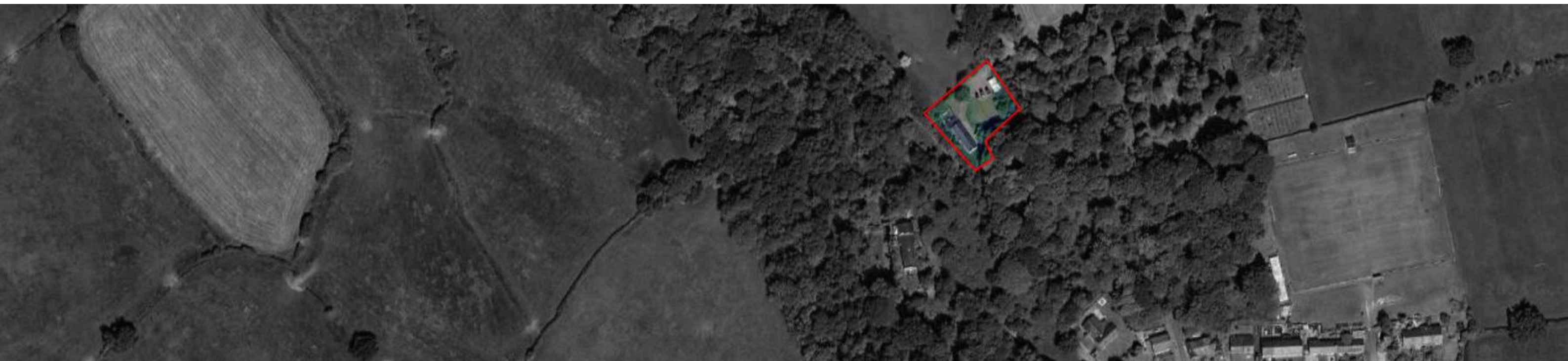


DEMOLITION OF EXISTING FARMHOUSE AND ERECTION OF
REPLACEMENT SELF-BUILD DWELLING AND DETACHED GARAGE

AVENUE FARMHOUSE, HURST GREEN

DESIGN AND ACCESS STATEMENT

SEPTEMBER 2024



INTRODUCTION, SITE LOCATION & CONTEXT

Avenue farmhouse is situated to the west of Avenue Road, Hurst Green within the grounds of Stonyhurst College. The property is currently vacant and was most recently used by the college to accommodate visiting rugby teams before being sold recently to the applicant with full change of use to residential dwelling.

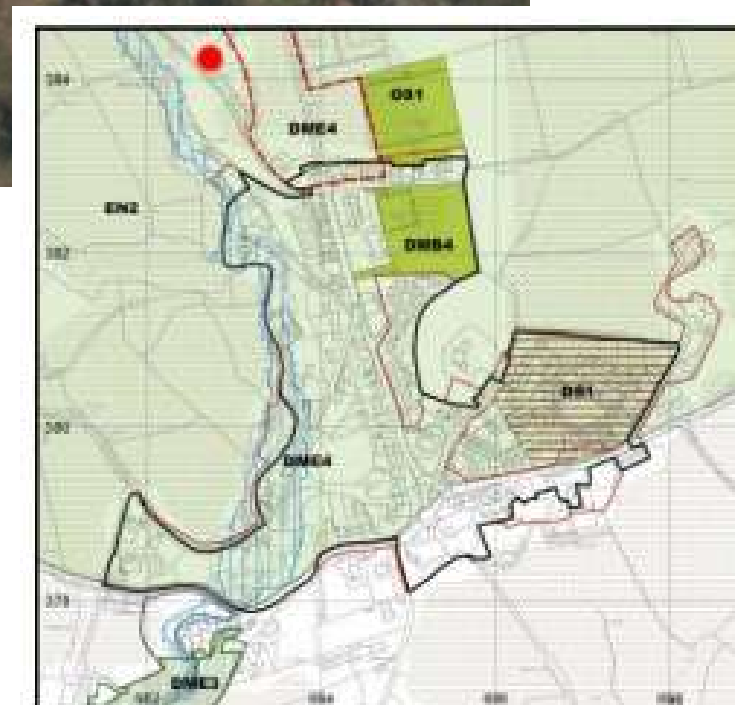
The site is outside the Hurst Green Conservation Area but within the AONB, is bounded by woodland to the north east and south east, a public footpath to the south west and open fields to the north west.

Access to the site is via a gravel track leading from Avenue Road and slopes from the north east to south west by approximately 4m.

The site is well screened by existing mature trees on three sides, though there are very few trees on the actual application site.



Aerial view of proposed site



This document is to be printed double sided and read in A3 landscape format.

The footpath to the south west of the site is at a much lower level (approx. 2-3m lower) and there is a line of dense bushes and trees between the path and site boundary that provides natural screening.

Adjacent to the site entrance located along the north eastern boundary is a dilapidated outbuilding which the applicant intends to replace.

The photos opposite and on the following page illustrate the existing site context.

Accompanying this application is a Heritage Assessment carried out by Stephen Haigh for the farmhouse which confirms the existing building has little heritage value.



P1 - Photo of Avenue farmhouse - front elevation



P2 - Photo of Avenue farmhouse - rear and side elevations



P3 - Photo of site from north west



P4 - Existing outbuilding adjacent the site access along the north eastern boundary

WIDER CONTEXT

The site is roughly 0.25 miles from the centre of Hurst Green, a village characterised by predominantly small stone built cottages. The village fringes that this site falls within are more typically defined with larger detached properties and stand-alone agricultural conversions.

The centre of Hurst Green benefits from good public amenities, namely two pubs, a social club, a village shop, village hall, primary school and bus stops providing public transport links to Clitheroe and Longridge.

Approximately 0.5 miles to the east of the site is the prestigious Stonyhurst Boarding College.



P5 - Photo of public footpath running along the south western boundary showing dense trees and bushes running alongside



P6 - View of existing farmhouse from the south eastern boundary



P7 - Photo of existing trees along north eastern boundary



P8 - Photo of existing site entrance

EXISTING SITE

Accessed from the east, the images opposite illustrate the existing site topography and existing building massing on the site.

The site slopes down by approximately 4m east to west with a level area located centrally on the plot.

The footprint of the existing farmhouse is approximately 130 sq.m and the outbuilding 20 sq.m footprint.

The height of the farmhouse measured on its western elevation (the higher side) is 6.8m.



3D View of existing site from the north



3D View of existing site from the south

SITE ANALYSIS

As part of the site analysis we identified the site constraints and opportunities in order to inform the design layout.

OPPORTUNITIES

The site opportunities were identified as follows:

- Large open clearing with little obstruction from trees;
- Opportunity to develop a site in poor condition and in need of improvement;
- Opportunity to replace the existing property with a more energy efficient home;
- Open distant views to the north of Longridge Fell/Kemple End;
- Natural slope of the site allows for the proposed building to be set down at the lower end avoiding excessive overshadowing of the external spaces;
- Existing natural screening on 3 sides of the site for privacy;
- Dense woodland buffer;
- Existing access to Avenue Road;
- Existing buildings in poor condition and of little heritage value justifying demolition;
- RVBC have confirmed the property is deemed 'uninhabitable' with an agreed 12 months Council Tax discount agreed, again justifying demolition;
- Close to village centre for amenities;
- Opportunity to enhance wildlife and ecology through rewilding of the site perimeter;
- To create a sympathetic traditional design with a 'modern twist';
- Distant views of tree tops to west of site;
- Re-use existing natural building materials following demolition;
- Not within the Hurst Green Conservation Area.

CONSTRAINTS

The site constraints were identified as follows:

- Site within AONB sensitive location;
- Proximity of neighbouring public footpath;
- Overshadowing by existing mature trees particularly to the south of the site.



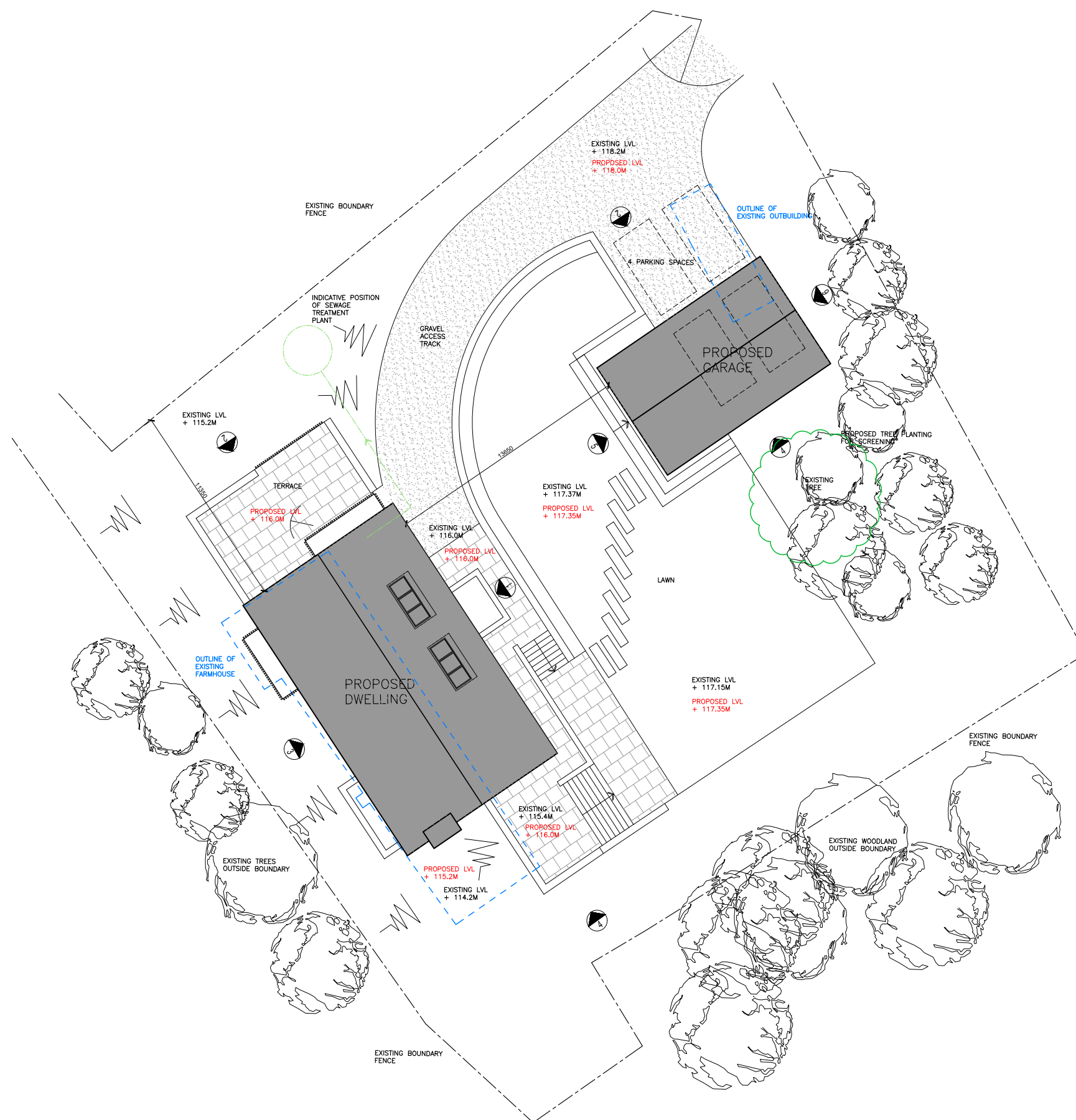
SITE LAYOUT

The development site measures approximately 43m east to west and 40m north to south and has an area of 0.1831 Hectares.

The site layout loosely follows the existing arrangement of buildings. The existing farmhouse is proposed to be demolished and replaced with a larger dwelling. The new dwelling extends no further north or west than the existing footprint and is shorter in length, stepping back from the southern boundary, but wider in plan to provide a more practical internal layout.

The new detached double garage and covered external seating area is located in a similar position to the existing outbuilding. Though the garage is bigger than the existing outbuilding it is still fully screened from public routes by existing trees and is pulled back further from the unscreened boundary to the agricultural land to the north.

The turning head immediately adjacent the site entrance provides additional parking for a couple of vehicles and the access track leading to the new dwelling follows the route of the existing, though in a more formal arrangement.





SITE LAYOUT

The site boundaries will be defined by the natural landscape features with additional trees planted and the post and wire fence that currently envelopes the grounds to the farmhouse retained.

The use of gravel surfaces, dry stone walls and native planting will retain an authentic rural and agricultural feel.

LANDSCAPING

The applicant intends to retain a wild meadow style garden to the site perimeter merging with the existing landscape with a more formal lawned area positioned centrally. The mature planting areas along the southern, western and eastern boundaries will be retained to provide screening to the development and furthermore provide a natural habitat for wildlife. The project is a self-build and is currently exempt from Biodiversity Net Gain.

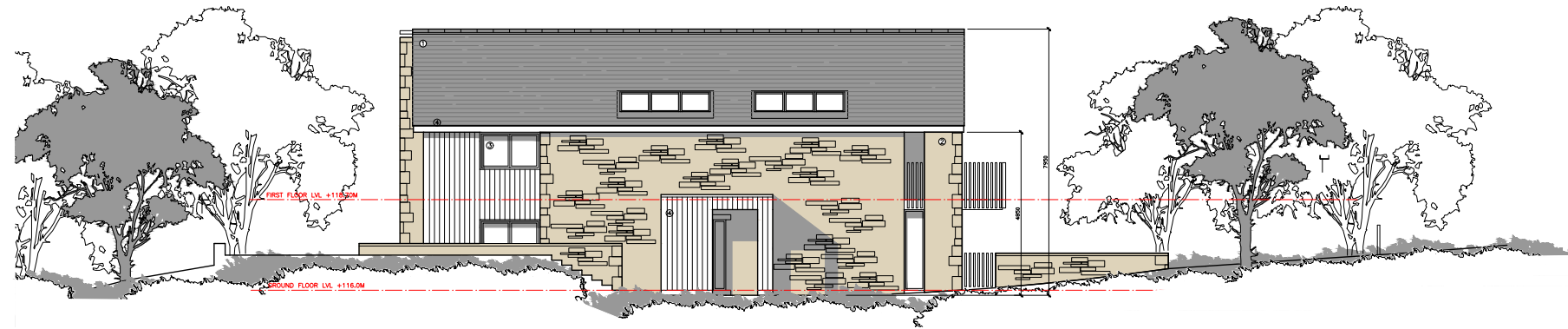
ACCESS

Access to the site for both pedestrians and vehicles is from Avenue Road where the approach to the property is level and therefore easily accessible.

Notes

MATERIALS KEY

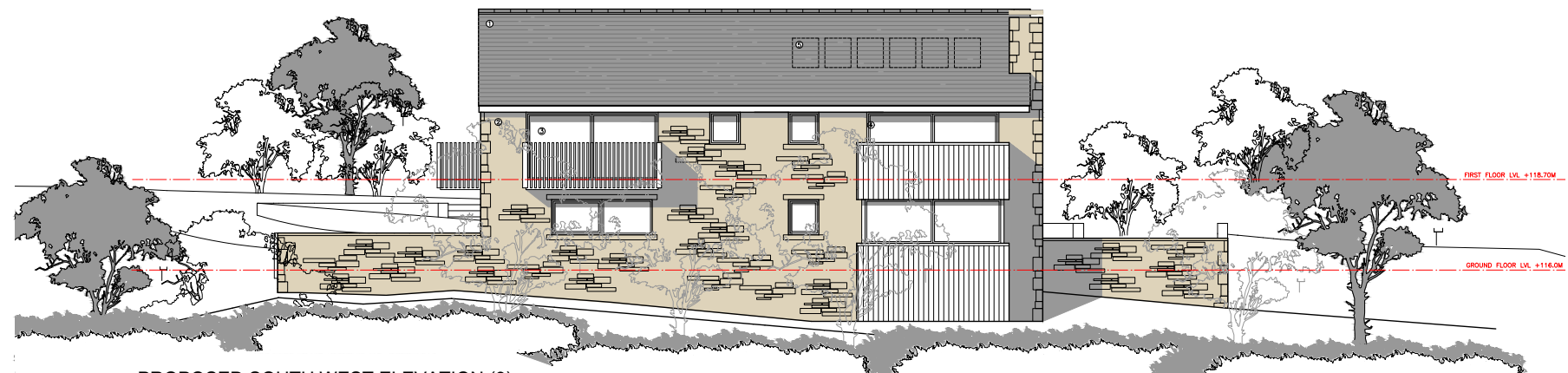
1. NATURAL BLUE/GREY SLATE
2. LOCALLY SOURCED NATURAL STONEMASONRY
3. ALUMINUM WINDOWS
4. WESTERN RED CEDAR OR SIBERIAN LARCH VERTICAL TIMBER
5. INDICATIVE PV SOLAR PANELS



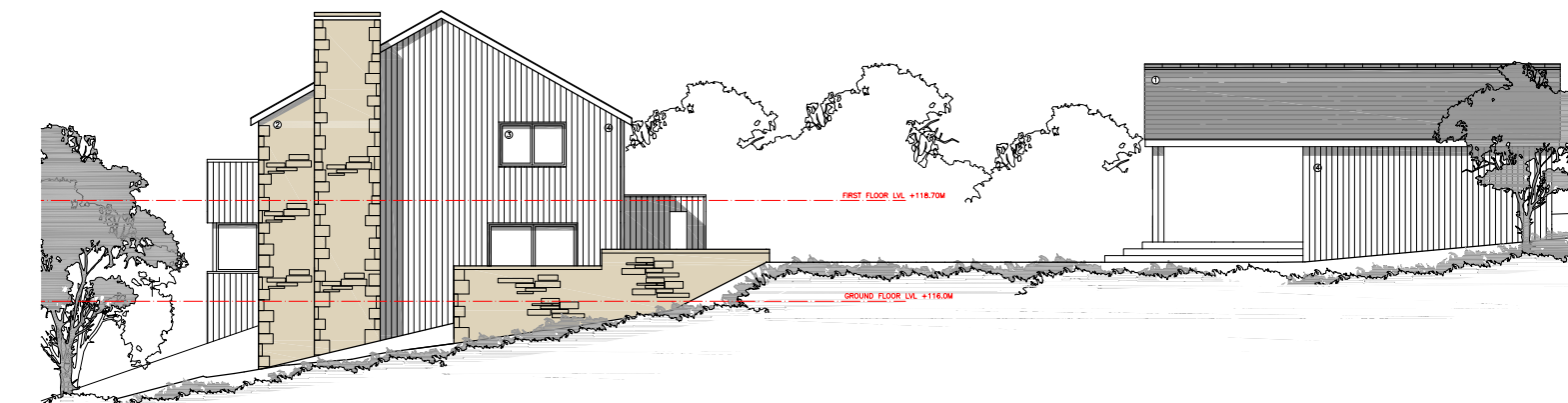
PROPOSED NORTH EAST ELEVATION (1)



PROPOSED NORTH WEST ELEVATION (2)



PROPOSED SOUTH WEST ELEVATION (3)



PROPOSED SOUTH EAST ELEVATION (4)

SCALE & APPEARANCE

The design of the new dwelling is conceived on the idea of a modern day farmhouse. Designed to a scale not dissimilar to other converted agricultural buildings in the area, and built of natural materials, the property is considered to be fitting of its rural setting.

The introduction of larger expanses of glass will bring a modern twist to the otherwise traditionally detailed appearance. These areas of glazing will allow additional daylight to filter into the property, provide views out and create a better connection to the outdoors particularly to the north where distant views of Longridge fell are possible.

The external balconies at first floor level are an addition the applicant was keen to include given the impressive views achievable above the tree tops from the elevated position. Being able to sit outside in the fresh air and appreciate the views is an important aspect of the design.

Overall, the intended appearance is of a traditional stone built structure modernised with considered insertions of glass, steel and timber cladding to achieve a harmonious and complimentary blend of old and new.

PROPOSED GROUND
FLOOR LAYOUT

USE & AMOUNT

The development site measures approximately 43m East to West and 40m North to South and has an area of 0.1831 Hectares

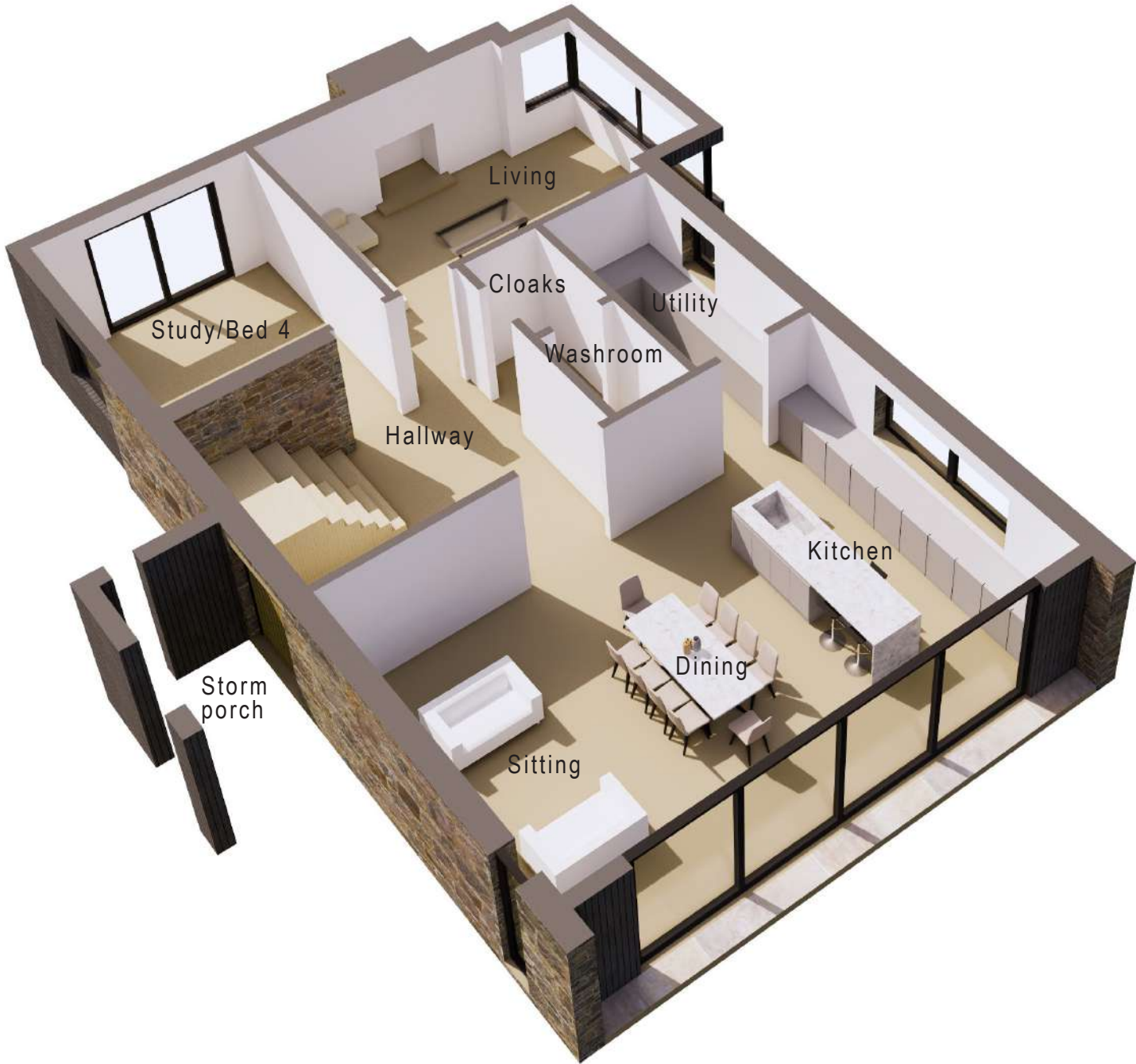
The proposed dwelling has a footprint of 158 SQ.M. The proposed gross external floor area is 287 SQ.M over 2 storeys.

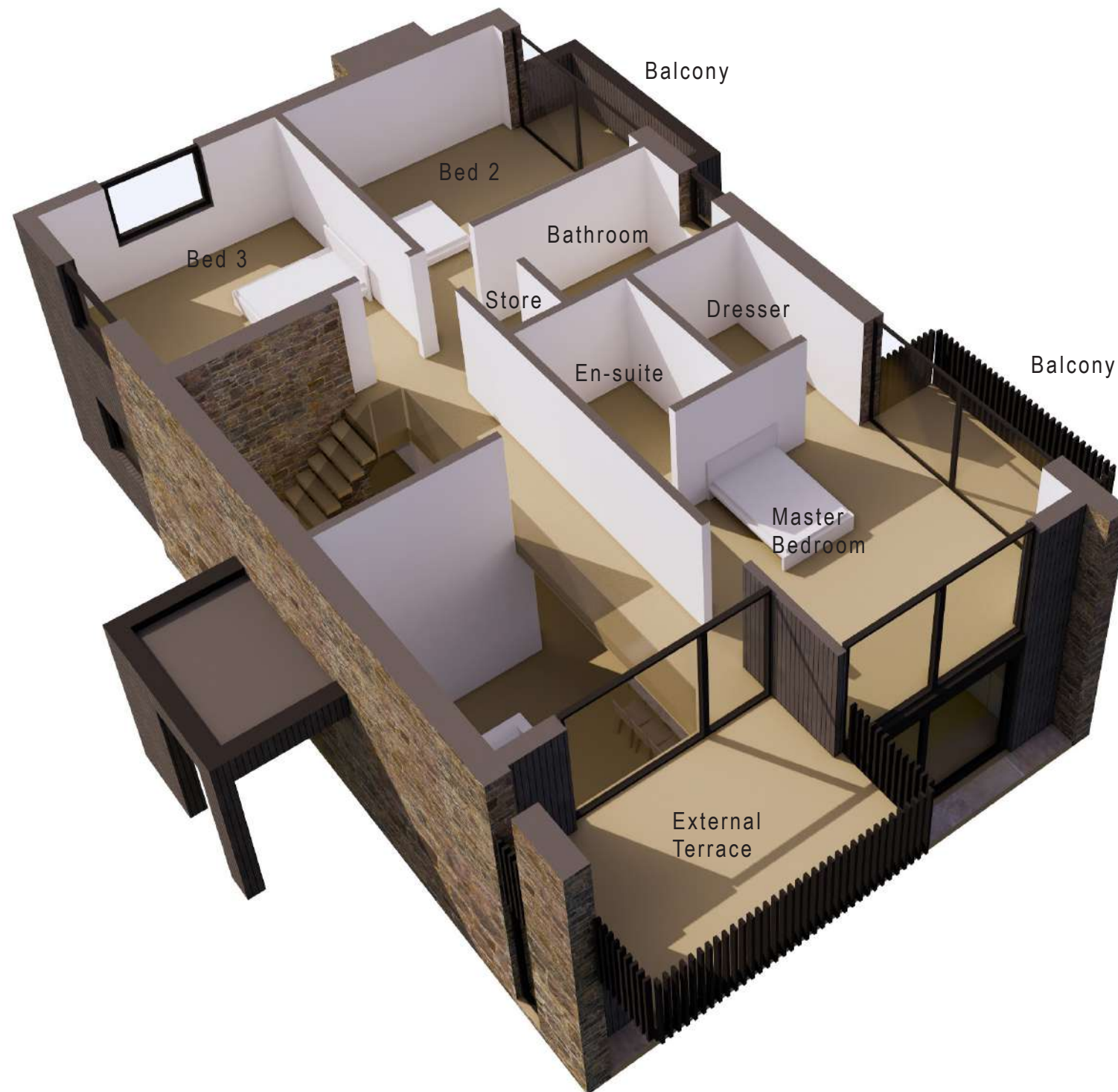
The room sizes are as follows:

ACCOMMODATION

Kitchen	5.8 x 3 m
Dining	5.8 x 3 m
Sitting	5.8 x 3 m
Washroom	1.5 x 2.2 m
Cloaks	1.5 x 2 m
Utility	2.1 x 4.1 m
Hallway	4.1 x 5.1 m
Study	4.5 x 3.9 m
Living Room	6.3 x 4.5 m

GROUND FLOOR AREA = 158 SQ.M
(Gross external)





PROPOSED FIRST FLOOR LAYOUT

ACCOMMODATION

Master Bed	4.7 x 4.4 m
En-suite	2.1 x 2.7 m
Dresser	2.1 x 2.7 m

Bathroom	2.4 x 3.2 m
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Store	1 x 1 m
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Bed 2	4.5 x 4.45 m
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Bed 3	4.5 x 4.45 m
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FIRST FLOOR AREA = 129 SQ.M

TOTAL FLOOR AREA = 287 SQ.M



ROOF

PROPOSED AERIAL VIEW
FROM THE NORTH WEST



PROPOSED AERIAL VIEW
FROM THE SOUTH



PROPOSED AERIAL VIEW
FROM THE EAST



PROPOSED VIEW FROM THE
SITE ENTRANCE



