DESIGN, ACCESS & HERITAGE STATEMENT

FOR

A New Garage with Accommodation and Outbuildings

at

FARLEY HOUSE
FARLEY.

1. The Application.

1.1 This Planning, Design & Access Statement has been prepared to accompany a full Planning and Listed building Consent for a new garage building with supplementary accommodation and garden storage at Farley House, Farley.

1.2 The proposal is to build a three car garage with attached guest accommodation for Farley House with some garden equipment storage and a gardener's bothy. The design submitted takes into consideration the comments in the Delegated Decision Report for a previous submission SMD/2017/0412 & 0413. No changes are proposed to the main, listed Farley House itself.

2. Context

Site Location.

2.1 The application site is on the north side of Wooton Lane in Farley and comprises of the Grade II listed detached Farley House, a traditional stone built early 19th century dwelling house in a large plot surrounded by mature trees, together with a modern garage building and range of stables.

2.2 The site is located within the small village/hamlet of Farley. Farley is not listed as a "small village" in the Core Strategy, and therefore is deemed to be in the open countryside. The land to the south, on the opposite side of Wooton Lane is more open and mainly fields and farmland.

Site Description.

2.3 The site consists of Farley House and its domestic curtilage. Farley House is situated towards the southern side of the plot, elevated from Wooton Lane. To the south east there is a rendered and painted double garage and a set of timber stables, all set some 2.5 metres above Wooton Lane, but shielded from it by hedging and mature trees. The main gardens of Farley House lie to the north and east of the house.

2.4 The existing house is listed Grade II. It is an early 19th century house with later extensions to the east and north. The front elevation is stone ashlar, but the east, north and west elevations are mainly of white painted render with stone detailing, as shown below.





FARLEY HOUSE, FARLEY
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The more recent garage is also rendered and off-white painted. It is stylistically divorced from the architecture of the main house. It is set parallel to the house but on the south side of the drive. Space for manoeuvring vehicles is very limited.



The stables are timber and set almost a metre down from the drive level.



Sustainability.

2.5 The existing garage has a large single garage door, and although designed as a two car garage it does not easily fit in two medium to large sized cars. The result is that both the owner's cars and those of visitors and gardeners/cleaners etc. are all parked on the drive in front of the garage and the main house itself. The drive is currently quite narrow and turning is not easily achieved. The drive entrance onto Wooton Lane is narrow and awkward, with limited visibility. It is just possible to reverse along the frontage of the house and turn at the northwest corner, allowing forward facing exit from the gateway. Reversing out onto Wooton Lane is dangerous because of both the limited visibility and the traffic density due to it being one of the main inflow routes to Alton Towers. The stables are largely redundant for their original purpose as the house does not have enough land to service horses, so they are mainly used for storage. The proposal allows for garaging for three cars, which is not unreasonable for a house of this size and quality. The additional buildings are replacement store rooms and gardener's bothy, and a small, self-contained guest annexe whose use is intended solely as ancillary to the occupation of the main dwelling. This can be conditioned to ensure it remains as part of the whole site under a single ownership.
The proposed siting of the garage separates it further from the main dwelling, and provides for extra turning space to allow for vehicles to be manoeuvred so that they can always leave the site in a forward direction. The proposal aims to provide the house with a set of service buildings that blend into the village street scene and provide the appropriate facilities to ensure the long term future of Farley House as a good village house.

Consultation.

2.6 A previous set of plans had been submitted under applications SMD/2017/0412 and 0413. These plans had been the subject of discussion with Mr Chris Johnson of Staffordshire Moorlands District Council, but the changes offered by the previous architect (turning the building through 90 degrees, cladding the front elevation on stone and reducing the footprint) did not meet the concerns of the size, height and design of the building in relation to the setting of the listed building or the character and appearance of the surrounding Conservation Area.
The present design has taken note of the comments in the Delegated Decision Report. The proposed building complex has been designed as a courtyard of partly single storey and one and a half storey vernacular buildings, constructed entirely in coursed rubble stone which is set on the area to the north and over the

footprint of the existing stables. The buildings are set down at the level of the stables, and the garage building itself is over half a metre lower at the ridge, making it overall 1.5 metres lower to the ridge than the previous submission. The use of domestic fenestration has been kept to a minimum, with sparse use of any dormer window style features.
It is hoped that the design takes account of the major elements found at fault with the previous scheme. A pre-application submission was submitted on 26th March 2019 and the fee paid on the 15th April 2019, after which the automated response confirmed a reply within 21 days. To date no response to the pre-application submission has been received, and so the full application is now being submitted as there has been no dialogue about the nature of the proposal and its response to the earlier concerns as a result of the pre-application submission.

Opportunities & Constraints.

2.7 The application site is adjacent to Open Countryside and is a large plot. The drive runs along the south (front) elevation of Farley House, but there is limited parking which means there are frequently vehicles parked along in front of the house. The existing garage is not fit for purpose. It is difficult to use and limits turning due to its position. It is also architecturally unsympathetic to the setting of the listed building and stands out due to its external finish in render and off-white paint.
With the chance to replace the garage there is opportunity to use natural materials for the new garage, the potential to set it lower, and design a building with a lower ridge line than the existing one. There is also the possibility to move the siting further to the east, distancing the buildings from the setting of the listed house. Whilst designing a series of stone buildings grouped together, there is the possibility of adding a low key accommodation annex without the need to add a much larger, two storey wing to the listed building, providing the extra space without serious harm to the setting of the listed building.

Design Evolution

2.8 The Garage Courtyard:

The Delegated Decision Report makes clear that the design, scale and size of the previously submitted building were all unacceptable. The turning of the building helped to minimize the impact from the south, but the height, materials and use of domestic detailing were all detrimental to the setting of the listed building.
This proposal has sought to design a smaller, stone building with lower attached storerooms which respects the outbuilding pattern of other modest properties

within the village of Farley. In particular we have used references to the buildings on Wooton Lane and Smithy Lane as shown below





The setting of the proposed garage is to the east of the existing garage and to the north of the existing wooden stable building. This siting allows the use of the falling contour of the land to set the whole building lower on the plot by over a metre. The architectural style is that of a vernacular coach house, with just an element of distinction which would have been appropriate when the house was used as the Agent's house for the Alton Towers estate. The lower range of buildings is designed to break up the massing of the complex, and to provide a graded rise from the lower sections to the higher garage block. The principle of design has been to keep the ridge line of the garage block no higher than the ridge of the existing single storey east wing of the main house, so that the whole complex is subservient to the main building but has a visual continuity with the lower wing.
It is proposed to use coursed rough ashlar for the walls, with cut stone for the copings and detailing. The windows and doors will be painted hardwood in stone surrounds and cills. The roofs will be tiled.

The single storey wings will have the same detailing, and be constructed on all elevations in rough coursed ashlar.

3. Proposed Use.

3.1 Farley House is a domestic dwelling.
The proposal is for a new garage building and service accommodation to replace the existing garage and stables. It also includes for a small guest annexe intended for use as ancillary to the use of the main dwelling house
The house would remain in residential use.

4. Amount of Development.

The proposal involves a new three car garage, a garden/bin store and a gardener's bothy with outside WC. There is also a small guest annexe to provide sufficient accommodation for family gatherings with children and grandchildren. The existing garage and stable buildings have a footprint of 73.6 square metres. The proposed garage and ancillary buildings have a footprint of 82.2 square metres. The attic space of the garage is used for accommodation, and in addition there is a single storey range of 52 square metres footprint. This amounts to an increase of just 11.6% on the garage and stores. As the accommodation is ancillary to the main house, we took the total area of the 'original' house into consideration when looking at the overall impact on the site. The 'original' house had a floor area of 373.9 square metres. It has already had approx. 74.6 square metres of extension, so when added to the area of the extra accommodation it makes 126.6 square metres of extra space overall, or equivalent to 33.8%. As the house is in the village, or in a grouping of buildings,

this would seem to be within the guide as to acceptable extension. In addition, the additional accommodation is in a separate complex, so does not impact directly on the fabric of the listed building.

5. Layout.

The proposal retains the existing layout of the site with the new garage and courtyard located to the south east of Farley House. The courtyard in front of the garage building, together with the area formerly covered by the existing garage create some additional parking and a viable turning area to improve the vehicle flow within the site and enable all vehicles leaving Farley House to do so in a forward direction, which is not always possible with the current layout. The current entrance onto Wooton Lane remains unchanged.

6. Scale.

The new garage and service courtyard are set further away from Farley House than the current garage. The buildings are set down by over a metre from the current ground level by using the natural contour of the ground. The garage itself is over half a metre lower to the ridge than the previously submitted one, which with the lower setting means that the overall impact of the ridge is some one and a half metres lower. In addition, the southern wing of the courtyard is only single storey, so from Wooton Lane the buildings appear as a graded group of vernacular barns and coach house which defer to the main house. The ridge level of the new garage building is no higher than the ridge of the single storey east wing of the main house, and some 26 metres from it. It is also lower than the ridge level of the existing garage which will be demolished if the scheme is eventually approved. The single storey accommodation wing to the south and west of the garage block has a ridge set at 3.8 metres above the courtyard level, some 2.3 metres below the ridge level of the existing garage, and only 0.8 meters above the ridge level of the existing stables.

7. Landscaping.

7.1 The major change to the landscaping is the siting of the proposed garage courtyard further to the east onto the grassed area in front of and over the area of the existing stables. There will be some regrading of the drive to create the slope down to the new courtyard. Apart from these changes there would be no other change to the landscaping of the site.

8. Appearance.

The changes proposed would add a set of stone vernacular buildings to the setting of Farley House in the form of a modest service courtyard. As well as being broken in form, they are designed to make a marked improvement to the setting of the listed building by the removal of the off-white painted garage building which is also much closer to the listed house than the proposed buildings will be. The detailing has been carefully taken from the other service buildings/barns that are present within the village of Farley. Overall the courtyard is designed to have a significantly lower roofline so as to sit subserviently beside the listed house.

9. Access.

9.1 Approach: Vehicle and pedestrian access is to the south elevation of the house via the vehicle gate off Wooton Lane. There is no change planned to these access points.

9.2 Vertical Circulations: There is no change to the internal circulations of the cottage. A new external staircase give access to the games room above the proposed garage.

9.3 Disabled Users: The additional accommodation is designed to have level entry from the set of east facing French doors which allow for access to the living room, galley kitchen, bedroom and bathroom. This makes the accommodation suitable for any wheelchair users for overnight stays, something that is not possible currently in the main house.

10. Summary.

10.1 The proposal is for a revised set of plans for a new garage and service accommodation at Farley House. These have been developed in the light of the commentary in the Delegated Decision Report from Mr Christopher Johnson dated 16th August 2018. The proposals are designed to provide the garaging, stores and additional accommodation that the owners need whilst minimising the impact on both the setting of the listed building and the appearance from the south side of the site as viewed from Wooton Lane. Overall the increase in garage and service accommodation is 11.6 %. The overall increase in the accommodation of the house and annexe taken together is approximately 33.6%.

10.2 In conclusion the proposal is considered to be a careful and responsible plan to provide a garage building and additional accommodation that is needed. The proposal sets out the changes needed whilst minimising the impact of those changes on the historic fabric and setting of the listed house.