

**CHISNALL FARM**

CROW LANE, DALTON, WN8 7RY

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## 1.0 INTRODUCTION

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**1.1 PURPOSE OF THE DOCUMENT**

This document has been prepared as part of the planning application submission for the demolition of an existing detached dwelling, adjacent outbuilding (milk shed) and carport in Dalton, West Lancashire, including the erection of a replacement dwelling and horse stable block, along with associated landscaping.

**1.2 RELEVANT EXPERIENCE**

Patrick Wilson | Architects has an emerging reputation for finding bespoke solutions for difficult, often constrained and challenging sites. With an emphasis on tailoring a building’s form, material palette and overall aesthetics to the site, driven by the immediate context we aim to fulfil the requirements of the client in line with the Local Authorities policies.





### 1.3 INTRODUCTION

Chisnall Farm, Dalton, the subject of this application, lies along the north west edge of the village of Roby Mill. The current house is believed to have been constructed in the early 19th century and extended at various stages since. Opposite the house is a single storey milking shed.

Chisnall Farm lies within the Green Belt. It does not lie within a conservation area.

The proposed works include demolition of the house, milking shed and car port and construction of a replacement house and stable block.

### 1.4 PLANNING HISTORY

The site of this application has no planning history that we are aware of. The adjacent dwelling was converted from a barn around 1996, the planning reference for this application being 1995/1037.

## 2.0 CONTEXT & ANALYSIS

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Location Plan



Aerial View of the Site

## 2.1 SITE LOCATION & DESCRIPTION

Chisnall Farm, Dalton, WN8 7RY, stands at NGR: SSD 51023 07545, northwest of Roby Mill, a village in the West Lancashire district of Lancashire, England. None of the buildings are nationally listed.

The surrounding landscape is gently rolling with well wooded areas and country views across arable and pasture farming fields.

There is a significant level change across the site falling from south to north. The highest point, at the south west corner of the site, sits approximately 123.6m above sea level whilst the lowest point, the north east corner, sits some 7.6m below this.

## 2.0 CONTEXT & ANALYSIS





1846



1928



1892



1983



1908

### 2.2 HISTORY

Chisnall Farm is a dairy farm, which has been located on its current site for at least the last 130 years. The adjacent maps indicate a building has stood on the site of the existing house since at least 1846.





1.



2.



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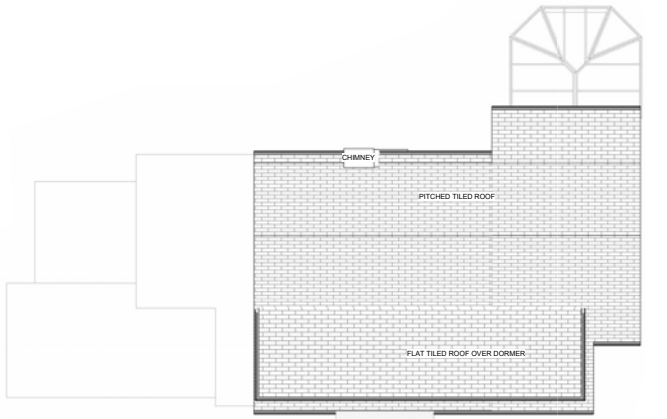
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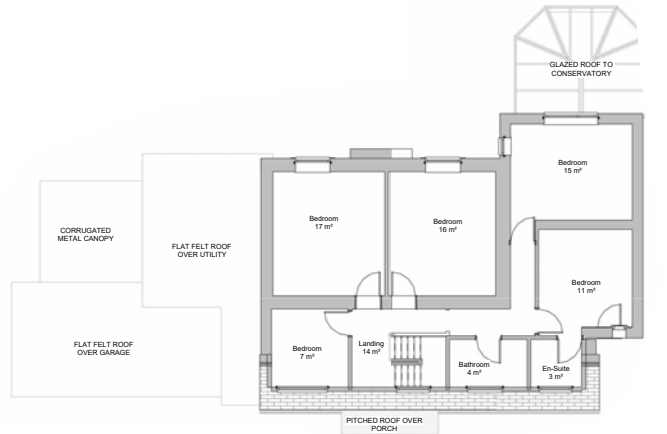
### 2.3 EXISTING SITE PHOTOGRAPHS

The adjacent photographs show that the existing buildings proposed for demolition. Neither building is of particular architectural merit or historic significance. The milk shed is not in current use and although the house is lived in by the owner/occupier, the current house and its layout does not lend itself to the family's lifestyle. The photographs show the following structures:

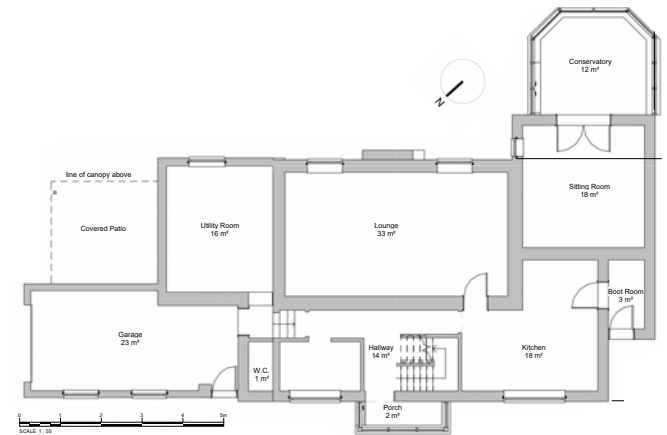
1. Milking shed
2. Existing house with adjacent property to rear
3. Milking shed
4. Existing house with adjoining garage
5. Adjacent house
6. Detached garage and carport



Existing House Roof Plan



Existing House First Floor



Existing House Ground Floor



South East Elevation



North East Elevation



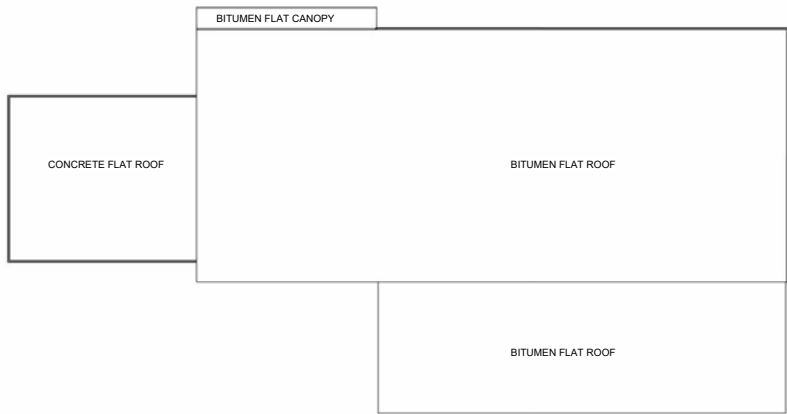
South West Elevation



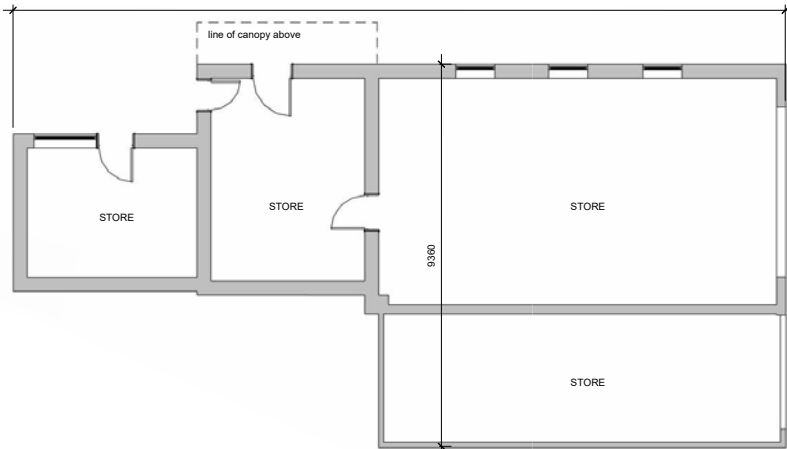
North West Elevation

## 2.4 EXISTING HOUSE

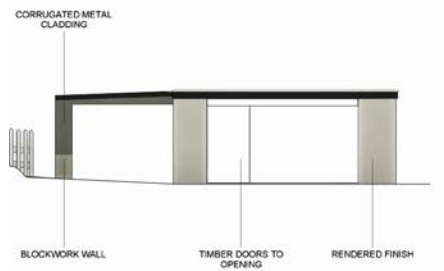
The existing house is a detached block and stone building with a grey slate tiled pitched roof. The house has two storeys, with single storey rendered extensions to the north side and a conservatory to south east. A large dormer window runs the length of the north west facade at first floor level and a glazed porch protrudes from the facade at ground floor.



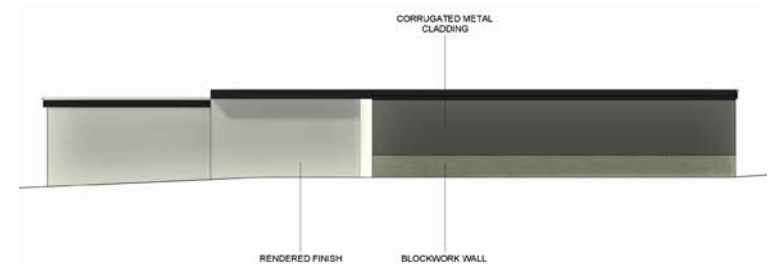
Existing Milk Shed Roof Floor



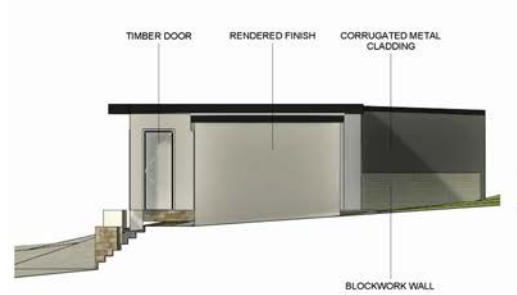
Existing Milk Shed Ground Floor



South West Elevation



Existing Milk Shed North West Elevation



North East Elevation



South East Elevation

## 2.5 EXISTING MILK SHED

The existing building is a single storey detached block with a flat roof.





Photographs of Nearby Buildings



Swatches of Materials used Locally

**2.6 LOCAL VERNACULAR AND MATERIALS**

The buildings in the surrounding area are largely two storeys and commonly hipped or gabled pitched slate roofs. The buildings are diverse in their facade materiality, with red brick and stone common.

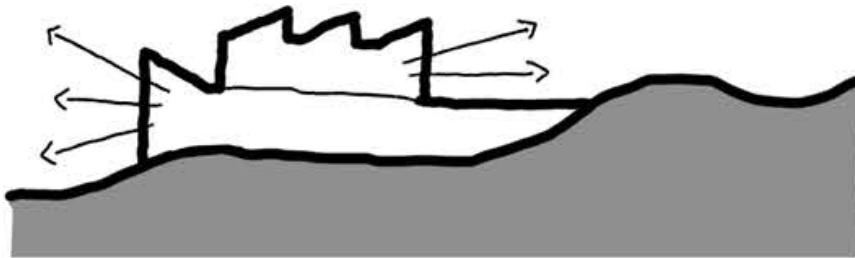


## 3.0 DESIGN PROPOSALS

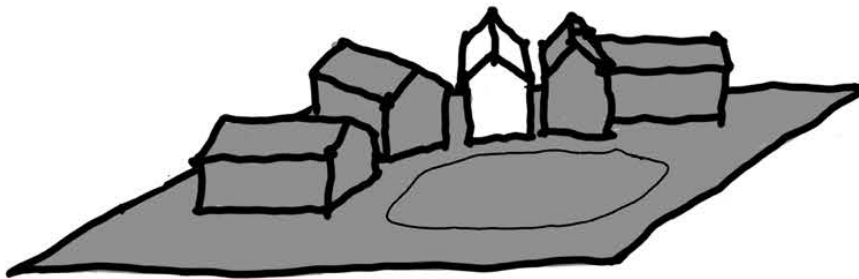
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Sensitive integration with surrounding landscape, accounting for topography



Maximising local views



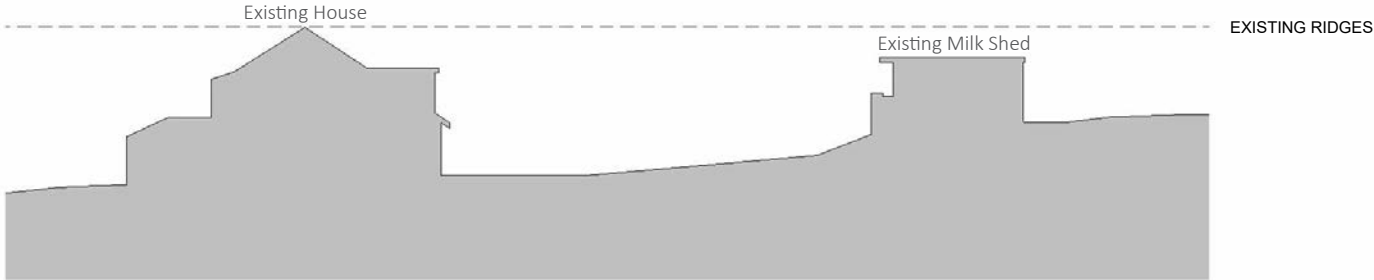
Massing and scale sympathetic to local vernacular

### 3.1 DESIGN CONCEPTS

The proposals include a replacement two storey dwelling close to, and partially overlapping the footprint of the existing house. A single storey stable block is proposed on the footprint of the existing milk shed.

The two proposed buildings take inspiration from farm buildings and other buildings locally. They will have pitched roofs to suit the local vernacular. The house is separated visually into two halves, minimising each element visually to allude to collections of small to medium building blocks traditional of villages and farms.

The proposed buildings are designed to integrate seamlessly into the surrounding landscaping, taking the opportunities presented by the topography of the site to minimise the impact of the proposed buildings and maximise the views.



Existing Site Section

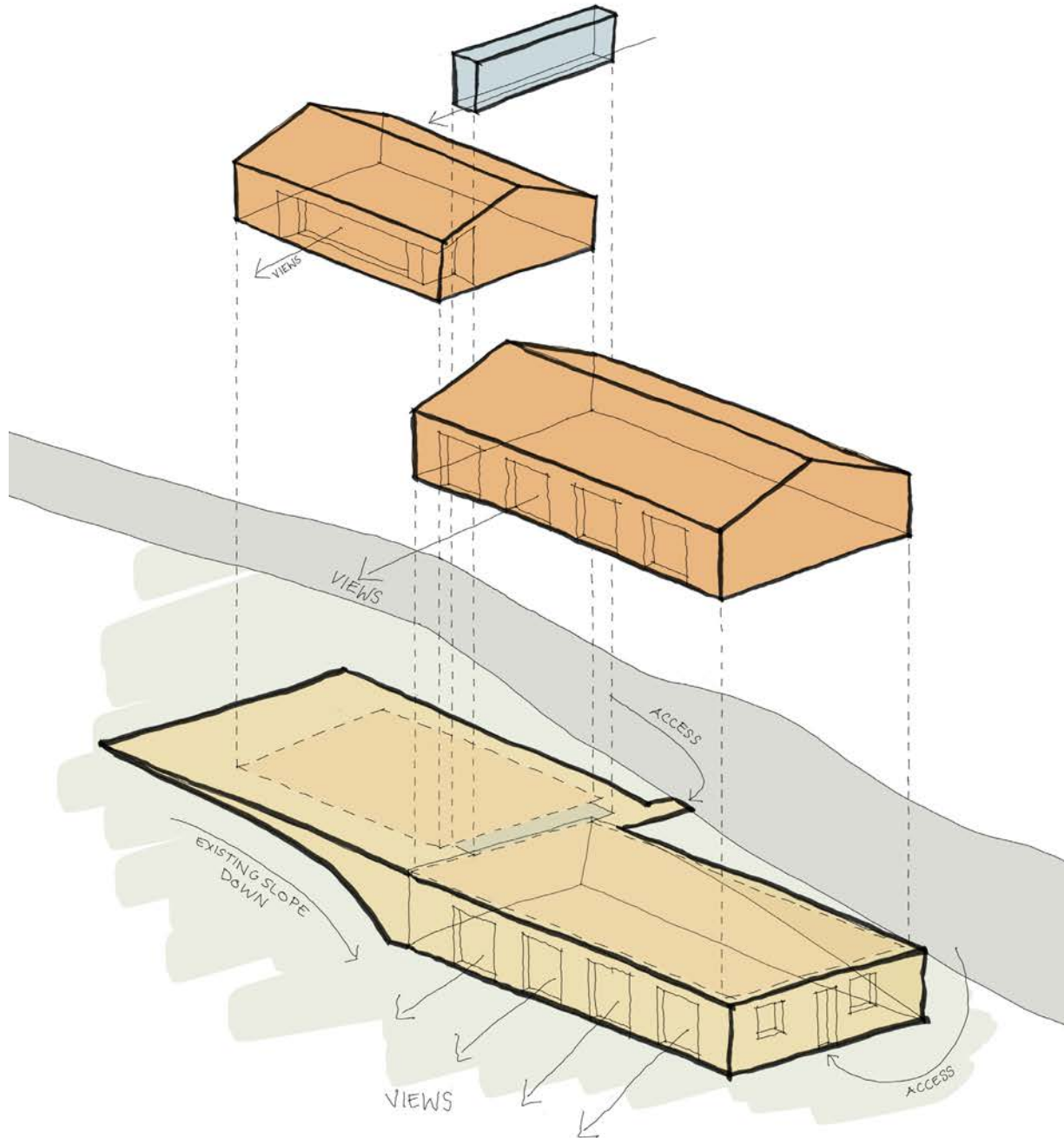


Proposed Site Section with Existing Section Overlaid in Red

**3.2 MASS & SCALE**

The volumes of the new buildings are similar to the those of the buildings they are replacing. Please see volume calculations drawing for further details.

The ridge heights of the two new buildings are proposed to match, or sit below, those of the existing house in order to minimise the visual impact of the development on the surrounding green belt.



Design Concepts Sketch

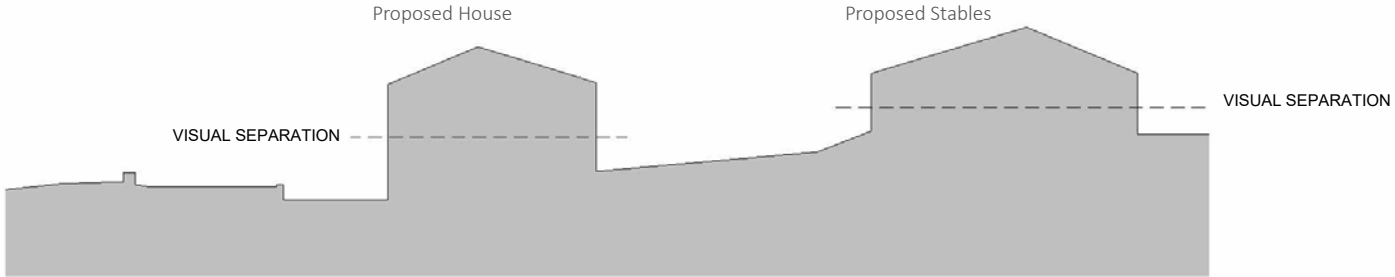
### 3.3 MASSING CONCEPTS

The lower part of the facades emerging from the topography, up to first floor level, will be treated with stone to match the existing walls on site.

This will allow the lower floor to appear as a 'plinth' upon which the two blocks that form the main body of the house can sit. These two blocks will have a different appearance to the plinth and be clad in timber. The two timber clad boxes will be connected by the glazed entrance lobby.

These concepts will help to minimise the visual impact of the new building and integrate it sympathetically into the landscape. The same principles will be applied to the stables.





Proposed Site Section showing the Visual Separation of the Plinth and Upper Floors



Precedent Images

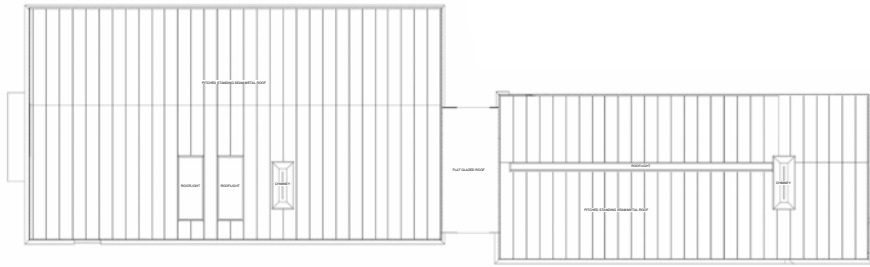
**3.4 PRECEDENTS**

The adjacent photographs show buildings which are designed to sit in the landscape in a similar way to the proposed buildings at Chisnall Farm. Each uses high quality materials and demonstrates a visual separation between the lower and upper levels.

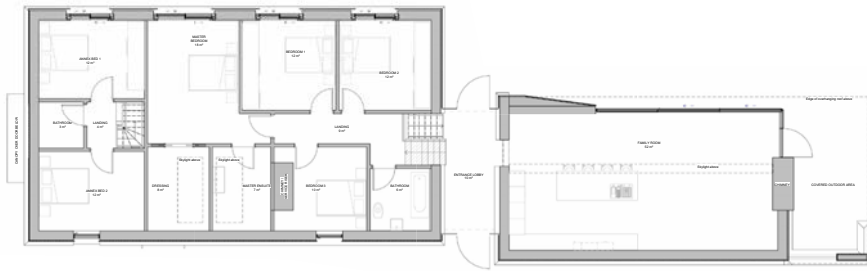


**3.5 PROPOSED MATERIALS**

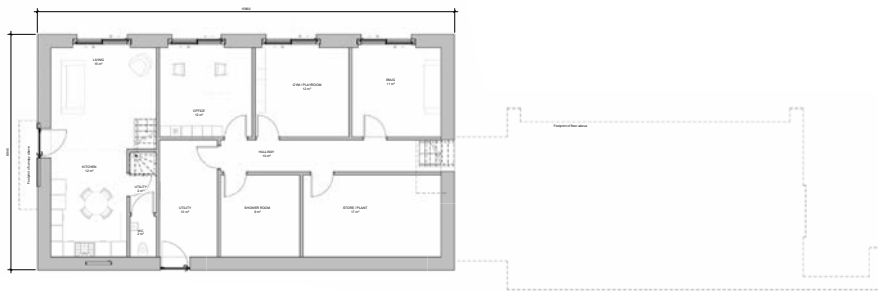
The proposed materials are stone cladding to the plinth with blackened wood cladding above, a metal roof and PPC aluminium framed windows and sliding doors. A glazed entrance lobby will connect the two halves of the house.



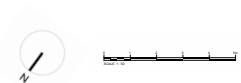
Roof Plan



Ground Floor



Lower Ground Floor



West Elevation



East Elevation



South Elevation



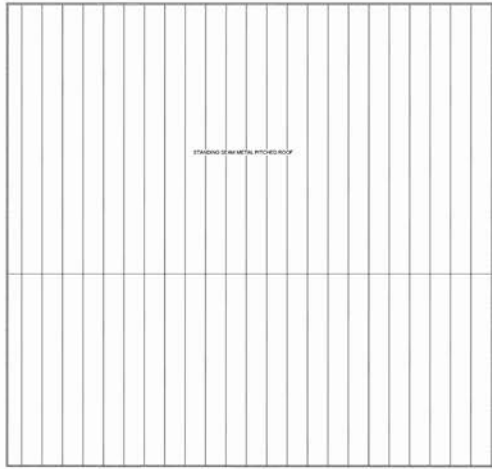
North Elevation

### 3.6 PROPOSED HOUSE

The proposed house is made up of two blocks. The northern element is split across two storeys, a lower ground floor that includes office, snug and plant room and an upper floor that includes the bedrooms. The southern element includes a family room on an intermediate floor between the lower ground and upper floor.

At the northernmost side of the north block is a self-contained two bed annex designed to accommodate the family's elderly relatives who currently occupy part of the existing home.





Roof Plan



North West Elevation



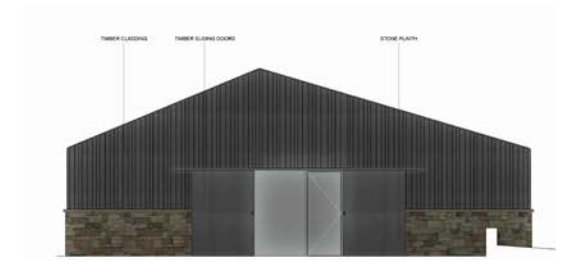
North East Elevation



Ground Floor



South East Elevation



South West Elevation

### 3.7 PROPOSED STABLES

The proposed stables are designed to accommodate the family's horses. The stable includes space for 5 horses as well as stores and a central grooming area. The stables are designed with a similar appearance to the main house.





Proposed sunset view looking east from the access road



House rear view looking west



Proposed rear view looking north west



Proposed rear view looking south west

**3.8 PROPOSED VIEWS**



Proposed road view looking south





Proposed house and stables looking south west



Proposed house view looking south



**3.8 ACCESS**

All areas of the proposed development will be designed to meet the relevant requirements for access set out in approved document M.



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