

DESIGN AND ACCESS STATEMENT – EXTENSION TO PROPERTY WITHIN THE GREENBELT

OLD MIDGE HALL FARM, WYKE WOOD LANE, SCARISBRICK. LANCASHIRE

INTRODUCTION:

The site is located within the greenbelt on Wyke Wood Lane in Scarisbrick.

The location is 53°38`N and 2° 54`W

A brief history of the location was found in `Southport Family History Snippets`

In the late eighteenth century there were just two farmsteads in this locality, Wyke and Midge Hall. They lay in close proximity to the old basin of Martin Mere, recorded on Yates' map (1786) as dry only during summer months. Half a century later the remoteness and dampness of the area was undiminished, for the tithe map (1839) could still describe the Scarisbrick portion of the old lake as marsh used as summer pasture. The map depicts Wyke farmhouse as lying within a nook of land at the extreme northern tip of the township, an area probably known as Otterhouseholme in medieval times. By the mid-nineteenth century Wyke Farm was banded by the former basin of the mere, by the drained Wyke outlet towards the west and by enclosed mossland. Midge Hall, almost a mile to the south-east, occupied a sliver of land between other mossland enclosures and the former brink of the mere. Both tenements comprised a mix of older fields and later allotments of mossland. In 1893 the final improvement of the waste in this part of the township was perhaps a relatively recent undertaking; the tithe map left many fields unnamed and a few of these attached to the Wyke estate even remained in their natural heathland condition.

At this time neither the Wyke nor Midge Hall held any parts of Martin mere. The area remained in the hands of Charles Scarisbrick and in 1845 horses and cows were agisted there at the weekly rates of 3s 6d and 2s 6d per animal respectively. Land from the old lake basin perhaps passed into tenant hands when Midge Hall tenement was divided in the 1870s. After this division the original farmhouse became known as Old Midge Hall. Its daughter settlement, New Midge Hall, was constructed in the 1870s about a quarter of a mile to the north-west....

It appears that the original house fell into disrepair over time and was eventually demolished and a new house was given planning permission in 1993 and again in 1998 which saw the construction of the new and current dwelling on the site.

The `sister` building New Midge Hall remained and was refurbished and extended and is approx. a quarter of a mile from the old farm site.

New Midge hall is a combination of rendered building and brickwork



New Midge Hall



Old Midge Hall Farm located bottom right of the site (edged in RED)



Old Midge Hall Farm located centrally (edged in RED)

The existing house is constructed from a dark rustic brick with timber single glazed leaded windows with stone detailing around the windows. A covered canopy is fixed either side elevation of the house and the roof is covered with a grey slate with brown timber fascias and pvc gutters. Photos of the house and surrounding land shown.



The Road level and the level of the house is considerably raised from the adjacent ground level and field levels. The level of the house is approx. 1500-1800mm above the adjacent levels and there are a number of drainage ditches around the area at a lower level again. The level of the house can be seen from the included photographs.



Side / rear of the existing house shown from the lower ground level around the site. The house drive and access road are all at the raised level above any flood plane.



The garden and adjacent ground level is between 1500mm and 1800mm below the level of the house, drive and access road to the property

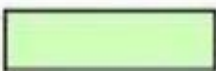


POLICY BACKGROUND:

The house is located within the West Lancashire Greenbelt



Map illustrating the extent of West Lancashire's Green Belt and settlement areas



Green Belt (West Lancashire)



Settlements

National Planning Policy Framework (NPPF July 2018) relating to greenbelt states

Paragraphs 79-92 of the NPPF set out national planning policy in relation to Green Belt. It is clear that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent the uncontrolled spread of urban areas by keeping land permanently open. The essential characteristics of the Green Belt are its openness and its permanence.

Local Planning Policy The adopted Local Plan does not have a Green Belt policy as such. Instead, Policy GN1(b) states that development proposals within the Green Belt will be assessed against national policy and any relevant Local Plan policies

DESIGN PRINCIPLES:

The existing building although appearing to be quite large is relatively small in areas of the house.

The existing ground floor is cramped and dark with a small kitchen and linked dining room, a main house which has poor access and a very dark rear lounge which is accessed via the small kitchen.

There is a very small hall providing access to the first floor via a narrow dark staircase.

The first floor has 3 bedrooms with a master bedroom and larger 2nd bedroom and a small 3rd bedroom and a bathroom which is a poor shape and design.

A narrow staircase leads to the attic room which has limited light with a small window to one end and a door and cantilevered balcony to the opposite end.

There is now access to the views across the local areas.

The design of the proposed extended building is to retain all of the front part of the building and the original house to form a new entrance hall in keeping with the nature of the property with a new open staircase with access to the first floor accommodation.

Adjacent to the hall will be a snug/office with access to a cloakroom and ground floor WC.

The existing lounge will be retained and updated internally with access from the new living dining kitchen area to the rear of the property.

The existing 2 storey outrigger to the rear of the house within the property boundary is to be taken down with materials stored for re-use within the new extension.

Within the new extension at the ground floor level is to be a utility room/boot room to access from the rear garden and internally access to the kitchen.

The main part of the extension is to be a large open plan kitchen dining living / family areas with a flat roof and lantern lights forming an orangery style extension with large sliding folding doors overlooking the garden area.

All floor levels are to match the existing house floor level.

To the first floor the layout is to be updated to create a more family friendly layout with access to the views to the rear of the property.

The revised layout will create 4 family bedrooms with a second ensuite to a main bedroom and a new family bathroom.

Access to the second floor will be maintained and the layout of the second floor improved to form 2 pediments to the front elevations improving the appearance of the roof with 2 cottage style roof details on the primary elevations.

To the rear of the house a new larger pediment will be formed creating a large sliding folding door and access to a roof terrace.

Although noted as Bedroom 5, this room maybe formed into a large upper floor lounge/chill area overlooking the amazing views to the rear of the property.



The rear extension is designed to be a contemporary modern living space within the character of the original design of the building and the addition of the new dormer pediments to the front elevation enhances the cottage feel to the original building but also provide light and views of the local countryside



The use of a render to the rear part of the building reflects the adjacent design of New Midge Hall which is also a partly rendered building.

The render creates a modern clean line feeling to the extension together with the modern sliding folding doors to the rear ground floor level.

The primary elevations overlook the road remain the same, the rear elevations which over the land relating to the property is updated. The land, as can be seen from the aerial photographs and the site photographs is well enclosed with mature

trees and when the trees are in leaf the rear of the property can not be seen other than from within the grounds of the house.

The existing house floor levels will be maintained unchanged which is approx. 1500mm-1800mm above the local ground levels around the property as can be seen from the included photographs.



USE:

The additional space will create a new kitchen dining family area to the rear of the property with an uninterrupted view of the large mature landscaped garden and views across the countryside and will have an additional entrance with utility room and boot storage

Alterations to the existing house as a result of the extension will allow a new entrance hall, open staircase and snug/office as well as a new cloakroom and ground floor WC.

To the first floor the amended layout will create 4 family bedrooms with an additional ensuite and a new family bathroom.

The existing second floor will be extended to allow a new larger dormer to the rear and small pediments to the front elevation and although noted as bedroom 5 this may well be an additional lounge on the second floor

AMOUNT:

The existing building is located on a site that is 5100m² extending from the front boundary with Wyke Wood Lane to the rear of the site with some land either side of the house. The site also includes a large pond within the ground dealing with the surface water drainage system.

The house is located a min of 1500-1800mm above the surrounding ground level.

The building has a footprint of 103m² on the ground level and has an additional 103m² on the first floor level and an additional 45m² at the second floor level.

The total area of the existing accommodation is 251m²

The proposed alterations will add an additional 78m² to the ground floor level and an additional 20m² at first floor and 5.5m² at second floor level

Total added accommodation is 103m² or 40% of the original accommodation

LAYOUT:

The proposed rear extension limited view from Wyke Wood Lane

SCALE:

As previously stated the existing house is on 3 levels with access from the ground floor entrance. The main ground floor level is approx. 300mm above finished ground level directly around the property but is between 1500-1800mm above the surrounding ground level.

The eaves height of the main building at the front and rear of the house are approx 4.80m with a ridge height of approx 9.7m both measured from ground level.

The extension has an eaves height of 5.50m and a ridge height of 9.5m

The proposed rear extension will have a max height above finished ground level of 5.50m

LANDSCAPING:

The alterations occupy an area of the garden to the rear and over the existing terrace.

A new stone terrace will be constructed to the rear of the extension with matching materials

APPEARANCE:

All building works will match the main house with regards to materials and detailing to the front part of the building. The rear of the house is to be formed with concrete blockwork finished with a through coloured render similar to adjacent properties in the area.

ACCESS:

Parking at the front and side of the property will remain unchanged but an additional 3 parking spaces are indicated on the plans, waste collection unchanged and access to the rear of the building will remain around the side of the house between the extension and the adjacent property.

