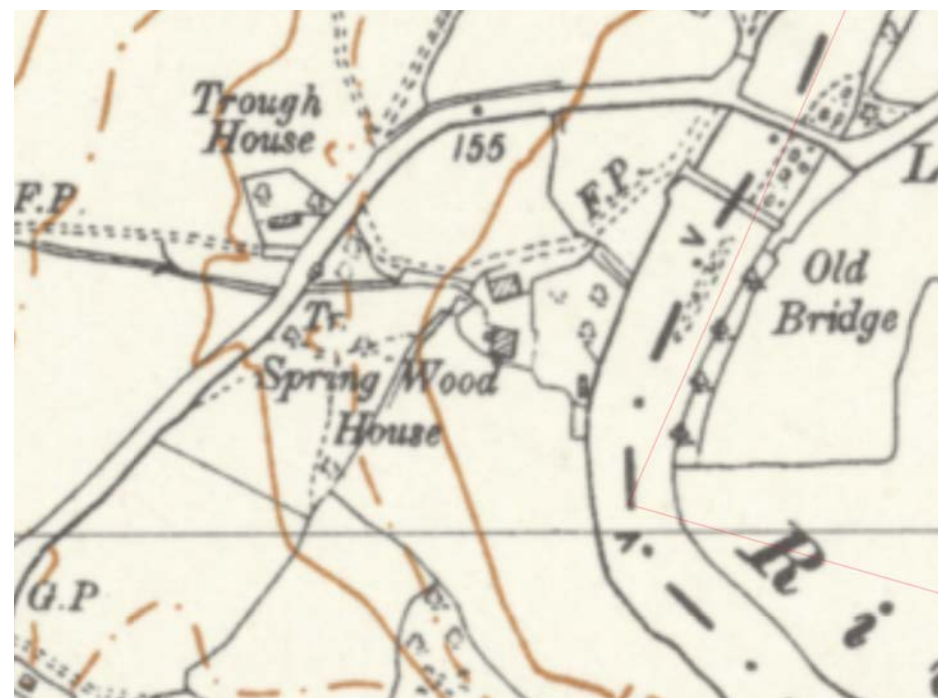
The existing property and barn are not listed, they are not on the LCC Historic Environment Record, therefore neither are Designated or Non-Designated Heritage assets. The site is not located within the Conservation Area, however the site is located adjacent to two Heritage Assets (Old Bridge and New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



1894 map.



1913 map.



1944 map.



1960s Aerial.

5.0 DESIGN

5.1 PROPOSED GROUND FLOOR LAYOUT

The proposed ground floor plan has been redesigned to include an open plan kitchen dining living space, a separate snug, laundry, WC, and a rear entrance.

The rear extension leads out onto an external terrace and rear garden.



--- line denotes extent of approval.

5.2 APPROVED VIEW FROM WHALLEY ROAD



5.3 PROPOSED VIEW FROM WHALLEY ROAD



6.0 CONCLUSION

6.1 CONCLUSION

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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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