

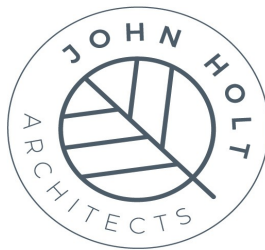
DESIGN STATEMENT

prepared in support of a householder planning application for a replacement domestic annex.

PIKE VIEW FARM, NEW ROAD, ANDERTON.



existing east elevation



Introduction:

Pike View Farm was constructed in 2006, replacing a number of agricultural structures and outbuildings on the site.

Overall the site is approximately 2 acres in size and, in addition to the farmhouse, accommodates a stable block, a feed store and a retained outbuilding. The outbuilding has consent for use as ancillary living accommodation to the farmhouse.

Access to the farmhouse is taken from New Road and is shared with the neighbouring Pike View Barn, which is currently under construction.

The stables are used for the stabling of our client's horse, whilst the outbuilding currently serves as domestic storage for the owners of the farmhouse.

The application is seeking planning permission to replace the existing outbuilding with a new annex.

Proposals:

The existing outbuilding benefits from a planning consent to be used as ancillary living accommodation (see below) to the main farm house. However, due to it's construction, it is unsuitable for residential use and as such our clients are looking to replace it with a structurally sound and thermally appropriate structure.

This annex would serve, as set out in the approval, as accommodation for our clients extended family who are regular visitors to the house.

In terms of accommodation, the annex will provide additional living accommodation in the form of a shared Living/Dining/Kitchen area together with a double Bedroom. There will be ancillary accommodation including an EnSuite, a W.C. and small cloaks area. As such, whilst adequate, the accommodation is still limited in scale.

The building envelope will be highly insulated SIPs panel construction and will be served by an air source heat pump, augmented with photovoltaic panels to the south facing roof.

Planning:

The previous owners of the site were initially refused planning consent for the main Farm House (Application ref 05/00164/FUL.) but this decision was successfully appealed and the farm house was granted consent under appeal application reference: APP/D2320/A/05/1179923.

The outbuilding itself was granted a certificate of lawfulness to be used as ancillary living accommodation in March 2021 (application number: 21/00014/CLPUD) .

The site stands within the greenbelt and any proposed domestic extensions will be considered in line with the tests set out within the National Planning Policy Framework where the impact upon openness must be considered. Paragraph 145 (c) confirms that extensions and alterations to dwellings can be appropriate provided

that they do not result in disproportionate additions over and above the size of the original building.

This proposal is similar in scale, be situated in the same position as the existing, and have a similar appearance to that of the existing building and, we would suggest , would have no greater impact on the openness of the greenbelt than the existing.

To mitigate the the design further we are proposing that the annex uses a hipped roof which will reduce the visual intrusion of the existing gabled end elevations when viewed from New Road.

Appearance:

The existing outbuilding is a single storey structure with a gabled pitched roof, constructed using a timber frame structure and finished with black timber cladding; a finish which is replicated on the first floor of the farm house.



existing north elevation.

Our proposal will mimic this agricultural aesthetic , using a partially exposed steel frame with black timber cladding panels to the elevations. We are exposing the structural frame to add scale and detail to the elevations which will reduce the overall massing.

We are proposing that the roof is finished using corrugated fibre cement sheets which will retain the agricultural aesthetic and will be in keeping with both it's immediate and wider setting.

Scale/Greenbelt:

The proposal has been designed to reflect both the existing farmhouse and the existing outbuilding, both of which are simple rectilinear forms.

The proposal will require a modest increase in volume above that of the existing but any perceived increase will be offset by the use of the steel frame to break-up the overall massing of the elevations and by the use of a hipped roof.

We have calculated the volume of the existing building as 152m³, the proposed building will have a total volume of 224m³. As such the volume increase is less than the 50% considered acceptable under the S.P.D.

Access:

Neither the existing vehicular or pedestrian access will be affected by the proposals.

The annex itself will be served with a removable ramped entrance and will be set on a single level providing fully accessible spaces throughout the living accommodation.

Landscaping:

The existing overall site is an area of open rolling fields with hedgerow defined boundaries, there is currently no intention of including any additional planting or landscaping.

Conclusion:

The existing outbuilding currently benefits from a planning consent to be utilised as a domestic annex to farmhouse. However the structure itself is insubstantial and requires upgrading to be suitable for residential accommodation.

The proposal seeks to largely replicate the existing structure whilst improving on both its thermal and spatial properties whilst also improving the aesthetics.

The proposals take into account the site's location in the greenbelt, being modest in scale and by using materials which reflect its agricultural setting.

As such, we would suggest the proposals will sit well within the houses immediate and wider landscape.