

Daisy Bank Farm, Mow Cop ST7 3PN

## Brief Design Statement

May 2015



**Craig & Margaret McInerney**

in support of

- 1) A two storey residential extension,
- 2) Extension to a single storey entrance porch/lobby
- 3) Removal of a previous single storey extension
- 4) Demolition of two outbuildings
- 5) Replacement garage/workshop

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For 3D image see front sheet of this statement

## 1.0 Purpose of Statement

- 1.1 *This Design Statement does not follow the requirements of CABE Design and Access statement requirements, as a D&A is not a requirement for this as a householder application.*

*However we felt that an explanation of the design decisions and Intent was appropriate to enable the Planning Case Officer to understand the Clients brief and Architects intent and response to the brief. .*

## 2.0 The Development Proposal

### Introduction

- 2.1 The purpose of this statement is to support a Planning Application for construction of a two storey residential extension, extension of an existing single storey porch, the demolition of two external outbuildings and the erection of a replacement detached garage/workshop.

- 1) The existing building fabric is to be upgraded to improve thermal performance and airtightness, this includes replacement of the existing roof
- 2) Replacement of all existing external windows and doors
- 3) Rooftop Solar thermal and Solar PV installations

- 2.2 The farm sits above Congleton Road to the North-East of the Mow Cop summit. It is accessed via a narrow private track which also serves two neighbouring properties.

On the hillside to the rear of the property is the mobile phone mast.

- 2.3 Previous Planning Applications on the Site

A single storey porch had been constructed application SMD/1998/0030.

A manège was approved and constructed on the site in 2006, ref. SMD/2006/0023

The original footprint of the house dates back to the 1880's

The current occupant believes that the house was totally reconstructed in circa Yr 2001 and that elements of the original property were retained. Building Regulation approval for this was signed off just before our Client took up occupation. But we cannot find record of this reconstruction, so this may not be correct and reconstruction may have been a Building Regulation refurbishment.

- 2.4 The application site falls under the Staffordshire Moorlands planning boundary.

- 2.5 The clients have liaised initially with the Planning Department by seeking pre-application advice in October 2014. This constituted several emails exchanged with Planning Officer Chris Johnston.

### 3.0 Use

- 3.1 The property is a two storey stone walled cottage. The property also has a number of outbuildings, barn, garage, pig sty, two larger agricultural style sheds.
- 3.2 The clients brought the property in 2014 and have spent the past year cleaning the site to remove the grime and dirt which surrounded the building to a depth of tens of centimetres, along with the makeshift and dangerous fencing erected by the previous occupant. There had also been a number of complaints about the condition of the property from neighbouring properties in the vicinity, and the current clean-up operation and improvements our Client has undertaken have been welcomed.



Google Earth image of site, pre-cleanup





Images of the site short after purchase by our clients

3.3 Our clients are a Married couple with a four year old Son. Mr. McNerney is a mechanical engineer working in the Nuclear industry, with a passion for and a great knowledge of sustainable energy generation.

3.4 The dwelling currently has two bedrooms, which do not provide a great deal of space for the family to

grow.

The couple have asked that space be provided to allow for Mrs. McNerney's elderly Mother to move in in the future, and the accommodation should be set out to allow her privacy, as well as space for the family itself to grow.

Mr McNerney works from home for part of the time, when carrying out design and administrative work for his job, and the rest of the time is visiting generation facilities. Part of the ground floor needs to provide study space for Mr McNerney.

3.5 The upstairs of the property is subject to a cramped and poorly functioning layout with very little room for storage.

3.6 We understand that the property was rebuilt c.2001; however it is apparent that the quality of the building work undertaken was of poor quality. The standard of insulation, air tightness and finishing, is not up to adequate standards and we would be surprised if it passed Building Regulations.

As such the upgrading of the building fabric and layout to meet current standards, particularly regarding thermal performance and airtightness, is of great concern to the client. Our Client would like to finish the property so that the family could live as sustainably and off energy grid as is possible.



3.7 The couple keep horses which are given access to the manège and the fields around the dwelling. The large corrugated barn and stable building to the south west is used as accommodation for the horses and to store hay.

3.8 Mr. McNerney is a keen Stock Car racer so would like a detached garage within which to maintain his vehicles and to use as a workshop. This would also serve as secure equipment storage.

3.9 It is the intention therefore to remove what is currently a former Pig sty and replace this with a new garage workshop. The existing outbuilding is of poor construction and appearance.

Then remove the existing L shaped garage and outbuilding forward of the property to open up the property to the front, open up the view, and remove what is currently an eye sore.



3.10



3.11



Site Photos as Existing

#### 4.0 Amount

4.1 The proposed forward facing extension would extend to the edge of the existing garden. The existing single storey extension forward of the original cottage would be removed and the space incorporated into this double storey extension.

This would amount to 5.7 linear metres of extension.

4.2 The two outbuildings marked on drawing AS(0)02 Rev A Site Plan as Existing are of low quality construction and are to be removed as part of this application.

Our clients are concerned for the safety of their Son as a reason for this as they do not deem them safe places for play. In addition removal of these poor quality structures will improve the overall appearance and condition of the farm and the neighbourhood for adjacent neighbours.

- 4.3 The upstairs of the house is to be configured to provide three bedrooms. One of these will be very narrow due to the linear plan of the house and the limited internal headroom to the north side. There will be a bathroom and an additional ensuite bathroom.

Downstairs, the building will contain an open plan kitchen/dining room, living room, utility, Wetroom/WC and a study (which would become the child's bedroom in the future, when he outgrows his current bedroom on the upper floor) When the child becomes a teenager, it is intended to swap the second bedroom and study space over.

- 4.4 Externally, the garden area is to be extended forwards as shown on drawing AS(0)07 Site Plan as Proposed. This will take up space currently occupied by the outbuilding to be removed.
- 4.5 The new detached garage will measure 9.45m x 7.67m and will be fitted with a pitched roof.
- 4.6 The existing chimney on the north elevation will be moved to the position shown on drawing AS(0)06 Elevations as Proposed, this will serve an AGA in the kitchen.
- 4.7 Area calculations have been provided with this application.

We have incorporated the removal of existing outbuildings into our calculations, and offset the loss of these poor quality structures and improvement into our calculations.

We feel that although the percentage gain to the dwelling area is significant, the removal of the outbuildings will improve the openness and quality of the site. The net gain in footprint on site is actually very small.

## 5.0 **Appearance and Materials**

### 5.1 **Front Extension:**

The massing of the new extension reflects the style and profile of the original building, prior to the previous extension, with the appearance of the gable being brought forward.

The limited headroom within the first floor lead necessitated the design decision to retain the roof level.

The new part of the building is to be constructed in stonework which will match the existing in colour and appearance.

### 5.2 **Roof**

The existing roof performs poorly, has been poorly insulated and is not air tight. It is the Clients intention therefore to upgrade this by removing the existing tiles and insulating before fitting replacement fibre cement slates. This in appearance terms would be more in keeping with the original material on a cottage of this style.

The north/south orientation of the roof makes it highly suitable for the provision of Photovoltaic panels. We have specified a flush-profile PV panel which would be integrated into the roof slates to minimise visual impact.



- 5.3 The new garage is to be fitted with a dual pitched roof finished in the same fibre cement slates, to match the dwelling in appearance. This would be fitted with Solar Thermal panels, a low profile integrated type to enhance the aesthetics of the installation, and provide heating and hot water for the dwelling.



#### 5.4 Windows

Existing windows and doors generally are early double glazed units in white UPVC, these are nearing the end of their service life and offer poor thermal comfort when compared to windows and doors that are now available.

The existing windows will be replaced throughout to improve the buildings thermal performance. The new windows will be white UPVC finish with leaded bars to match the existing, but meeting the current part L requirements, thereby vastly improving the thermal performance of the walls.

Stone cills and headers will be provided to match the existing, where existing openings are lost by the extension the existing stone cills are to be reused in new openings.

- 5.5 The existing windows feature stone cills and lintels and this theme is to be continued throughout the proposed extension to provide a consistent appearance.
- 5.6 There will be a set of Bi-fold doors on the East elevation allowing fantastic views out towards Biddulph and beyond. These have been positioned to provide the optimum appearance for the elevation.

#### 5.7 Rooflights

The building currently has a rooflight on the North elevation. This may either be retained, or reused.

8no rooflights are to be fitted in the North facing roof. These are the only means of providing adequate internal daylight levels without the inclusion of Dormers. We felt dormers would be out of character with the building and not a practical solution to provision of daylight as 50% more daylight is provided from a rooflight with the same area.

They will be similar in appearance to the existing rooflight and openable, to provide purge ventilation within the building. They will provide views out to the North toward the Peaks.

5.8 The existing steep staircase is to be removed.

A new staircase to meet current regulations is to be positioned forward on plan and has been designed as an internal light well, with the rooflights above it increasing natural daylight within the ground floor. These would also allow for the Stack Effect to occur enabling natural ventilation to cool the kitchen area.

Reconfiguration of the staircase position, also allows a better upper floor layout to be planned.



bpArchitecture recognises the importance of our countryside.

We feel that these proposals will result in a marked improvement in the overall quality of the property, whilst providing a comfortable and safe family home for our clients.

The proposals will also provide a better group of improved quality buildings and reduce the overall impact in massing terms on the countryside and improve the outlook for neighbours. Alleviating and removing their previous grounds for complaint.

We have aimed to retain the best of Daisy Bank Farm's character and our clients are committed to the upkeep and constant improvement of the site.

We look forward to a positive response from the Planning Department's to our application.