# FOULD HOUSE

## Fould House, Leek, ST13 8SQ

DESIGN & ACCESS STATEMENT

FULL PLANNING APPLICATION

**ARKHI Architects Ltd**

The Sorting House, 6 Mill Street, Congleton, Cheshire, CW12 1AB

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## SUPPORTING DRAWINGS + REPORTS

| | | |
|---|---|---|
| • PP-000-E-L-001 | Existing Site Location Plan | 1:1250 |
| • PP_000-E-S-001 | Existing Site Block Plan | 1:200 |
| • PP_200-E-S-001 | Existing Site Elevations (South + West) | 1:200 |
| • PP_200-E-S-002 | Existing Site Elevations (East + North) | 1:200 |
| | | |
| • PP_000-P-S-001 | Proposed Site Block Plan | 1:500 |
| • PP_100-P-0-001 | Proposed Ground Floor Plan | 1:100 |
| • PP_100-P-1-002 | Proposed First Floor Plan | 1:100 |
| • PP_100-P-R-003 | Proposed Roof Plan | 1:100 |
| • PP_200-P-S-001 | Proposed Site Elevations (South + West) | 1:200 |
| • PP_200-P-S-002 | Proposed Site Elevations (East + North) | 1:200 |
| • PP_200-P-X-001 | Proposed Elevations (South + West) | 1:100 |
| • PP_200-P-X-002 | Proposed Elevations (East + North) | 1:100 |

- Document_C13099-TMB-SB_Structural Report_Fould House
- Document_RDP-2019-069_Planning Statement_Fould House
- Document_M19-1371-L01-v4 FFC_Landscape Layout_Fould House
- Document_Heritage Statement_Fould House
- Document_BG19.173.1_ Protected Species Report – Bat Emergence and Re-Entry Surveys_Fould House
- Document_BG19.173_Preliminary Ecological Appraisal_Fould House

- Document_PAD/2019/0019_Fould House Pre-Application Advice_SMDC

# 1.0 INTRODUCTION

This Design and Access Statement provides supporting information for the development of Fould House, Leekfirth, ST13 8SQ. This document should be read in conjunction with the supporting plans, drawings and document listed on the previous page.

The site has previously been used as a farmstead which includes a two-storey detached property situated immediately north of Meerbrook Road. Over time, the dwelling has fallen into disrepair along with the surrounding agricultural outbuildings.

The clients have appointed Arkhi to design a bespoke, high quality new development that will be an asset to the Moorlands and a home for themselves.

During the design process, we have consulted Staffordshire Moorlands for Pre-Planning Application advice which has fed into this Full Planning Application.

# 2.0 PROCESS

## 2.1 SITE APPRAISAL

The proposed development site is located North West of Leek in open Staffordshire countryside north of Meerbrook Road. Green agricultural land surrounds the site.

At present, the site contains a two-storey dwelling referred to as Fould House and a series of agricultural outbuildings the majority of which have fallen into disrepair. The proposal includes demolition of a few outbuildings and the existing dwelling. Therefore, a heritage report and structural survey were appointed to determine the significance of the dwelling.

We embarked on a design process that resulted in several iterations of designs. These were evaluated during the pre-application process and we have worked with the Officer to create a sustainable and high-quality design.

These documents have been produced and commented on by the SMDC Conservation Officer to support the case that the building is not of sufficient historical interest as a non-designated heritage asset and there are aspects of the building's condition that makes renovation impractical.

Furthermore, in accordance to Policy NE1 of the Core Strategy and by comments made during pre-application process regarding the age and nature of the existing buildings on site, a Phase 1 Habitat Survey and Bat Activity Report is being submitted in this planning application.

## 2.2 RELEVANT PLANNING HISTORY

Planning Ref: PAD/219/0019 – Fould House

This proposed scheme has been amended to address the valuable comments and feedback from the LPA through this pre-app process. Below is a summary of the process:

The catalyst for the process was a planning surgery with James Stannard on 13th Feb 2019. Following this, James provided helpful comments to revise the scheme. After considering the comments, a revised scheme was put forward on 02nd May by Arkhi.

A site meeting was held on 5th June 209 where Arkhi, Rob Duncan (Planning Consultant) and James Stannard were present to talk through the proposals. It was here that a Heritage Statement and Structural Survey were commissioned to evaluate the existing dwelling structure that had been marked for demolition to make way for the new proposed scheme.

Additional comments were submitted on 13th June 2019 from James in light of the revised proposal. We have worked from these comments to then make amendments to the scheme in areas such as scale, visual appearance and materiality.

The process of pre-application consultation accumulated in a formal letter of Pre-Application Advice from James Stannard dated 03rd Sept 2019.

We have designed and revised several iterations for Fould House and have demonstrated our commitment to high levels of design by liaising with James Stannard to produce a high-quality scheme both for our clients and the Staffordshire Moorland countryside.

## 2.3 SITE PHOTOGRAPHS + MAP

01. Internal view of barn to be retained
02. Barn to be retained
03. Outbuildings
04. Barn to be retained
05. Site view from south east
06. Site view from west
07. Existing site barn and outbuildings
08. East elevation of barn to be retained
09. Outbuildings to be demolished





























*Figure 1.0 – Satellite Photograph of the Site*

# 3.0 DESIGN

## 3.1 USE

The proposed scheme will provide the clients with a secure and lifetime home that can adapt to facilitate their future needs. The proposal maximises the views of the Staffordshire countryside to the north and west of the site with living spaces orientated to take advantage of the scenery.

The clients aim to create a bespoke, high quality new development that will be an asset to the Moorlands and a home for themselves. They wish to do this by converting an existing barn and complimenting this with a new-build structure to form the main living spaces of the dwelling that take in views of the Staffordshire countryside.

The proposal provides ample spaces to facilitate off road parking for several cars.

## 3.2 AMOUNT

- Total site area 0.26ha
- Proposed Total Footprint (inc. Barn) 278m$^2$
  (exc. Barn) 163.4m$^2$
- Proposed dwelling gross internal area 199.4m$^2$
- Proposed link building gross internal area 35m$^2$
- Proposed converted Barn gross internal area 122m$^2$
- Proposed Total Gross Internal Area (inc. Barn) 356.4m$^2$
  (exc. Barn) 234.4m$^2$

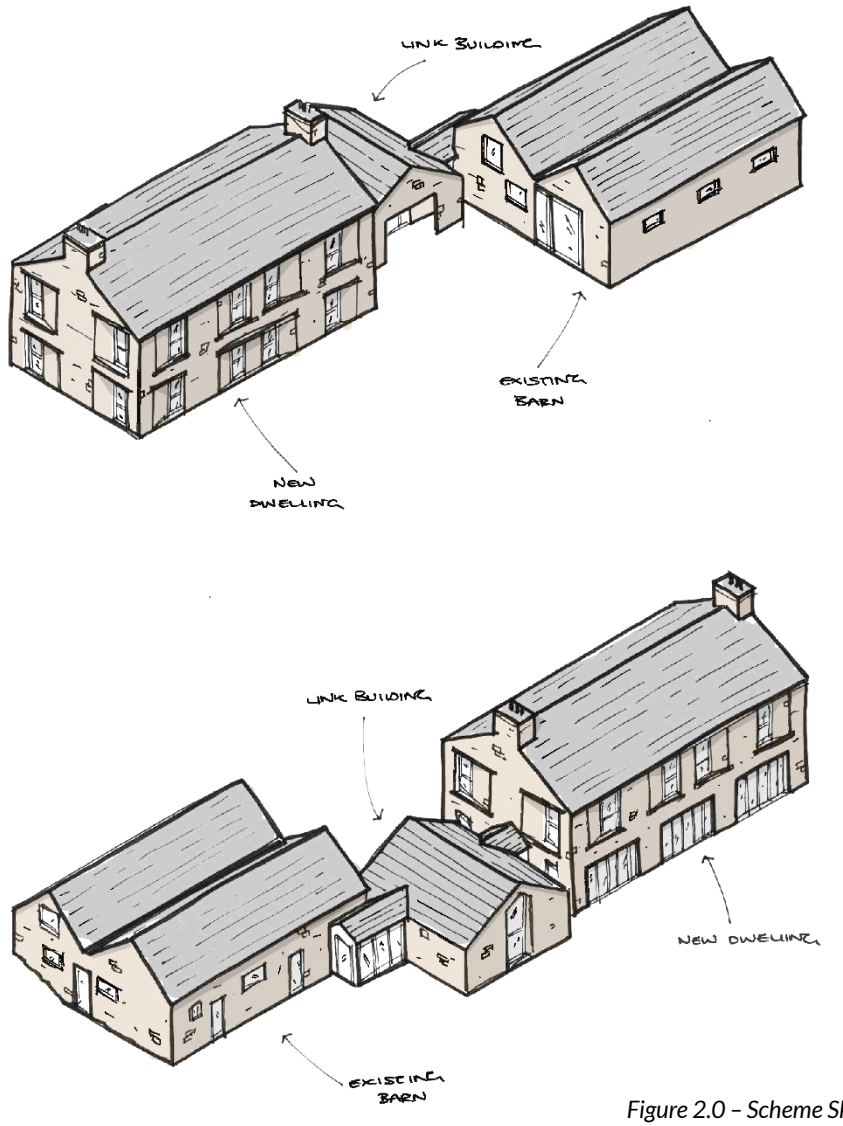


*Figure 2.0 – Scheme Sketches*

### 3.3 LAYOUT

The proposed dwelling is set back to the north of the site away from the highway to take advantage of the uninterrupted views towards the Staffordshire countryside to the north and west. Situating the dwelling away from the highway provides ample parking to the south of the dwelling with direct access to and from the highway. Although a quiet country road, the vegetation bordering the highway to the south of the site screens the majority of the site from public view.

The proposed scheme can be broken down into three key elements: the existing barn to be converted, a new-build dwelling and a 'link building' bringing the two larger building masses together.

01. Firstly, the link building has been designed to create a porch and formal entrance to the property with a covered porch area and a large door to mark the main entrance to the dwelling. The internal space is organised into circulation space with a separate boot room, WC and storage spaces.
02. Turning east inside the link building, the existing barn has been converted to provide 4 guest bedrooms – 3 of which on the ground level incorporate en-suite bathroom facilities. At the far end of the barn, a rear entrance allows external access to an internal WC and utility space. A guest bedroom can also be accessed from this entrance to provide a self-contained guest suite. On the upper level, the existing mezzanine will house a children's guest room / snug. This will be accessed by a proposed internal staircase.
03. To the west of the link building, the main house provides the primary living spaces for the dwelling with an open plan kitchen, dining and living space at ground level. A separate enclosed utility space can be accessed from the kitchen area. Internal spaces are orientated to focus on the picturesque countryside to the north of the dwelling. The elevation is not overlooked by any neighbours or public footpaths, so it provides uninterrupted and natural views of the Staffordshire countryside.
    At first floor level, the main dwelling is organised to provide an open office area at one end and a master bedroom suite with dressing room and en-suite bathroom at the other. An enclosed snug will provide a quiet space for relaxation. Again, the main internal spaces on the upper level of the dwelling are orientated to maximise the views out towards the countryside.

### 3.4 SCALE

The proposed dwelling has been designed to reflect and mimic the scale and proportions of the existing house.

All three building masses will read as individual structures due to the glazed link corridors providing a lightweight structural aesthetic. The link building is situated between the two larger building masses and joins them together creating a single internal ground level. The roof is to be orientated so that the gable end faces southwards – the reason for this is two-fold. Firstly, orientating the building in this way reduces the overall mass of buildings on the site, and creates more space to the buildings on either side, as the roof will pitch away from them. Secondly, the roof creates a porch like quality to the space and signposts it as the main entrance to the house.

The glazed corridor links on either side will connect to the new dwelling and existing barn. The links will be wholly subservient and lightweight in nature so that the consequential effect is the buildings will read as separate structures.

## 3.5 LANDSCAPE

The proposed scheme has been designed in conjunction with the surrounding context and landscape design. A drawing has been submitted as supporting documentation. The landscaping strategy has been sympathetically designed taking note of the levels changes of the site and maximising views out to the Staffordshire countryside. The development area will blend seamlessly into the surrounding the green landscape.

The site will retain a formal entrance from the highway creating a sense of place along Meerbrook Road. Ample off-street parking will be situated close to the public highway.

The dwelling will be accessed by steps down the site which leads into formal and informal garden areas with gravel, paved and green areas. The mixture of surfacing treatments will help ground the building into its new context.

An effluent treatment plant will be placed 7m away from the most north easterly barn (as marked on drawing PP_000-P-S-001. Surface water drainage will run-off downhill to the existing watercourse on the boundary of the site owned to the north east.

## 3.6 APPEARANCE

The proposed scheme has been heavily inspired by the existing dwelling on the site in terms of scale, materiality and elevational fenestration. Due to the positioning of the proposed dwelling, there would be no impact to the existing street scene as the dwelling would be situated away from the highway and screened by vegetation.

The existing dwelling's windows are a mixture of hung and awning style opening and according to the Design Guide SPD, windows should have a vertical emphasis to their overall shape as well as have a subdivision to the frame.




*Figure 3.0 – Concept sketch for landscape*

This design form has been reflected within the proposed dwelling's south (front) elevation, with the windows arranged to create a symmetrical front elevation that respects the symmetry of the existing dwelling. Ground floor windows on south elevation will be part glazed, part spandrel, and the dimensions of the glazed portion of the window reflects those of the original dwelling in order to respect the vernacular of the site. Glazed portions will be a tilt and turn opening. First floor windows will also be tilt and turn opening with the en-suite bathroom, dressing room and WC having frosted glazing.

Window header detailing is also incorporated, and the windows are also aligned in columns with a vertical emphasis, in line the requirements of the Design SPD. All windows throughout are to be recessed 50mm in accordance with the Design SPD.

On the northern (rear) elevation, the glazing at ground level has been designed to take advantage of the picturesque views to the north whilst still sticking to a rigid grid and proportional system. On the upper level, the glazing reflects that of the south façade with vertical emphasis tilt and turn windows. It is worth noting that the northern (rear) elevation will not be visible from neighbouring properties or any public footpaths.




*Figure 4.0* 1 : 100 .

## 3.7 MATERIALS

A traditional material palette has been chosen in order to respect the local vernacular of the site.

Externally, to complement the existing bricks , Staffordshire red masonry will clad the proposed dwelling and link building. The zinc spandrels below the half windows, will complement the brick and add a modern texture to the façade whilst still retaining the vertical emphasis of the apertures as expressed in the Design SPD. Proposed windows will be finished in neutral colour and of Georgian style as advised during the pre-application process.

Creating a series of roofs rather than one enormous roof will break down apparent bulk of the buildings - further emphasised by the glazed links.

The existing barn to be converted will be re-roofed using any high-quality tiles salvaged from the demolition of the existing dwelling and any removed from the existing barn during the re-roofing process. The proposed main dwelling will use Staffordshire Blue Clay Tiles to match with the existing barn's tiles. The central link building will be standing seam zinc roof.

## 3.8 RELATIONSHIP TO NEIGHBOURS + POSITIONING OF NEW DWELLING

The proposed development site is set back from the highway and has been designed in a way that it will generate no adverse impacts on the current streetscape or neighbouring property of Fould Farm which stands 200m north east of Fould House.

It is worth noting that a public right of way extended westward from the site entrance from which views of the site are visible. However, the contemporary aspects of the design will face north, away from public view.



*Figure 5.0 – Concept sketch for landscape*

# 4.0 ACCESS

The proposal will make use of an existing access to the public highway via Meerbrook Road which borders the south of the development site. Ample off-street parking will be provided to facilitate the resident's cars and any visitors to the dwelling.

# 5.0 SUSTAINABILITY

In response to the demolition of the poor quality existing dwelling, we are proposing a new scheme that we feel is sustainable and enhances the site both in terms of aesthetics and energy efficiency with modern technology. Comparing the existing to the proposed, the natural difference is obvious in the poor quality brick structure and the proposed high-efficiency SIPs structure.

### 5.1 MATERIALITY

The primary construction build-up of the proposed dwelling and link structure will be SIPs. These promote high energy efficiency standards and we aim to exceed building regulations with additional insulation around 150mm-200mm instead of the standard 75mm. We aim to exceed building regulation minimums in other areas including windows where we aim to use an aluminium composite frame for high quality thermal efficiency.

During the demolition process, materials will be retained and salvaged depending on quality. For example, the Staffordshire Blue Tiles on the existing dwelling will be carefully removed to help re-tile the existing barn to be refurbished.

Proposed materials i.e. Staffordshire Clay Blue Tiles and the Staffordshire Red Bricks will be responsibly sourced, and the SIPs will reduce on site waste and are a greener option in comparison to traditional timber frame, blocks or concrete. SIPs are also less carbon heavy with reduced embodied carbon from the transportation.

### 5.2 BIODIVERSITY

The clients are committed to enhancing and preserving the local biodiversity. This is evident already through work completed such as tree surgery to Yew tree on the roadside in winter 2018, hedgerow gapping up and 600 whips in winter 2018-2019 and 800m$^2$ worth of planting of native species woodland trees planned for winter 2019.

A barn owl box has been erected in spring 2019 and the bat population will be provided for in 2 specific areas to recognise the needs for the separate species.

The vegetation on the site will be enhanced during the landscaping phase of the works.

### 5.3 ENERGY

The SIPs construction of the new-build will ensure high levels of thermal efficiency. In response to the rural location and the client's desire to be more in responsible energy production, a ground / air source heat pump will be installed for energy production - although undecided on the exact type.

# 6.0 CONCLUSION

As architects, we acknowledge the sensitivity of construction and the creation of new dwellings in rural locations. The balance between needing to provide a modern lifetime home which is suitable for the future and yet enhances its surroundings is key to Fould House developing as a successful scheme. As such, we have developed this proposal with an aim to engender a collaborative relationship towards developing a design that works for all parties and one which will gain full planning consent.

We feel the proposal enhances its local context and references the local architectural vernacular. The scheme has been designed to be sympathetic to the local character and reflects this in the choice of a material palette, aperture proportions and the scale of the proposed structures. The design incorporates traditional Staffordshire Moorlands style that aims to add to the overall quality of the area maintaining a strong sense of place.

Fould House seeks to meet the special requirements of the owners, while retaining a modest scale and unobtrusive appearance.