

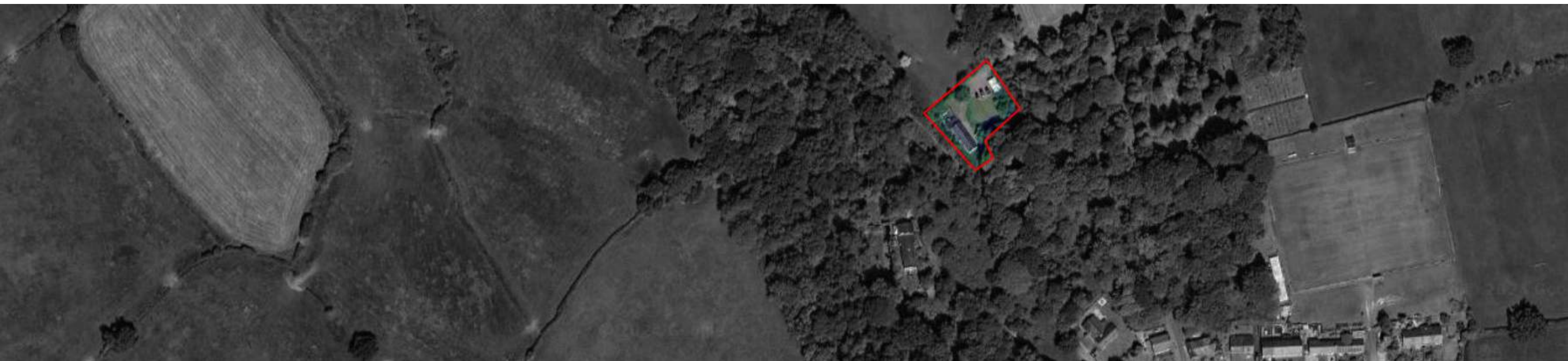
DEMOLITION OF EXISTING FARMHOUSE AND ERECTION OF
REPLACEMENT SELF-BUILD DWELLING AND DETACHED GARAGE

AVENUE FARMHOUSE, HURST GREEN

DESIGN AND ACCESS STATEMENT

REVISION A

JANUARY 2025



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 the topography 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 alongside a Tree Survey demonstrating that none of the surrounding trees will be affected.



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 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 north 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, family orientated 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 provides screening to parkland;
- 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, further justifying demolition;
- Close to village centre for amenities;
- Opportunity to enhance wildlife and ecology through rewilding of the site perimeter;
- Opportunity 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;

CONSTRAINTS

The site constraints were identified as follows:

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

RE-SUBMISSION OVERVIEW

This application is a re-submission of refused application ref: 3/2024/0745.

The main reasons for refusal of the previous application related to scale, bulk, massing, height design and materiality.

We have consulted further with the planning officer, Ben Taylor, and the Head of Development Services, Lyndsey Hayes, to address the concerns raised.

The following points were provided to us as guidance to alter the design to a more acceptable approach:

- *“Reducing the width would help to bring the height down and reduce the prominent gables. You could increase the length somewhat to compensate for the loss of floorspace if necessary. To clarify we do not require the new dwelling to replicate the width of the existing.”*
- *“Losing the balconies to the front and rear and reducing the first floor window sizes.”*

- *“Reducing the extent of glazing on the NW gable – not adverse to floor to ceiling glazing feature but make it a narrower profile. Could the balcony be contained in the roof overhang – or fully glazed - to make it more discreet.”*
- *“Reducing the extent of timber cladding on the SE elevation so that it is more of a feature rather than the dominant material here.”*
- *“Pitched roof design over the porch.”*
- *“Double roof lights rather than triple roof lights to the front elevation.”*
- *“Reducing garage roof to exclude covered area.”*

The following pages illustrate the changes made to address the concerns raised.

SITE LAYOUT

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

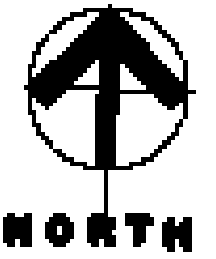
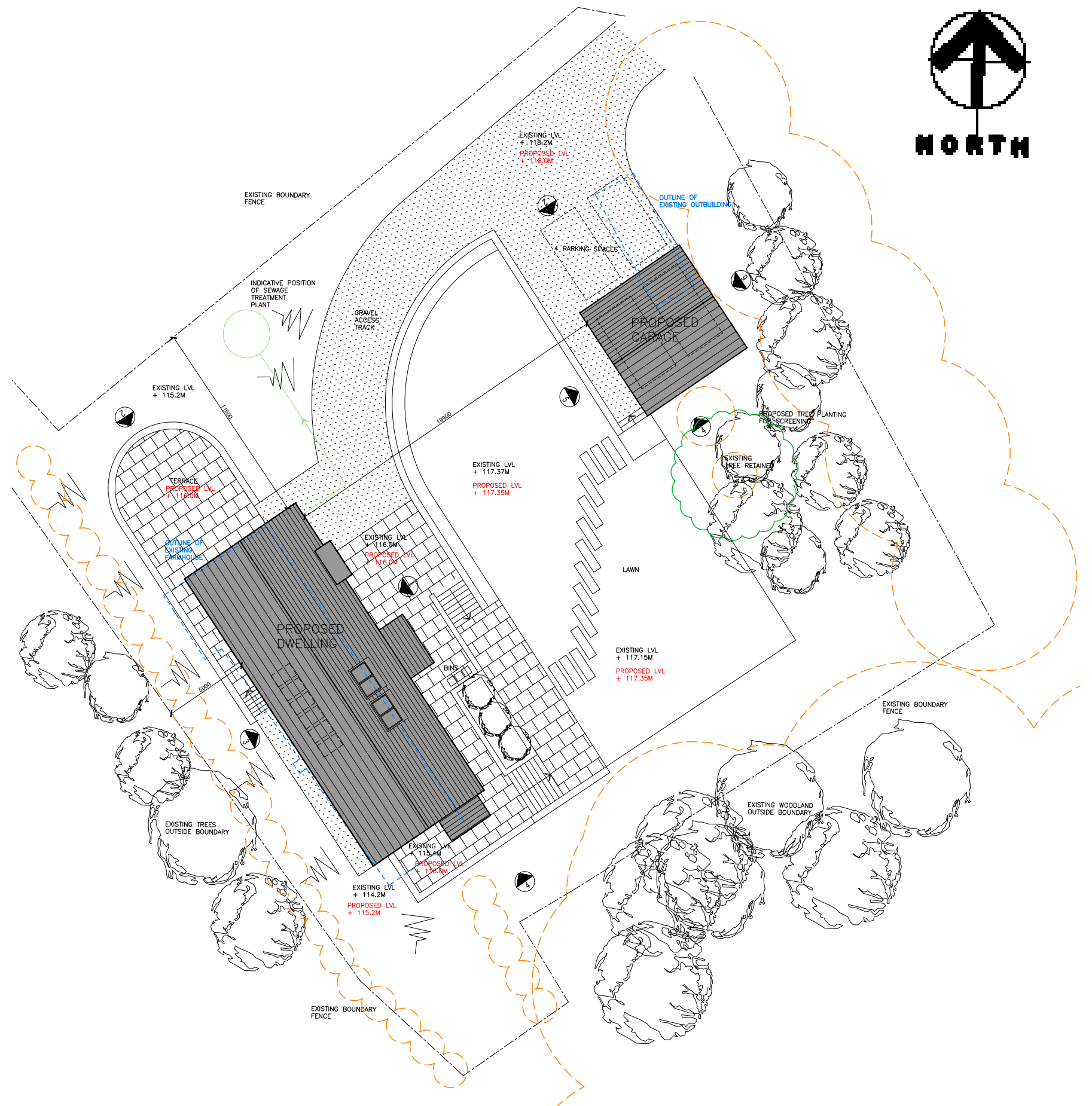
The site layout broadly follows the existing arrangement of buildings. The existing farmhouse is proposed to be demolished and replaced with a larger dwelling. The new dwelling extends no further north or west than the existing footprint and is shorter in length, stepping back from the southern boundary,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

The new detached double garage 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.

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.



RE-SUBMISSION OVERVIEW (SCALE & APPEARANCE)

NORTH EAST ELEVATION

The width of the proposed dwelling house has been reduced from 9.75m to 7.5m which reduces the height by 0.65m. The new height of 7.3m is more comparable of typical 2 storey new build houses and should be considered more sympathetic to the site.

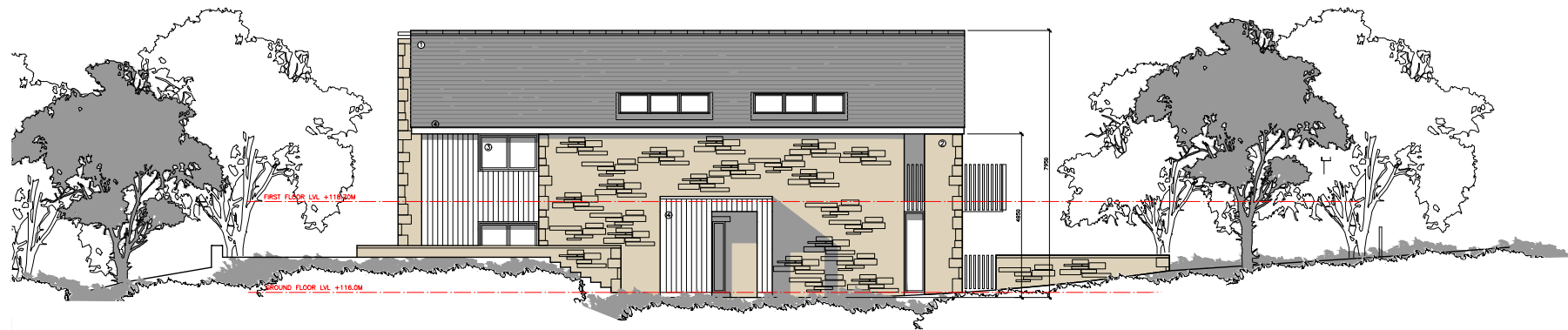
The reduction in width has resulted in lengthening the floor plan to compensate for space lost. The internal floor area of roughly 2500 sq.ft, however, is still typical of a large 4 bedroomed house and is comfortably accommodated on the generous plot. Furthermore, the new dwelling is no longer than the existing farmhouse.

The flat roof porch has been altered to show a more traditional pitched roof.

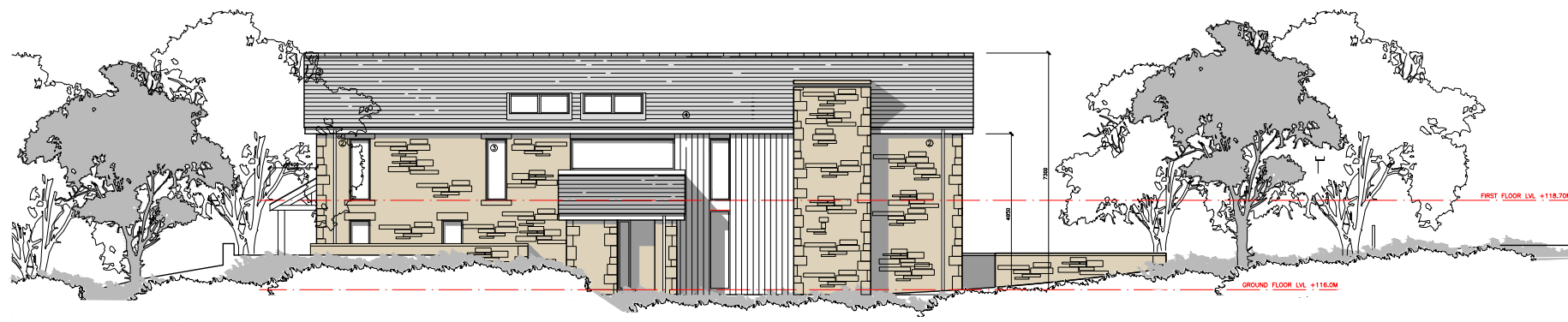
The roof lights are changed from triple to double openers.

A feature chimney has been added to help break up the additional length of the dwelling with a narrow strip of larch cladding positioned between the chimney and porch to add aesthetic interest

The projecting balconies on the right of the elevation have been recessed out of view, however a modest canopy has been added over the utility entrance on the left.



Previous (refused) proposed north east elevation



Updated proposed north east elevation

RE-SUBMISSION OVERVIEW

NORTH WEST ELEVATION

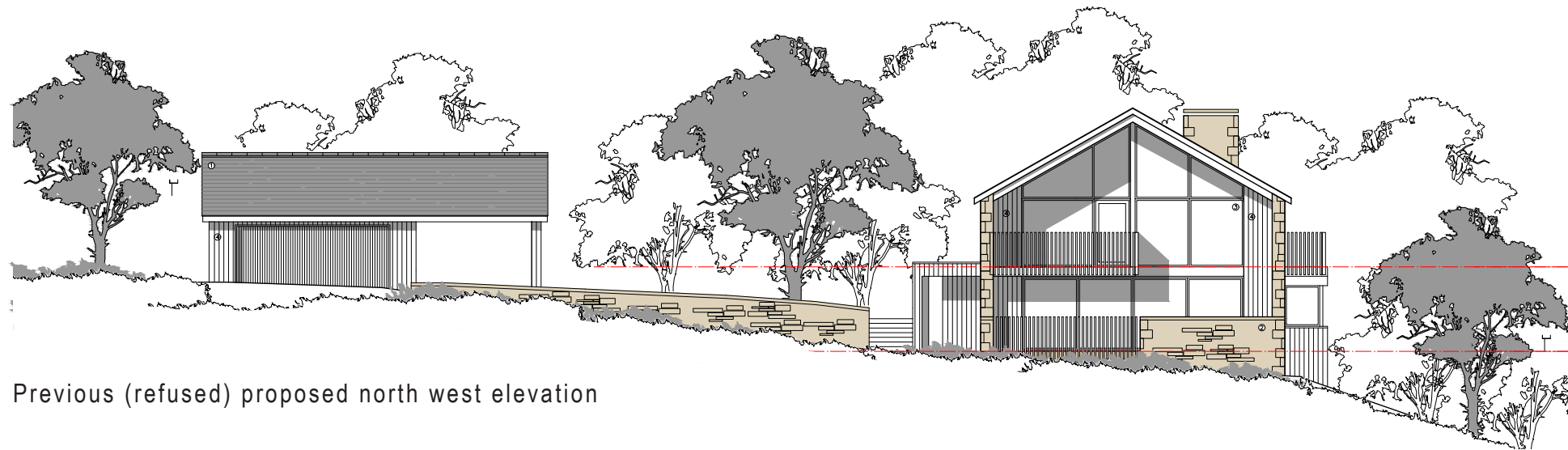
The adjacent elevations illustrate how the amount of glazing to the north west gable has been significantly reduced.

The projecting balcony has also been modified to be recessed under the main roof and positioned centrally to provide a more symmetrical appearance.

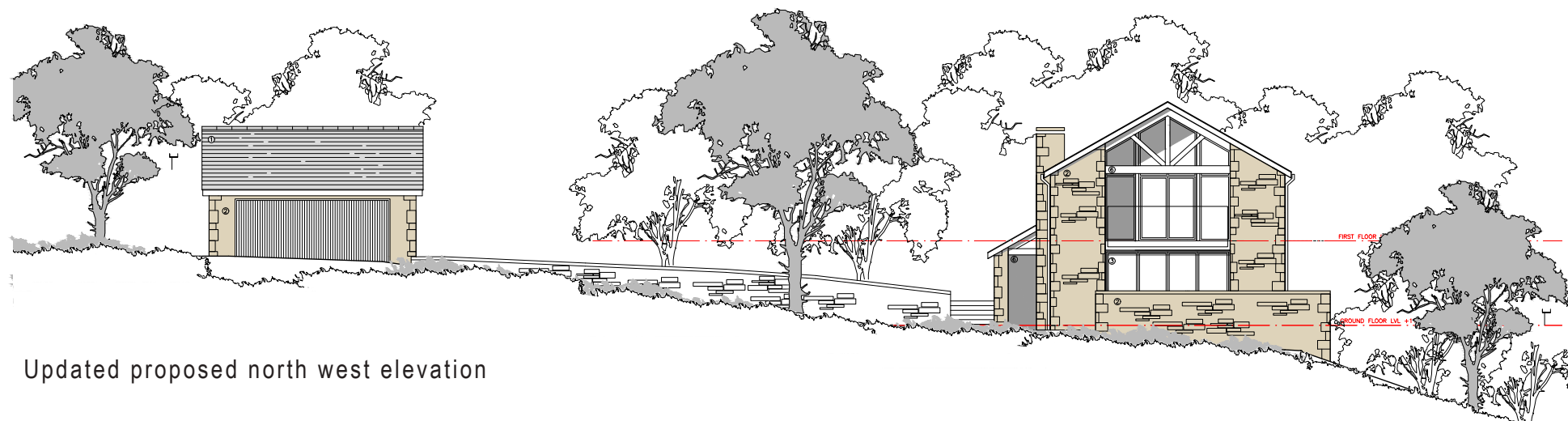
As per the previous comments, the reduction in width and height helps nestle the proposed dwelling into the site.

Exposed timber trusses at high level add a layer of interest to the elevation and help reduce the massing. Through its more traditional appearance the creation of the recessed external balcony is more discreet, and therefore visually less obtrusive than the previous cantilevered projections.

The covered external seating area to the side of the garage has been removed.



Previous (refused) proposed north west elevation



Updated proposed north west elevation

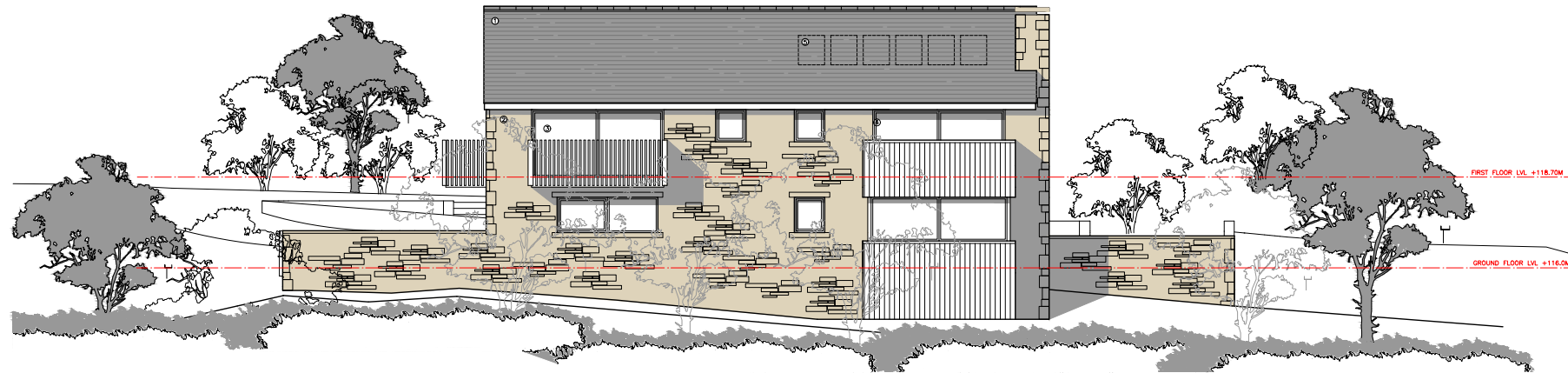
RE-SUBMISSION OVERVIEW

SOUTH WEST ELEVATION

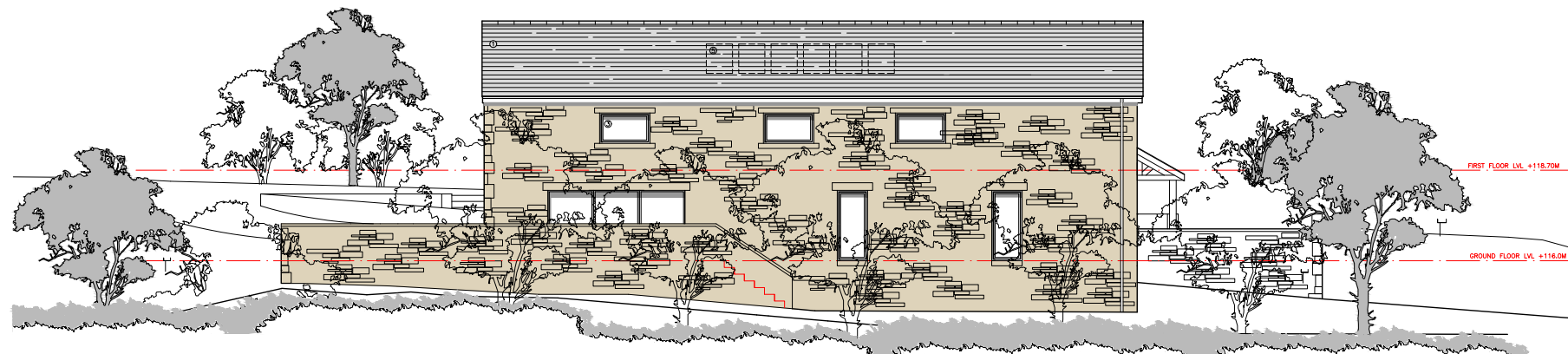
The south west elevation is the tallest elevation due to the downward slope of the site towards the western boundary making the building more prominent when viewing the site from this direction.

To help address the scale of this elevation which is the most visible from public viewpoints, an elevated maintenance walkway has been introduced that part intersects the elevation, giving the northern half of the dwelling a 2 storey appearance dropping down to 2.5 storeys to the south. The walkway leads back to the arked wall bounding the external terrace (refer to site plan) and linking to the open plan living area. Existing dense shrubbery along this boundary also provides screening at low level.

The balconies have been removed altogether from this elevation with a more traditional farmhouse aesthetic introduced with traditional style window openings, a significant improvement on the existing building that is rendered, painted white, and is largely blank with little architectural interest.



Previous (refused) proposed south west elevation



Updated proposed south west elevation

RE-SUBMISSION OVERVIEW

SOUTH EAST ELEVATION

The large area of larch cladding has been removed from this elevation in favour of predominantly stonework. A small area of larch cladding is retained within the alcove of the recessed balcony at first floor.

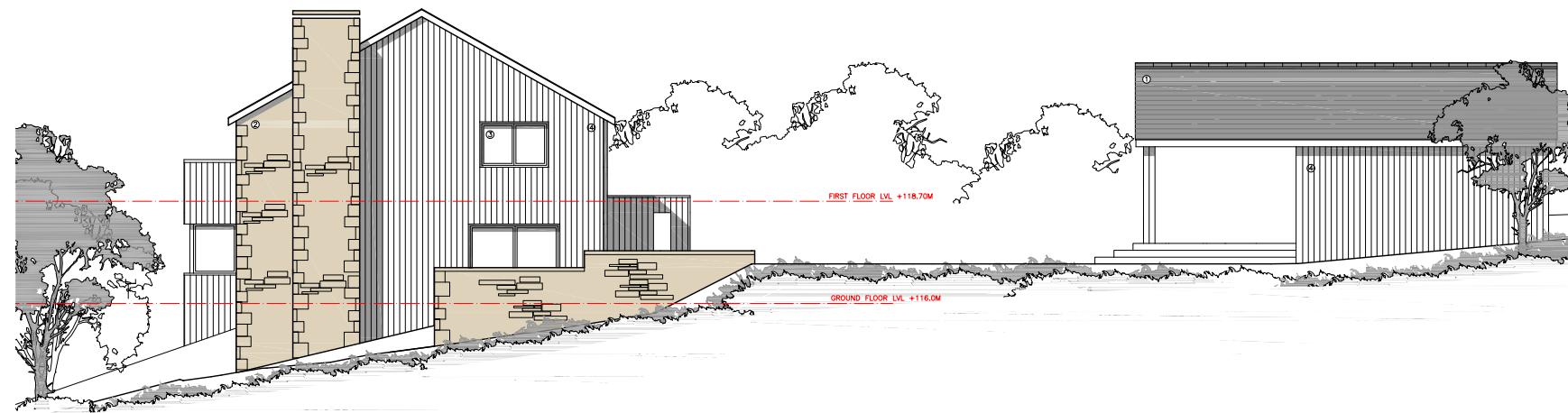
A high level exposed truss follows the theme of the north west elevation but the asymmetrical format gives it a more subtle, secondary appearance.

The chimney is removed from this gable in favour of a position on the longer elevation.

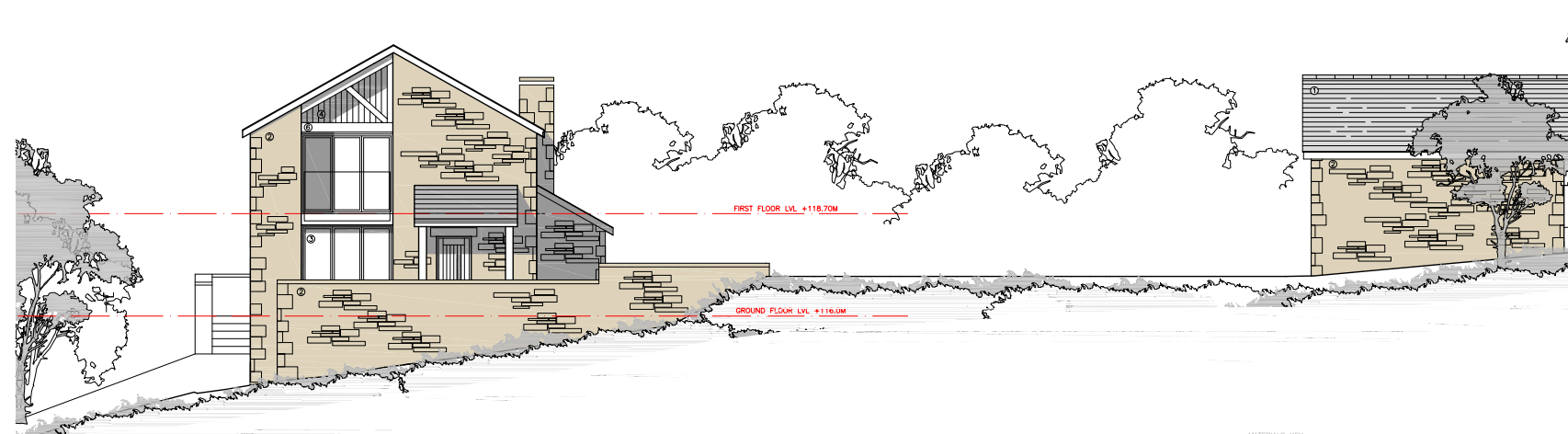
A modest canopy is proposed above the utility entrance which, due to the applicant's keen gardening interests, is likely to be used as much as the main front door.

As per the south west elevation, the boundary wall to the elevated terrace intersects this elevation to reduce the height and scale as the existing ground levels drop away.

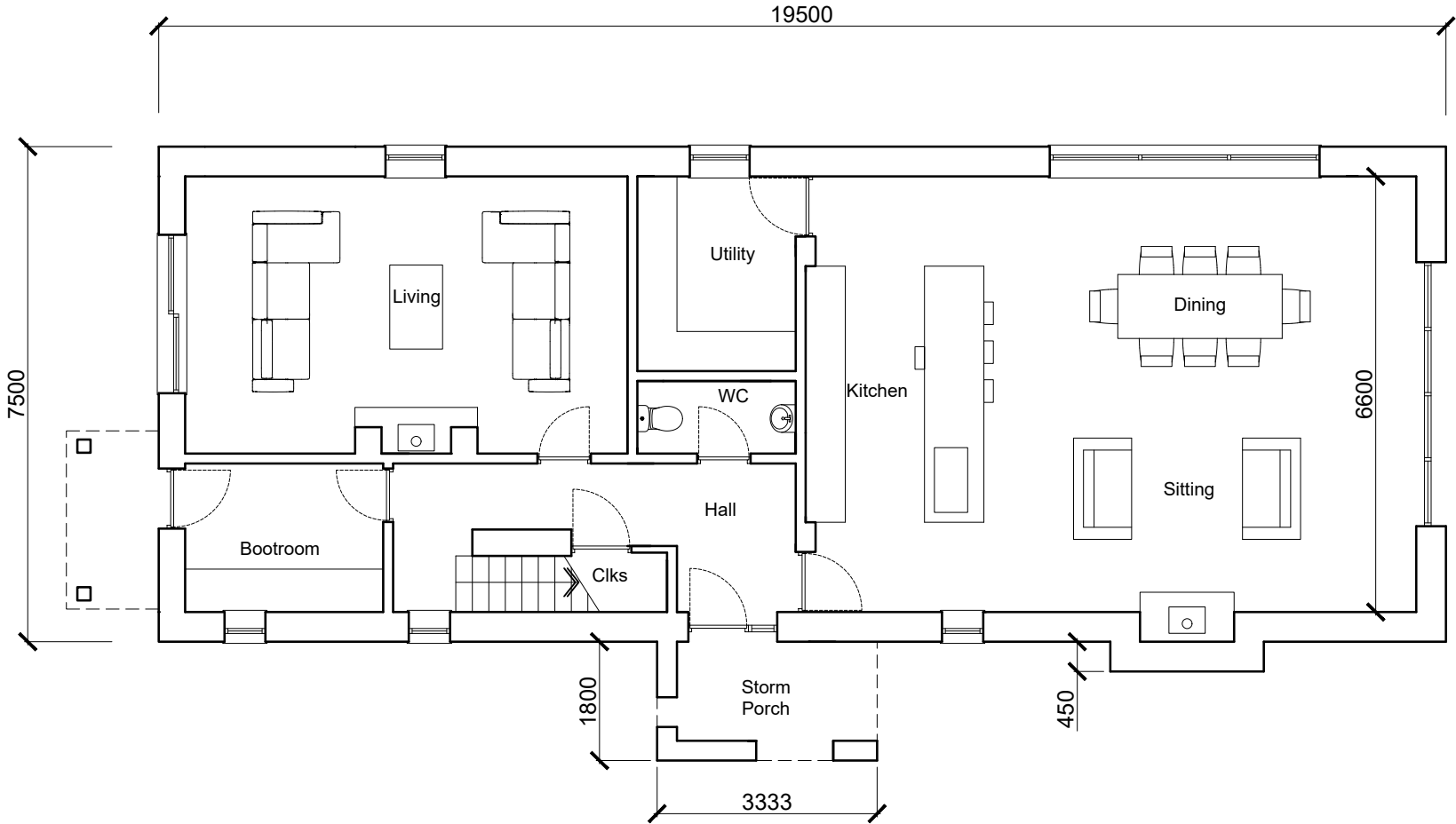
The covered external seating area to the side of the garage has been removed.



Previous (refused) proposed south east elevation



Updated proposed south east elevation



USE & AMOUNT

PROPOSED GROUND FLOOR LAYOUT

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

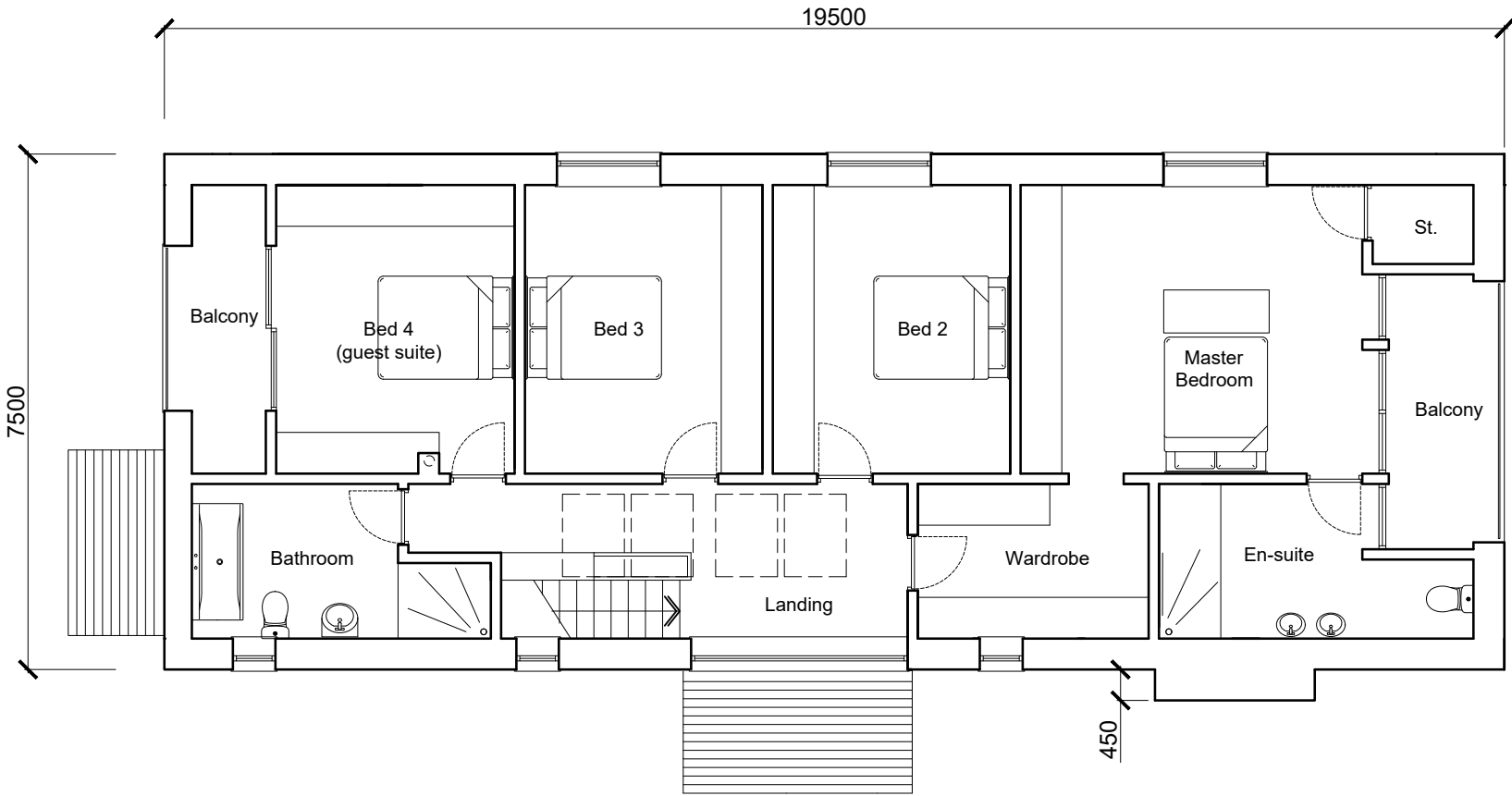
The proposed dwelling has a footprint of 156 SQ.M. The proposed gross internal floor area is 234 SQ.M over 2 storeys, very typical of a 4 bedroomed house.

The room sizes are as follows:

ACCOMMODATION

Kitchen/Dining	9.1 x 6.6 m
Sitting	
WC	1.1 x 2.4 m
Cloaks	1 x 2 m
Utility	2.95 x 2.4 m
Hallway	6 x 1.2 m
Bootroom	3 x 2.25 m
Living Room	6.675 x 4.2 m
Storm porch	1.5 x 3 m

GROUND FLOOR AREA = 123 SQ.M
(Gross internal)



USE & AMOUNT

PROPOSED FIRST FLOOR
LAYOUT

The room sizes are as follows:

ACCOMMODATION

Master bedroom	5 x 4.2 m
En-suite	4.5 x 2.25 m
Wardobe	3.35 x 2.25 m
Bed 2	3.45 x 4.2 m
Bed 3	3.45 x 4.2 m
Bed 4	3.45 x 4.2 m
Landing	6 x 1.2 m

FIRST FLOOR AREA = 111 SQ.M
(Gross internal)

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.

