



ARCHITECTURAL PRESENTATION - RIBA 02 CONCEPT - PLOT 02

LIP TROTS FARM | NOVEMBER 2023

01257 441 512 | [contact@studiosda.co.uk](mailto:contact@studiosda.co.uk) | Astley House Queens Road Chorley Lancashire PR7 1JU | [studiosda.co.uk](http://studiosda.co.uk)

SDA

# PREFACE

This document has been prepared by STUDIO SDA on behalf of our clients Steven and Ann Mason who, together own the site and all the existing buildings, known as 'Liptrots Farm', the surrounding site and adjoining fields.

The document provides site architectural information of a previously approved scheme. Studio SDA have been appointed to revisit the approved scheme and look to introduce enhancements to support a new application. The new scheme of architectural sketches will attempt to design a new family home as a result of extending the approved scheme, as a result of the demolition of the existing stable buildings. The new proposal seeks to create a cluster of reinvented farm buildings which comprise of the original farm house, the hayloft, the barn, and the granary. It should be read in conjunction with documents prepared by the selected design team, appointed by the client, which comprise:

ARCHITECT



PLANNING CONSULTANT







**SILVER TREES**  
CHESHIRE LISTED BUILDING EXTENSION  
APPROVED 2020

WE BELIEVE IN THE  
MANTRA

“SLOW IS CALM,  
CALM IS SMOOTH,  
AND SMOOTH  
IS FAST”

## STUDIO SDA | ARCHITECTURE

Principal Architectural Designer Simon Lewis-Pierpoint established STUDIO SDA Architecture in 2007. Based in Chorley, Lancashire, STUDIO SDA Architecture has gained a reputation for realising creative, imaginative and contextual architecture. During its history the practice has enjoyed recognition for its achievements in architecture through published projects and many significant awards and nominations.

Over fifteen years on, with Simon at the helm, the practice philosophy places great emphasis on working as a team, in a studio environment. This approach ensures ideas are shared and collectively reviewed during the development of the design, throughout each stage of a project's evolution. It is the practice's belief that group work produces the most comprehensively successful design solutions, something that is evidenced by consistent client satisfaction and the award winning record. The unique response to each site and client brief drives the wide and varied output of the studio, with projects ranging from master planning to furniture design, residential to commercial and mixed use schemes, through to one-off dwellings and sensitive refurbishment, including work with listed structures and Scheduled Ancient Monuments. There is no in-house style as such, although there is a consistency of approach and analysis which repeatedly generates a high quality design response.

The practice has established a specialism in residential schemes recognised by numerous Architecture Awards granted over the years, including in 2016 the Northern Design Awards Best Architectural Concept for a home that was awarded the UK's first ever approval on virgin green belt land, this project rewrote planning law being approved solely on the architectural design being so highly recognised by the High Court.

### AWARDS

- LABC BEST RESIDENTIAL EXTENSION AND ALTERATION 2015
- NORTHERN DESIGN AWARDS | BEST ARCHITECTURAL DESIGN CONCEPT 2016
- NORTHERN DESIGN AWARDS | BEST ARCHITECTURE PRACTICE 2016
- NORTHERN DESIGN AWARDS | BEST ARCHITECTURAL DESIGN CONCEPT 2017
- NORTHERN DESIGN AWARDS | BEST ARCHITECTURE PRACTICE 2017
- NORTHERN DESIGN AWARDS | BEST ARCHITECTURE PRACTICE 2018
- NORTHERN DESIGN AWARDS | BEST KITCHEN SPACE 2020
- NORTHERN DESIGN AWARDS | BEST BATHROOM SPACE 2020
- NORTHERN DESIGN AWARDS | BEST AMAZING SPACE 2020
- NORTHERN DESIGN AWARDS | BEST ARCHITECTURE PRACTICE 2020

Build 2020 Design and Build Awards Winner  
BEST ARCHITECTURE STUDIO - LANCASHIRE 2020

LUX MAGAZINE  
MOST INNOVATIVE RESIDENTIAL ARCHITECTURE PRACTICE LANCASHIRE 2021

STUDIO SDA continues to be commissioned for high profile schemes of varying scales across the UK and internationally, including St Tropez Manoir Development, a prime one-off residential development in the South of France in addition to several large one-off private dwellings situated in Area's of Outstanding Natural Beauty and World Heritage Sites

We are committed to delivering high quality schemes true to their original concept and relevant to our time and unique to their site and to their client.



**VENUS HOUSE**  
HEALTHIEST HOME IN BRITAIN  
HEREFORDSHIRE | GREEN BELT | APPROVED 2021



**JUPITAR HOUSE**  
MIDLANDS NEW BUILD HOME  
GREEN BELT | APPROVED 2019



**CORNMILL HOUSE**  
YORKSHIRE BEST NEW HOME  
GREEN BELT | APPROVED 2022



**THE OLD HALL**  
CHESHIRE LISTED BUILDING  
GREEN BELT | APPROVED 2021

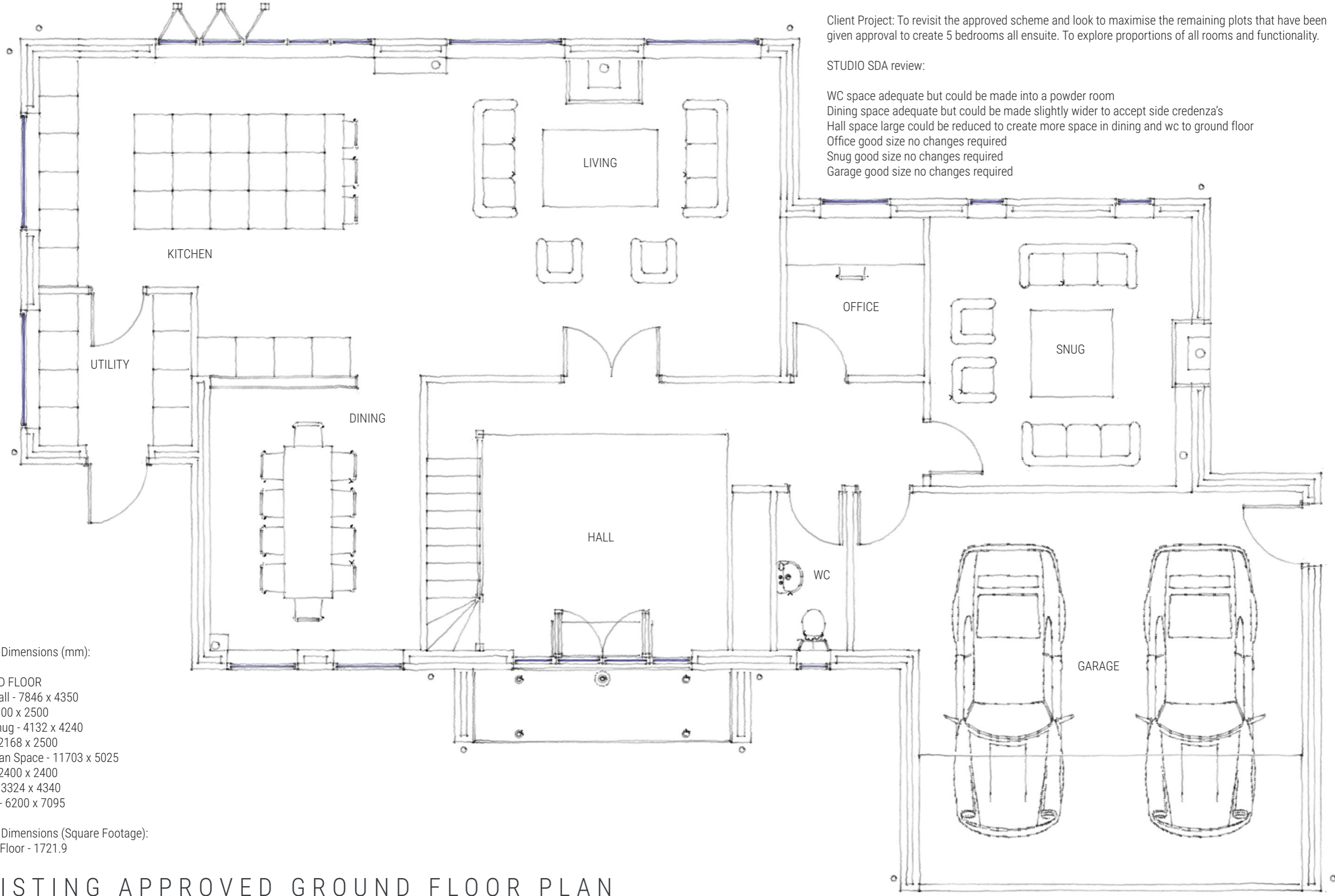
# CONCEPT DESIGN

THIS SECTION CONTAINS DESIGN DEVELOPMENT  
FOLLOWING PRIOR APPLICATION REVIEW,  
APPOINTMENT OF ADDITIONAL MEMBERS OF THE  
DESIGN TEAM AND CLIENT FEEDBACK

Client Project: To revisit the approved scheme and look to maximise the remaining plots that have been given approval to create 5 bedrooms all ensuite. To explore proportions of all rooms and functionality.

STUDIO SDA review:

- WC space adequate but could be made into a powder room
- Dining space adequate but could be made slightly wider to accept side credenza's
- Hall space large could be reduced to create more space in dining and wc to ground floor
- Office good size no changes required
- Snug good size no changes required
- Garage good size no changes required



Internal Dimensions (mm):

- GROUND FLOOR
- Great Hall - 7846 x 4350
- W/C - 1100 x 2500
- Adult Snug - 4132 x 4240
- Study - 2168 x 2500
- Open Plan Space - 11703 x 5025
- Utility - 2400 x 2400
- Dining - 3324 x 4340
- Garage - 6200 x 7095

Internal Dimensions (Square Footage):  
Ground Floor - 1721.9

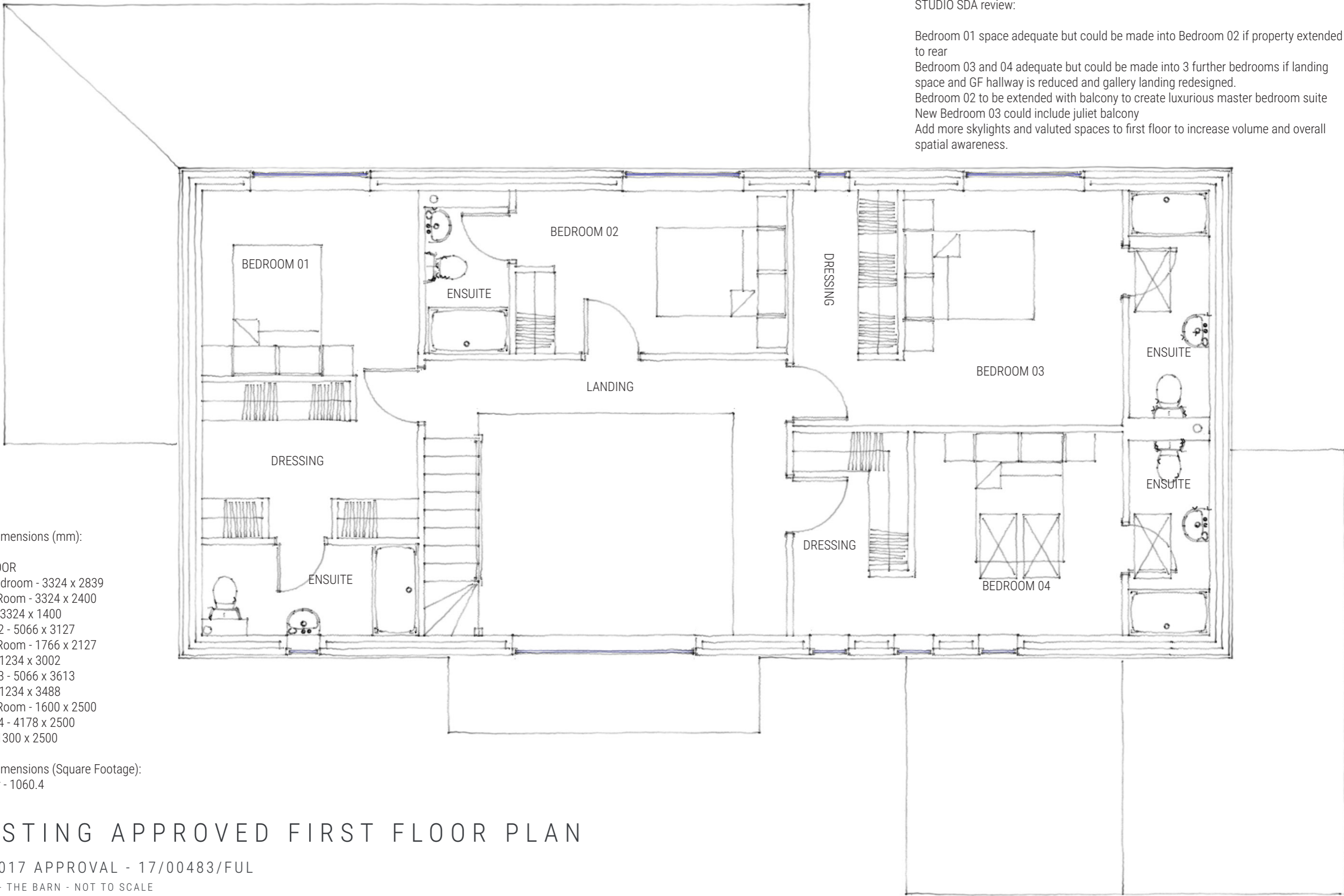
# EXISTING APPROVED GROUND FLOOR PLAN

SDA 2017 APPROVAL - 17/00483/FUL  
PLOT 02 - THE BARN - NOT TO SCALE

Client Project: To revisit the approved scheme and look to maximise the remaining plots that have been given approval to create 5 bedrooms all en-suite. To explore proportions of all rooms and functionality.

STUDIO SDA review:

Bedroom 01 space adequate but could be made into Bedroom 02 if property extended to rear  
 Bedroom 03 and 04 adequate but could be made into 3 further bedrooms if landing space and GF hallway is reduced and gallery landing redesigned.  
 Bedroom 02 to be extended with balcony to create luxurious master bedroom suite  
 New Bedroom 03 could include juliet balcony  
 Add more skylights and valuted spaces to first floor to increase volume and overall spatial awareness.



Internal Dimensions (mm):

- FIRST FLOOR
- Master Bedroom - 3324 x 2839
- Dressing Room - 3324 x 2400
- En-Suite - 3324 x 1400
- Bedroom 2 - 5066 x 3127
- Dressing Room - 1766 x 2127
- En-suite - 1234 x 3002
- Bedroom 3 - 5066 x 3613
- En-suite - 1234 x 3488
- Dressing Room - 1600 x 2500
- Bedroom 4 - 4178 x 2500
- En-suite -1300 x 2500

Internal Dimensions (Square Footage):  
 First Floor - 1060.4

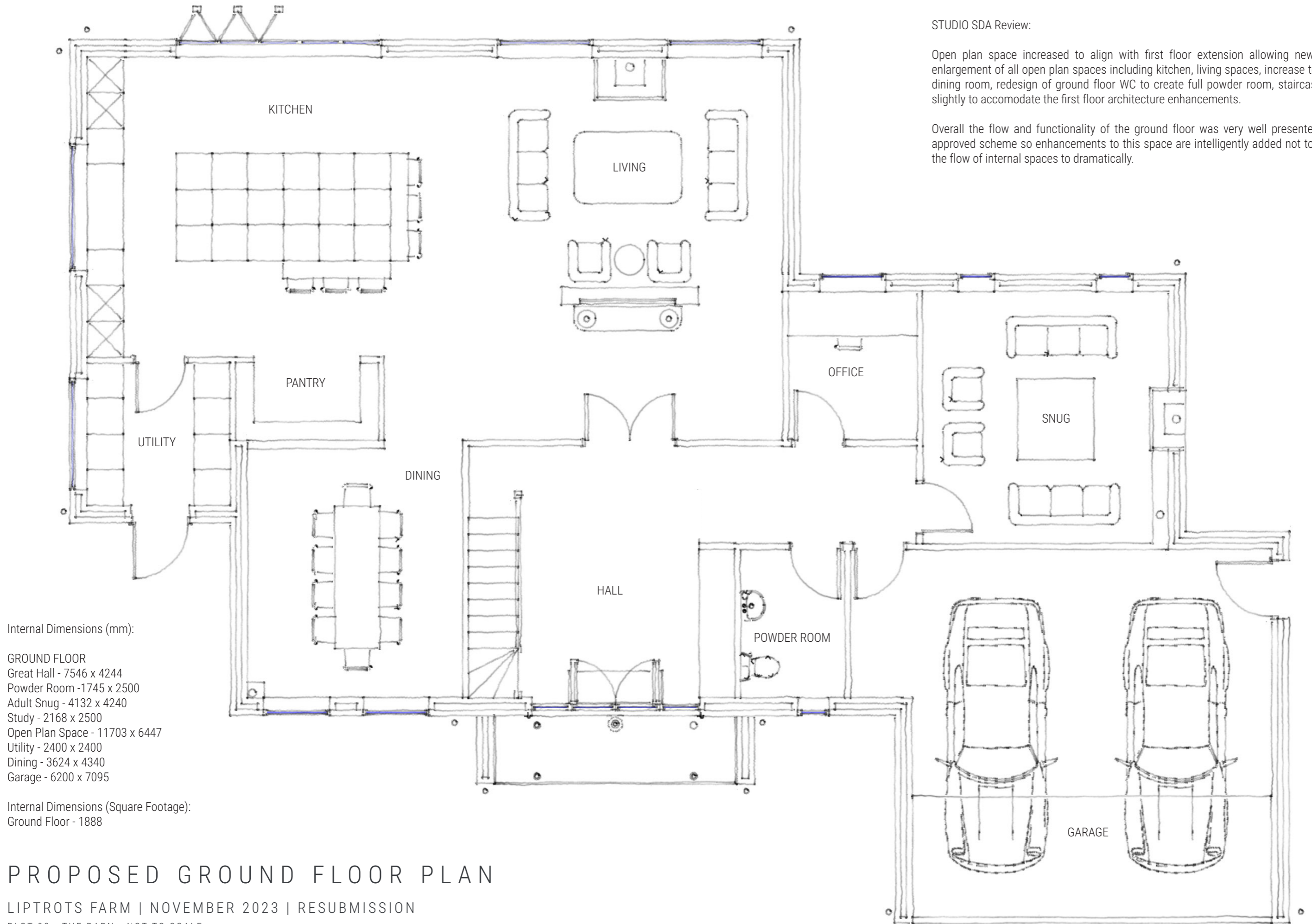
# EXISTING APPROVED FIRST FLOOR PLAN

SDA 2017 APPROVAL - 17/00483/FUL  
 PLOT 02 - THE BARN - NOT TO SCALE

STUDIO SDA Review:

Open plan space increased to align with first floor extension allowing new pantry, enlargement of all open plan spaces including kitchen, living spaces, increase to formal dining room, redesign of ground floor WC to create full powder room, staircase move slightly to accommodate the first floor architecture enhancements.

Overall the flow and functionality of the ground floor was very well presented in the approved scheme so enhancements to this space are intelligently added not to change the flow of internal spaces to dramatically.





STUDIO SDA Review:

BEDROOM 01 - New balcony off master bedroom 01 to compliment the extended master bedroom with feature fire place with sitting areas, his and hers dressing rooms and large master ensuite all designed to take advantage of the open countryside views.

BEDROOM 02 - Slight redesign with added french doors with juliet balcony to maximise views and natural light.

BEDROOM 03 & 04 - Previous BEDROOM 04 space used along with landing space to create 2 further bedrooms with ensuite and in-room dressing areas.

BEDROOM 05 - Previously master bedroom has been redesigned to create better use of space and introduction of window to side elevation.

STAIRCASE - Slightly moved to increase ensuite to bedroom 05

Internal Dimensions (mm):

FIRST FLOOR

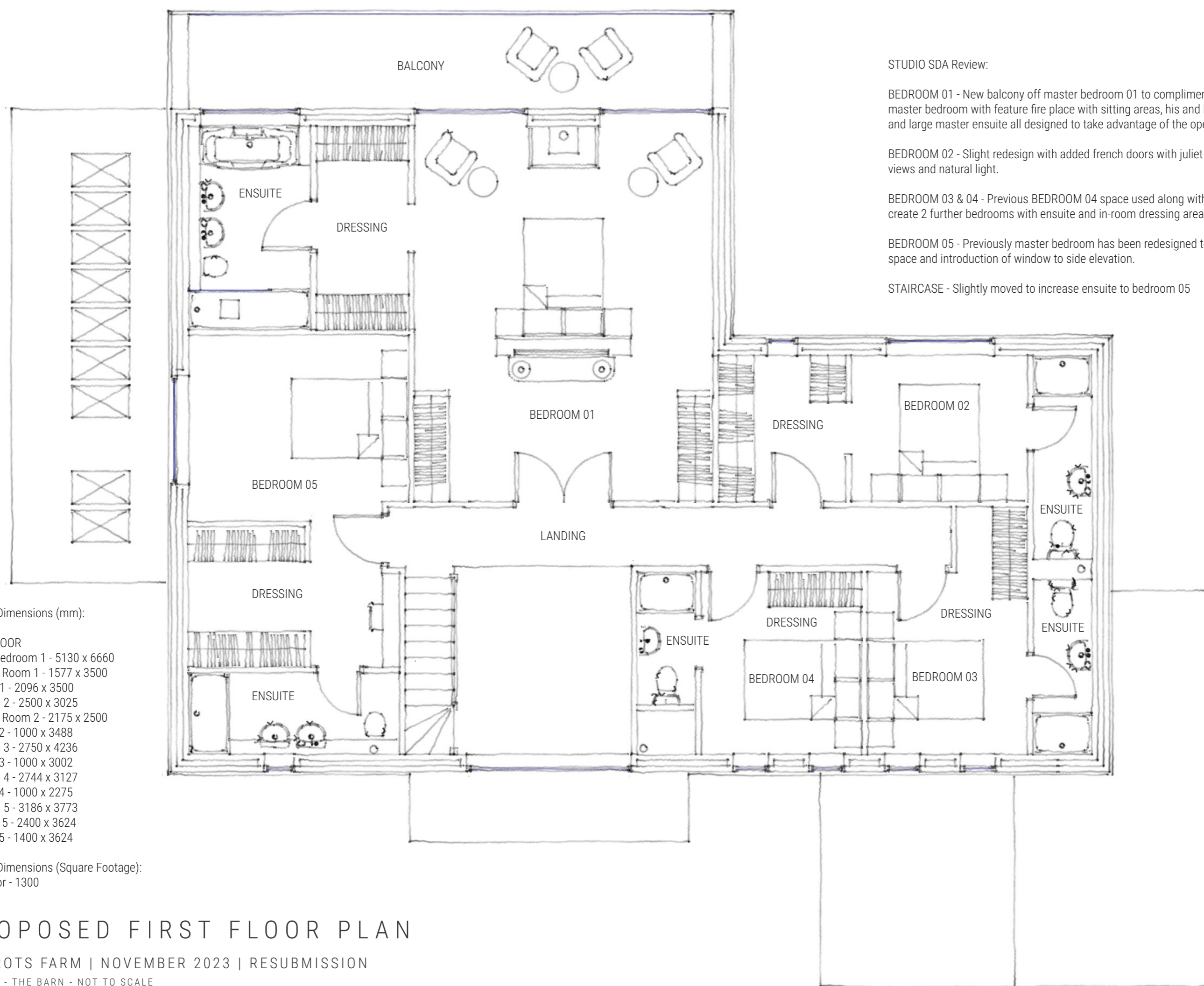
- Master Bedroom 1 - 5130 x 6660
- Dressing Room 1 - 1577 x 3500
- En-Suite 1 - 2096 x 3500
- Bedroom 2 - 2500 x 3025
- Dressing Room 2 - 2175 x 2500
- En-suite 2 - 1000 x 3488
- Bedroom 3 - 2750 x 4236
- En-suite 3 - 1000 x 3002
- Bedroom 4 - 2744 x 3127
- En-suite 4 - 1000 x 2275
- Bedroom 5 - 3186 x 3773
- Dressing 5 - 2400 x 3624
- En-suite 5 - 1400 x 3624

Internal Dimensions (Square Footage):  
First Floor - 1300

# PROPOSED FIRST FLOOR PLAN

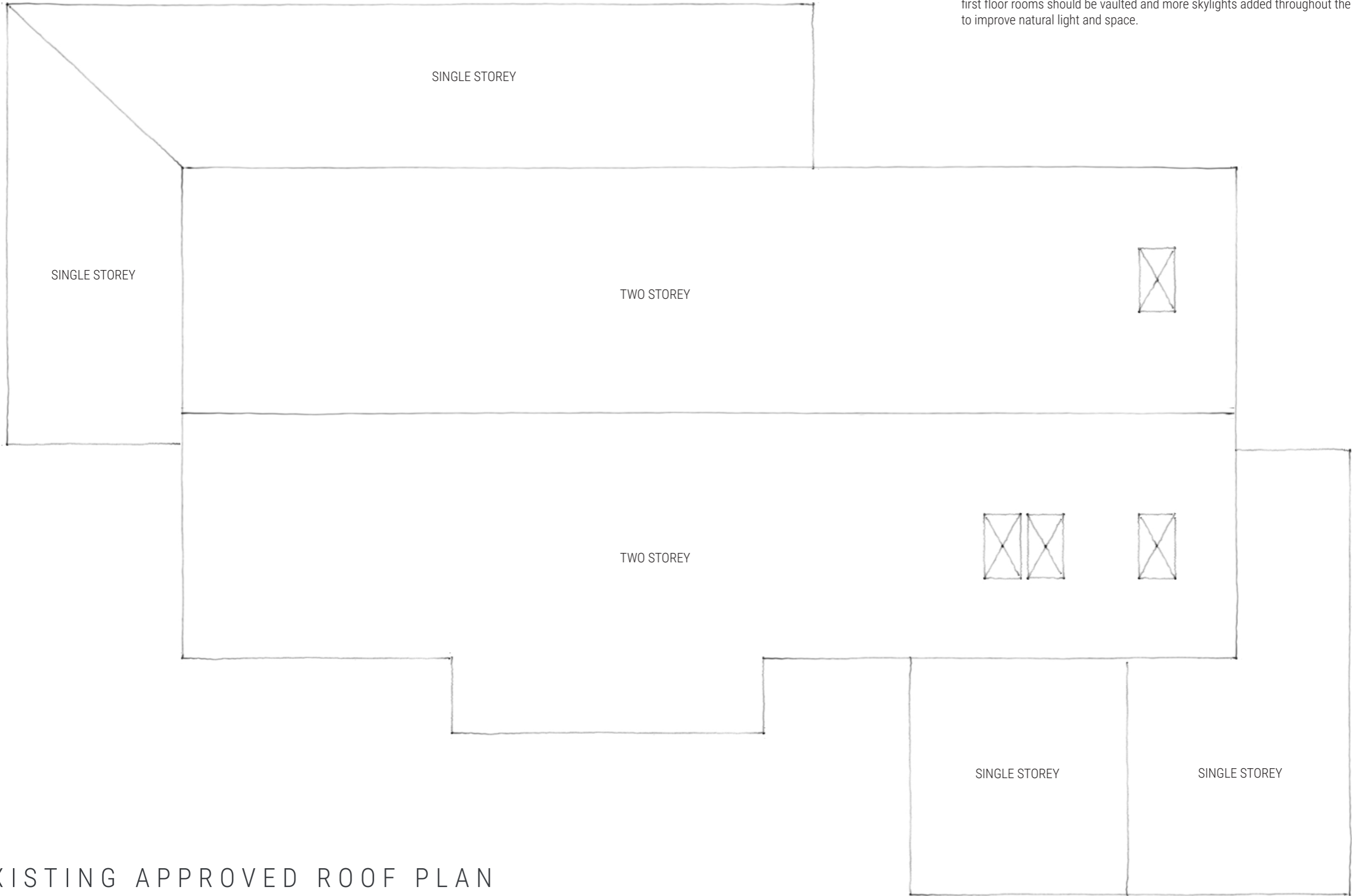
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PLOT 02 - THE BARN - NOT TO SCALE



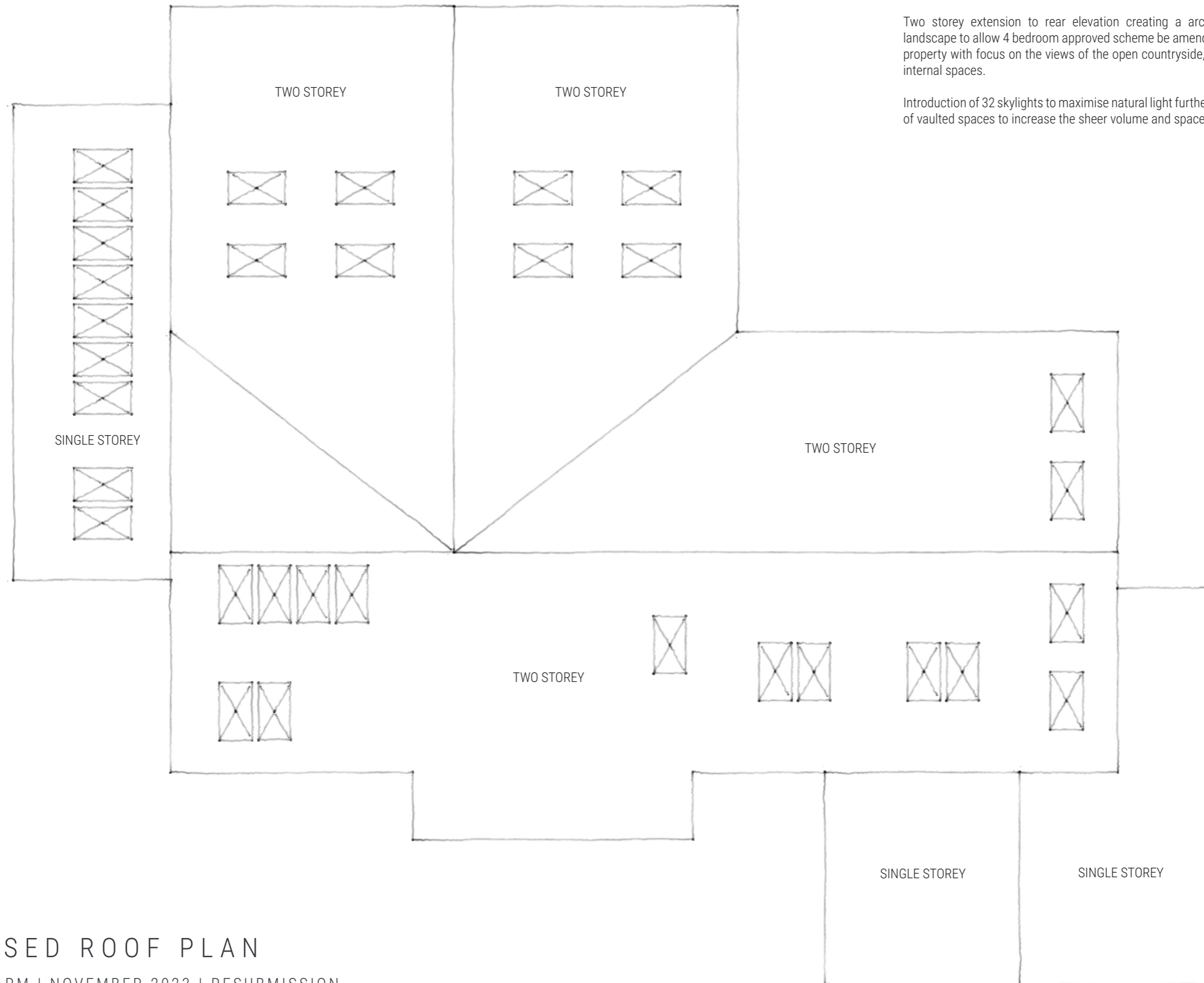
STUDIO SDA Review:

4 Skylights adequate but to create a much improved and enhanced interior spaces all first floor rooms should be vaulted and more skylights added throughout the first floor to improve natural light and space.



# EXISTING APPROVED ROOF PLAN

SDA 2017 APPROVAL - 17/00483/FUL  
PLOT 02 - THE BARN - NOT TO SCALE



Two storey extension to rear elevation creating a architectural projection into the landscape to allow 4 bedroom approved scheme be amended to create a new 5 bedroom property with focus on the views of the open countryside, increased natural light into to internal spaces.

Introduction of 32 skylights to maximise natural light further enhanced by the introduction of vaulted spaces to increase the sheer volume and space with in the interior spaces.

# PROPOSED ROOF PLAN

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 PLOT 02 - THE BARN - NOT TO SCALE

EXISTING ELEVATIONS

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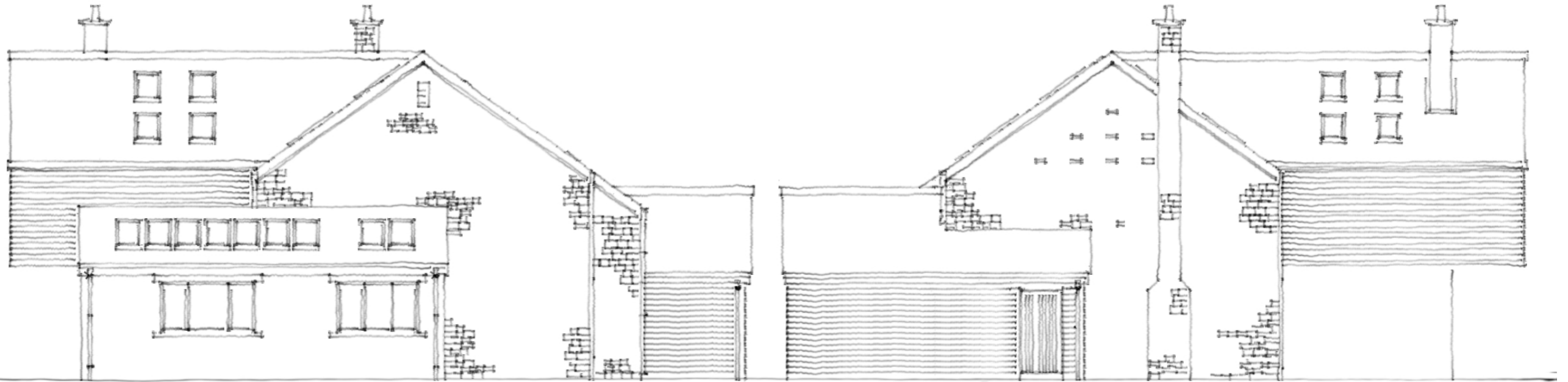
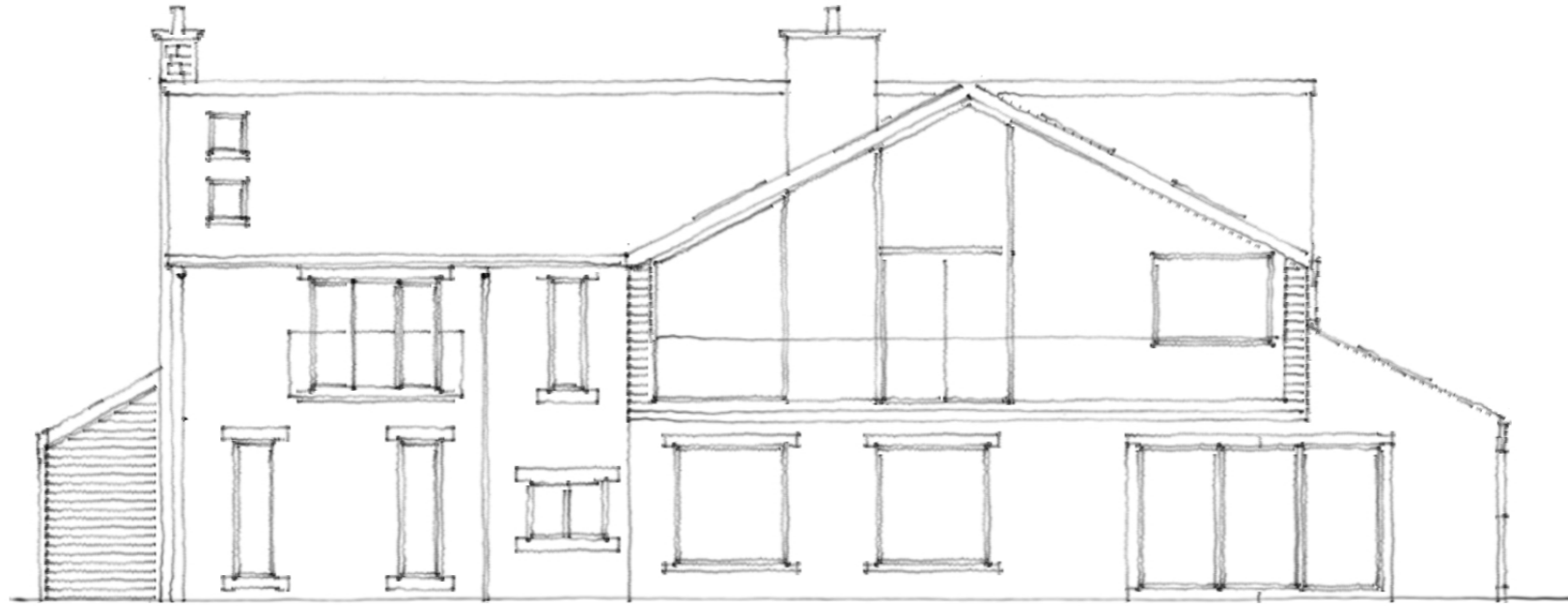
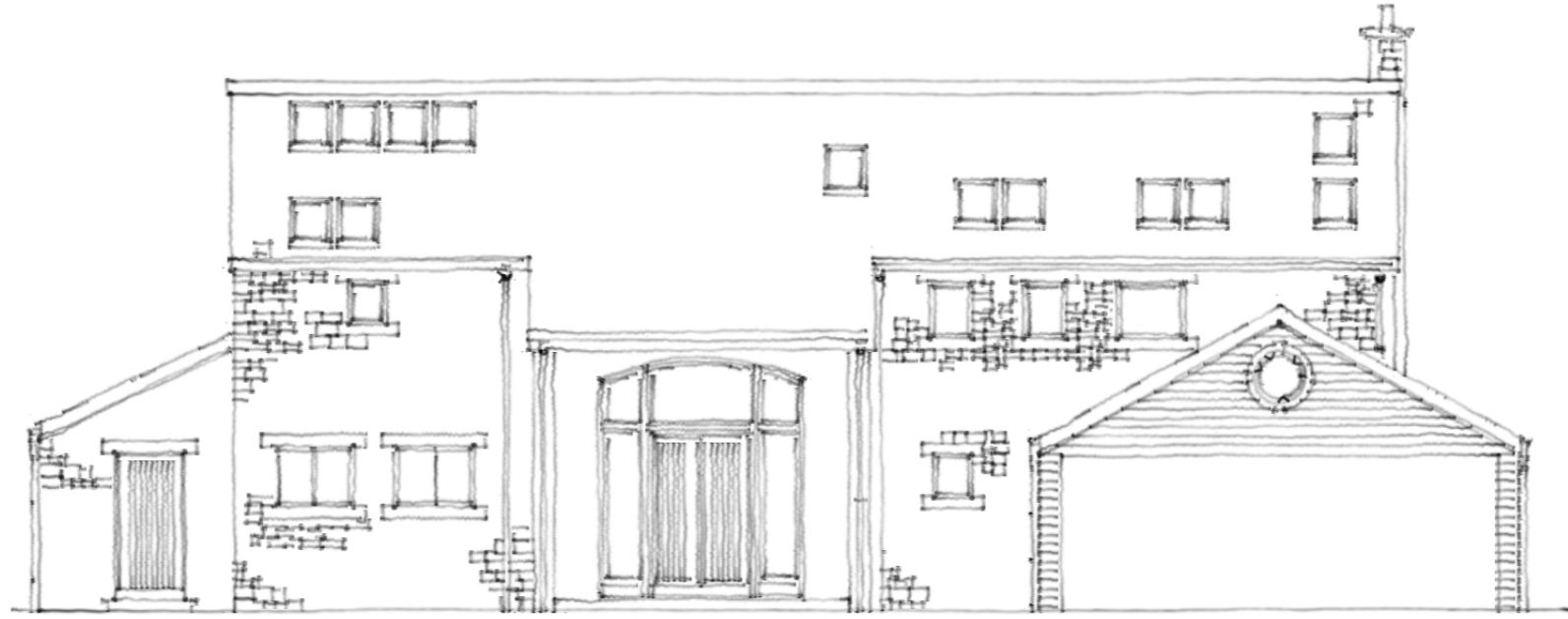
PLOT 02 - THE BARN - NOT TO SCALE



PROPOSED ELEVATIONS

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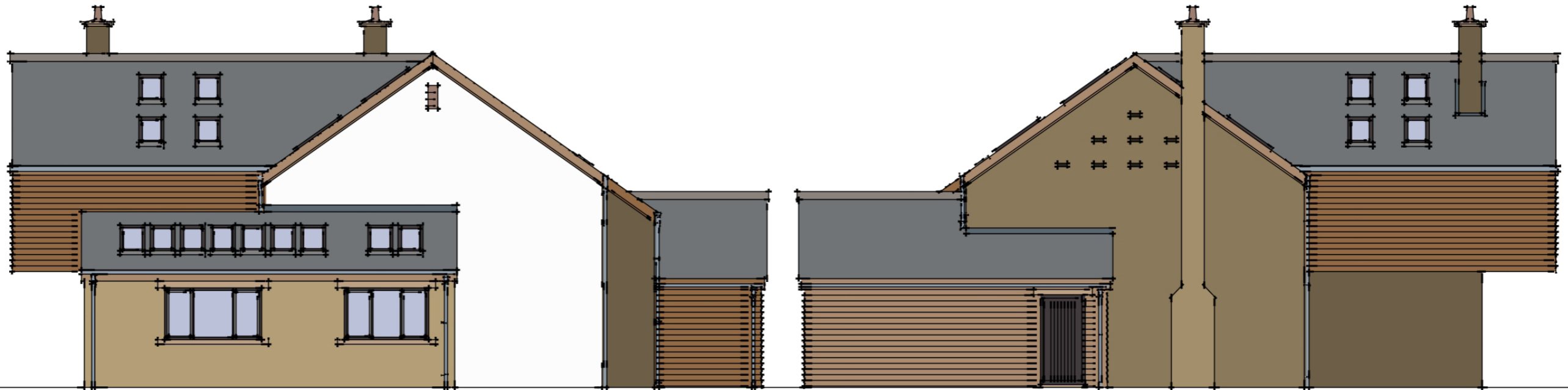
PLOT 02 - THE BARN - NOT TO SCALE



PROPOSED ELEVATIONS - MATERIALITY APPRAISAL

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PLOT 02 - THE BARN - NOT TO SCALE





Internal Dimensions (mm):

GROUND FLOOR  
 Great Hall - 7546 x 4244  
 Powder Room - 1745 x 2500  
 Adult Snug - 4132 x 4240  
 Study - 2168 x 2500  
 Open Plan Space - 11703 x 6447  
 Utility - 2400 x 2400  
 Dining - 3624 x 4340  
 Garage - 6200 x 7095

FIRST FLOOR  
 Master Bedroom 1 - 5130 x 6660  
 Dressing Room 1 - 1577 x 3500  
 En-Suite 1 - 2096 x 3500  
 Bedroom 2 - 2500 x 3025  
 Dressing Room 2 - 2175 x 2500  
 En-suite 2 - 1000 x 3488  
 Bedroom 3 - 2750 x 4236  
 En-suite 3 - 1000 x 3002  
 Bedroom 4 - 2744 x 3127  
 En-suite 4 - 1000 x 2275  
 Bedroom 5 - 3186 x 3773  
 Dressing 5 - 2400 x 3624  
 En-suite 5 - 1400 x 3624

Internal Dimensions (Square Footage):

Ground Floor - 1888  
 First Floor - 1300  
 Total - 3188

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ARCHITECTURE REDEFINED