

ARCHIPHONIC

Design & Access Statement

1114-02-DOC-001

Location
Esteban Barn
Altcar Lane
Downholland, Lancashire
L39 7HN

Date
26/07/22



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Introduction

1.0 Introduction

1.1 The Brief

This document has been produced by ArchiPhonic on behalf of our clients, Jackie and Steve Disley, alongside submission for the planning approval for the replacement of a large Dutch barn with a two-storey dwellinghouse which follows a similar footprint and the characteristics of the adjacent barns along Altcar Lane.

The request was made with focus on the following points:

- The proposal should focus its orientation to the views over the green belt and agricultural land to the north, providing good sized openings and a balcony to observe the landscape.
- The accommodation featured in the proposal is to include: 3no. or 4no. bedrooms depending on space available, counting a master bedroom with en-suite; a kitchen and dining room, which can be treated as one space as well as a main living room.
- The ground floor should include a bathroom and an independent utility as well as an internal garage if space permits.
- A good amount of storage space should be accommodated, as built-in or walk-in where appropriate, such as the master bedroom.
- The proposal is to consider the option of 'upside-down living' which places the main living spaces on the first floor, in order to maximise on the available views.
- Appearance and materiality of dwelling is to tie in with the surround brick built and other barns, utilising reclaimed bricks where appropriate.

It is intended as a positive and helpful tool for the client and interested third parties alike to demonstrate in succinct terms the extent of consideration that has been invested in the design and layout, along with its evolution in regard to opportunities presented by the site, and allow for feedback to be received as part of the design process.



Wider Context



Surrounding Area



The Site

* not to scale

1114 - Esteban Barn, Altcar Lane, L39 7HN

1.0 Introduction

1.2 The Site

Located on the minor access road Altcar Lane, which is accessed from Altcar Lane (B5195) approximately 0.5km south of Downholland Cross.

The property sits within a cluster of barn buildings and associated agricultural dwellings which are now mostly utilised as residential properties.

The site, which is comprised of two barns at its southern edge as well as a large portion of land to the north, is bordered mostly by agricultural land across its north, east and western edges. The southern edge borders the access road/track of Altcar Lane which provides access to the cluster of buildings located here. They sit between a large number of trees to the south and east.

The buildings along Altcar Lane vary in form and scale, but typically the larger scale barns run along the north of the lane with two isolated dwellings sitting to the south.

In general, the wider context surrounding the cluster of buildings at Altcar Lane is characterised by its flat agricultural landscape, with scattered buildings and villages, such as Downholland Cross situated approximately 0.5km North of the site.

The area is identified by WLBC as Green Belt land as outlined within the Green Belt SPD, to limit development as to not harm the rural character of the countryside which covers 90% of the Borough.

The existing Esteban Barn is comprised of two main buildings. To the east, sits a brick built barn which has already seen the conversion and extension into a dwelling house. To the west, is the barn this proposal focuses on, which features a large single volume of substantial construction (steel frame) which is currently open along the south and western edges due to amendments made during the conversion of the adjacent barn.

The existing buildings comprising Esteban Barn, is to be replaced within the site which totals at around 1.8 acres.



Panorama showing the rear of existing barn on left, views over the garden, pond towards the surrounding Green Belt and the converted Esteban Barn on the right



Planning History

2.0 Planning History

2.1 2021/1227/FUL

The application sought the approval from the Local Planning Authority in respect of the variation of Condition No. 2 of the full planning permission 2013/0465/FUL, dated 9th July 2013, for the part demolition, conversion and extension to existing barn to form a single detached dwelling at Altcar Lane Farm, Altcar Lane, Downholland, Ormskirk.

The original volume of the barns prior to the 2013 development taking place was 2,126m³. Following consent being granted for the part demolition of the buildings and conversion of the same, the consented volume was 894m³, demonstrating a 57.9% decrease in the volume of the buildings

The variation of Condition No.2 was sought to retain the original barn marked for demolition, as this would reduce the original volume of the buildings from 2,126m³ to 1,678m³ resulting in an overall reduction in volume of 21%.

On the 15th of December 2021 the variation of Conditions No.2 was granted with the reason for approval stated below:

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

RS1 - Residential Development

IF2 - Enhancing Sustainable Transport Choice

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

together with Supplementary Planning Guidance and all relevant material considerations.

The Local Planning Authority considered that the proposal complied with the relevant Policy criteria and was acceptable in the context of all relevant material considerations as set out in the Officer's Report.

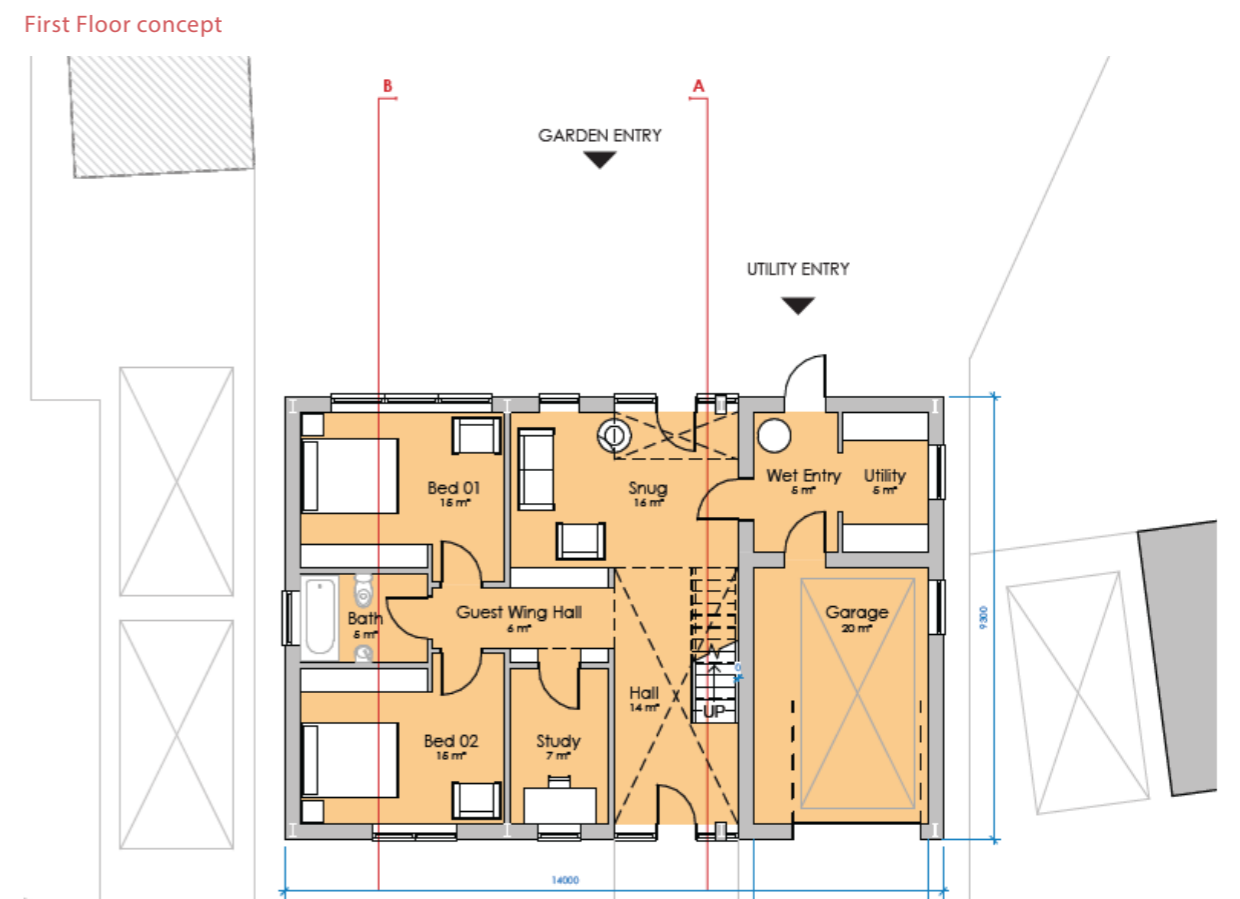
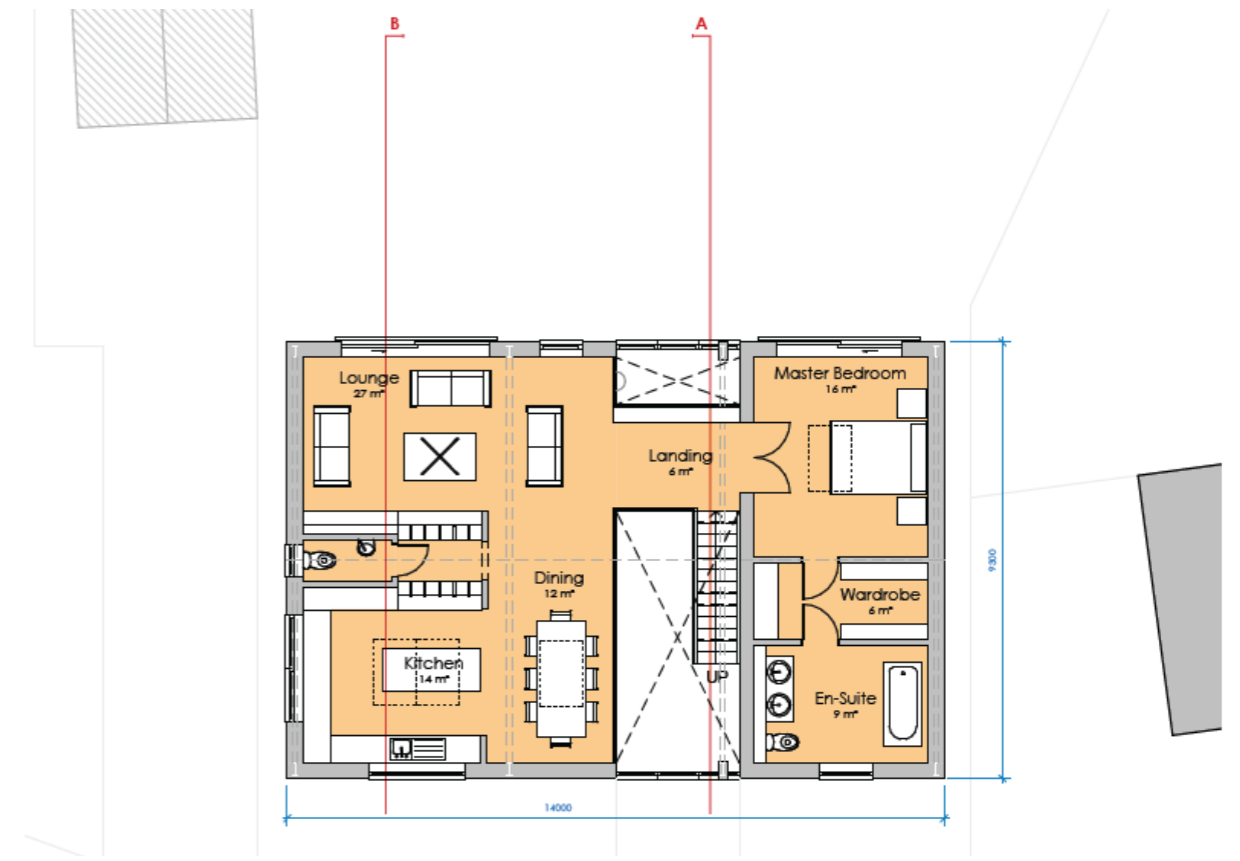


Concept Design

3.0 Concept Design

3.1 Floor Plans

Indicative floor plan showing room functions and the associated area (m²) situated on the ground floor and first floor, as well as identifying the access points into the dwelling.



SECTION LINES
PROPOSED DWELLING
ACCESS
Drawings 1:100 @ A3

3.0 Concept Design

3.2 Sketch Elevations

Sketch elevations showing an indicative application of materials as well as the arrangement of openings - more sporadic on the front to have a strong relationship with the adjacent barns and larger openings to the rear to maximise views.



Front Elevation

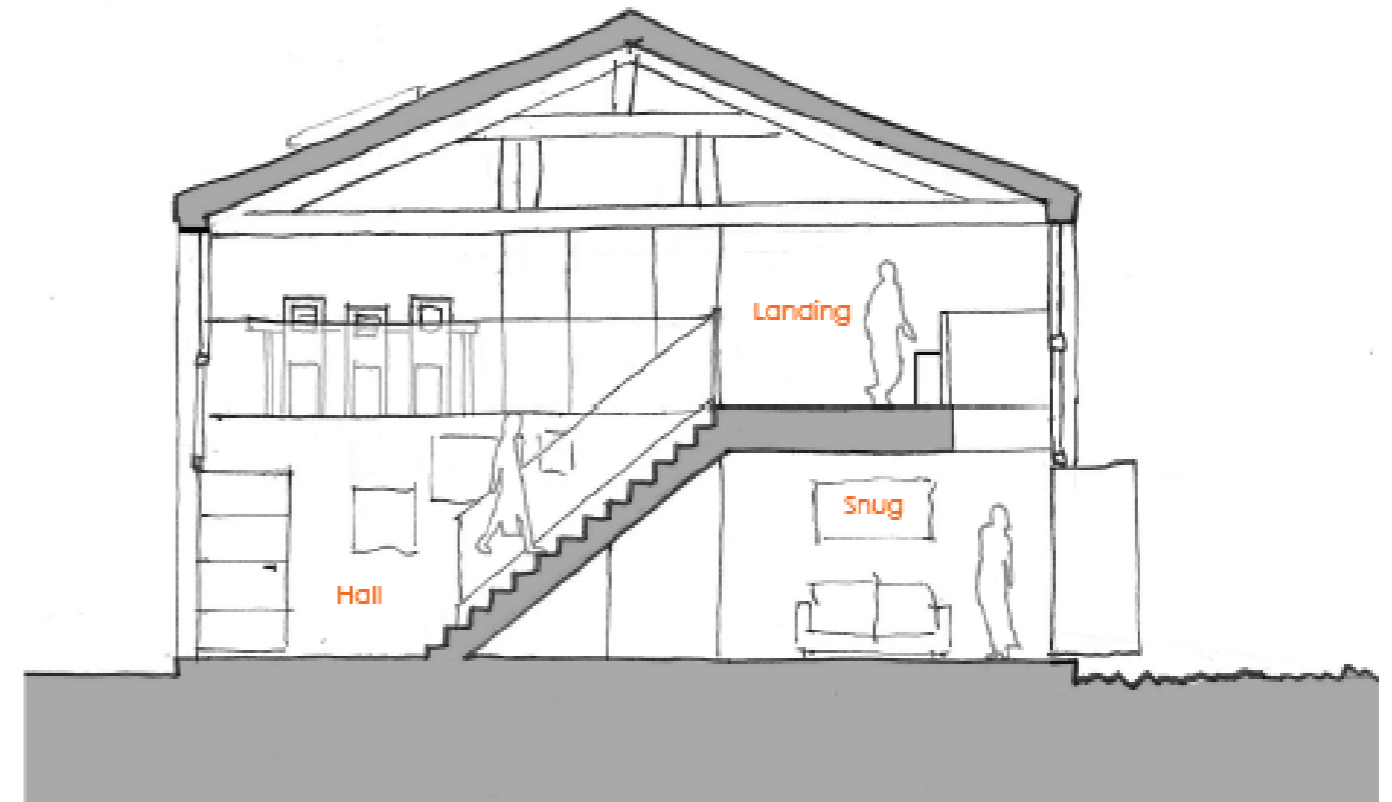


Rear Elevation

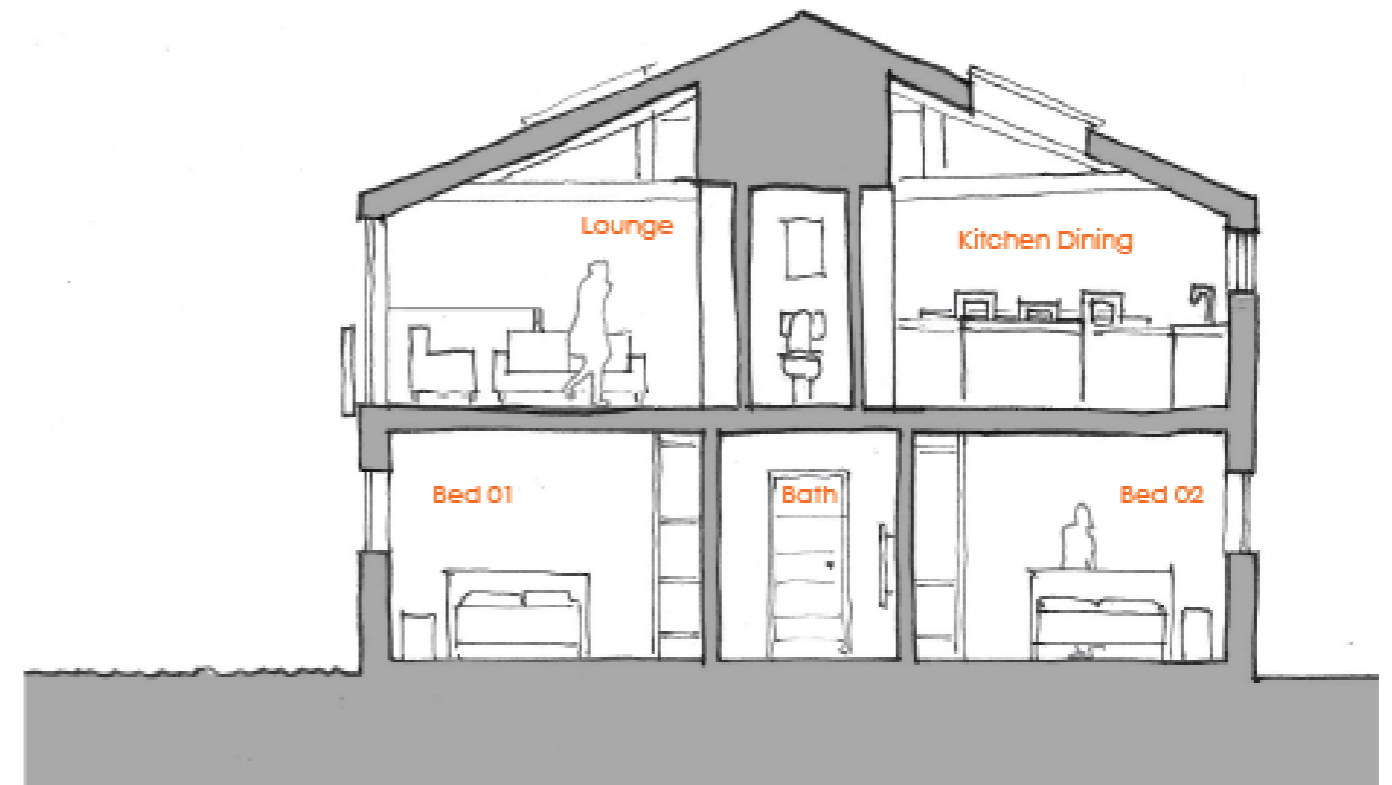
3.0 Concept Design

3.3 Sketch Sections

Sketch sections showing the relationship between rooms and the connection between the levels, such as the central double height entrance hall which appreciates the existing character of the barn.



Section A



Section B



The Proposals

4.0 The Proposals

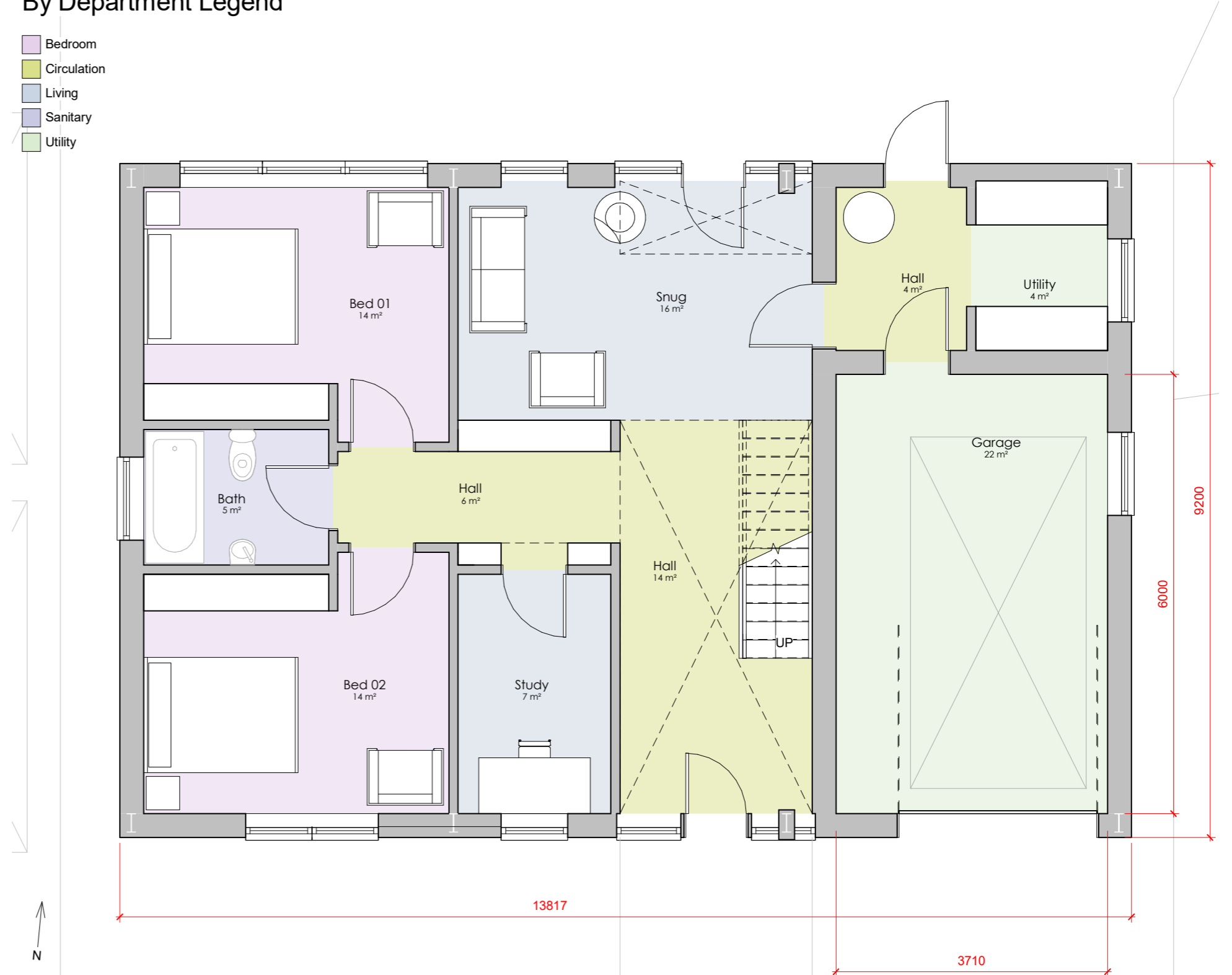
4.1 Proposed Floor Plans - Ground Floor

The floor plan is generally characterised by its 'upside-down' living arrangement, which allows guest bedrooms and utility functions to be located at ground level.

The main entrance features a large opening allowing an abundance of natural light to fill the double height space. The hall provides views towards the agricultural landscape as soon as you enter the building, guiding you to ascend the stairs to observe the views from the landing, or to rest in the open snug area below.

By Department Legend

- Bedroom
- Circulation
- Living
- Sanitary
- Utility



4.0 The Proposals

4.2 Proposed Floor Plans - First Floor

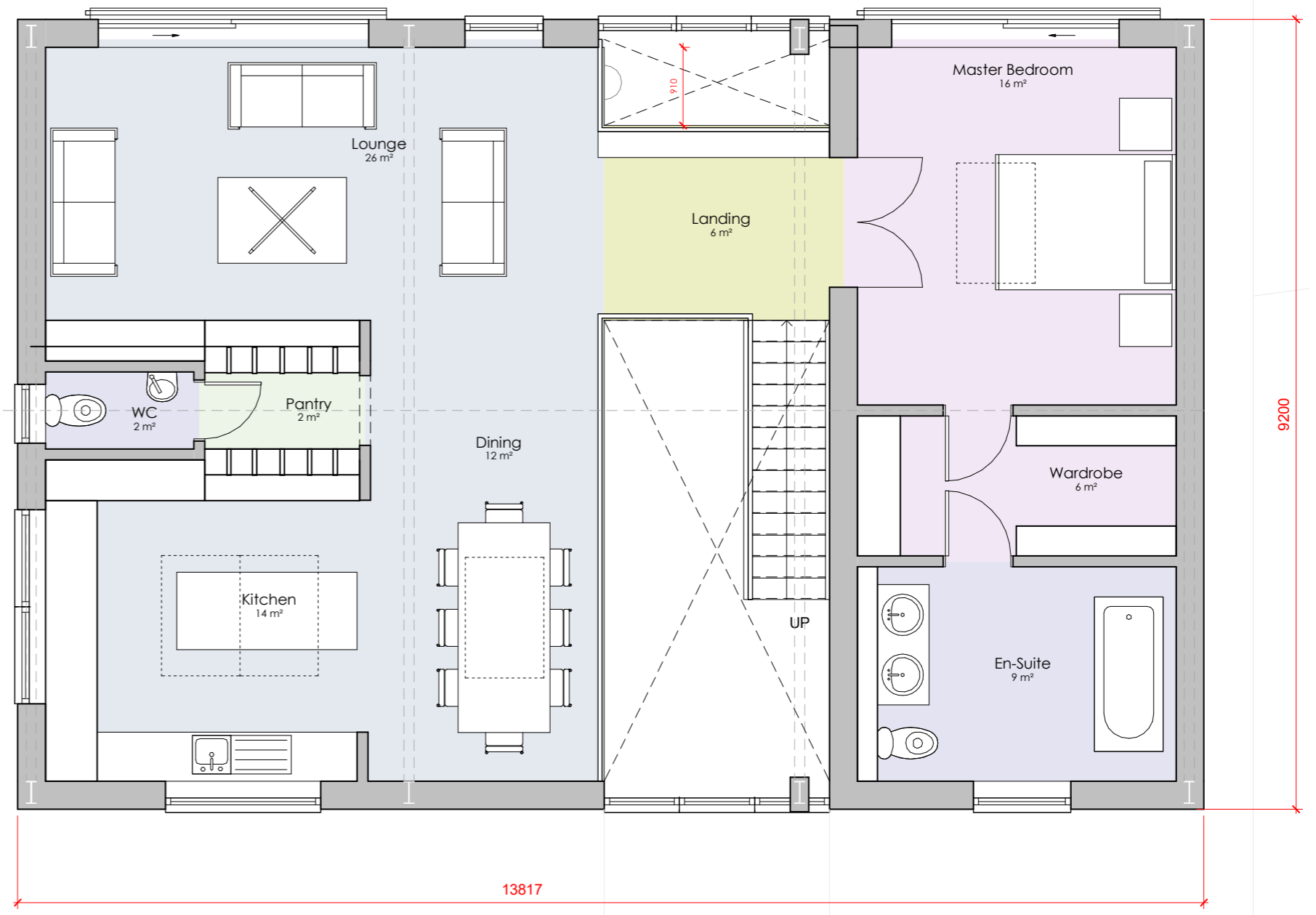
The floor plan allows all the main living spaces for the clients to be situated on one floor, where large openings and Juliet balconies can be utilised.

Locating the living and dining rooms on the first floor allows these spaces to appreciate the character of the existing barns structure, allowing for vaulted ceilings with exposed roof trusses.

The floor plan is open, with a functional wall between the kitchen and lounge containing a W/C as well as open shelving to allow views between the spaces as well as items on display. The dining space is located alongside the double height space overlooking the entrance hall below.

By Department Legend

- Bedroom
- Circulation
- Living
- Sanitary
- Utility



4.0 The Proposals

4.3 Proposed Front Elevation

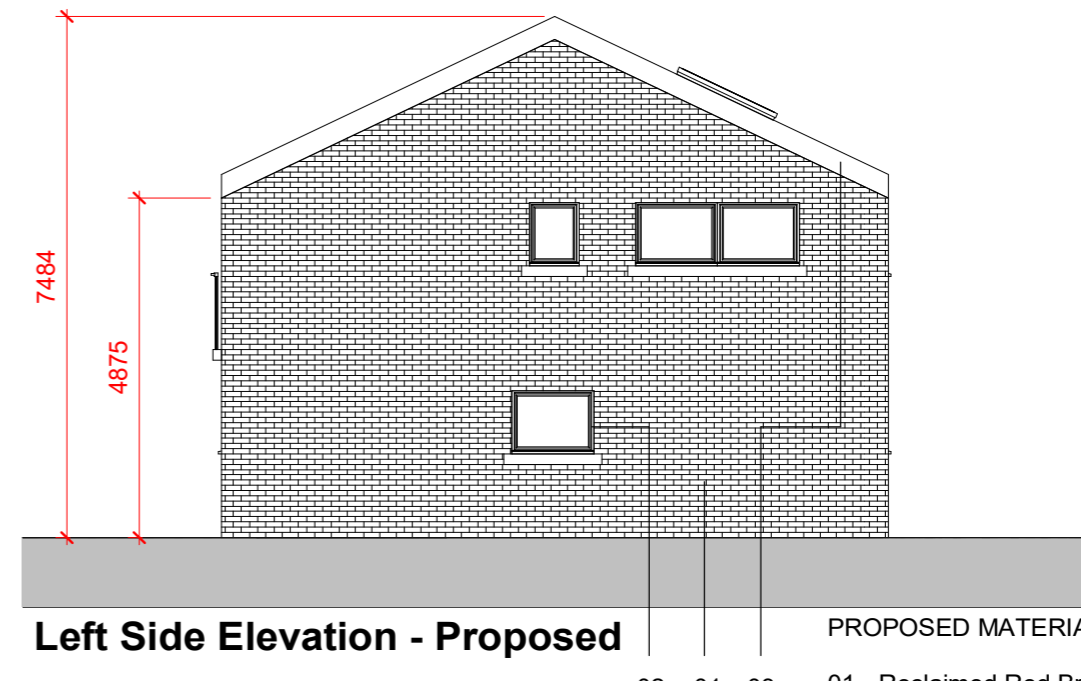
The proposal seeks to ensure that the scale of the development is informed by its context. Thus, the height of the proposal has been dictated by the current barn and surrounding built context.

4.4 Materials

Appearance and materiality of dwelling is to tie in with the surrounding context. Materials will include, 7024 Graphite Grey aluminium windows, reclaimed red brick and a slate roof.



Front Elevation - Proposed



Left Side Elevation - Proposed

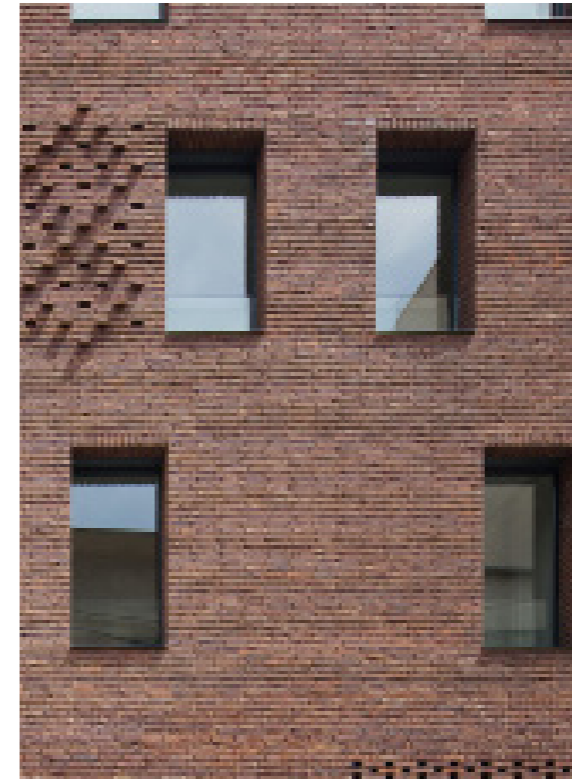
- PROPOSED MATERIALS KEY:
- 01 - Reclaimed Red Brick
 - 02 - Double Glazed 7024 Graphite Grey aluminium windows
 - 03 - Slate
 - 04 - 7024 Graphite Grey garage door

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4.0 The Proposals

4.5 Precedents - Exterior

A few reference images which can be used to represent or influence the possible design solution and the aesthetic appearance of the barn.





Conclusion

5.0 Conclusion

In conclusion, this document sets out the proposal for the replacement of a large Dutch barn with a two-storey dwellinghouse which follows a similar footprint and the characteristics of the adjacent barns along Altcar Lane.

The design is intended to be a sensitive scheme, in keeping with the both the existing context and the area surrounding Altcar Lane.



Rear Elevation - Proposed

For any enquiries relating
to this project please contact:
Abbie Green



+44 (0)151 345 7600



info@archiphonic.co.uk



www.archiphonic.co.uk



Unit 256, Slater Studios,
9 Slater Street, Liverpool, L1 4BW