



ARCHITECTURAL PRESENTATION - RIBA 02 CONCEPT - PLOT 03

LIP TROTS FARM | DECEMBER 2023

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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 Manior 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



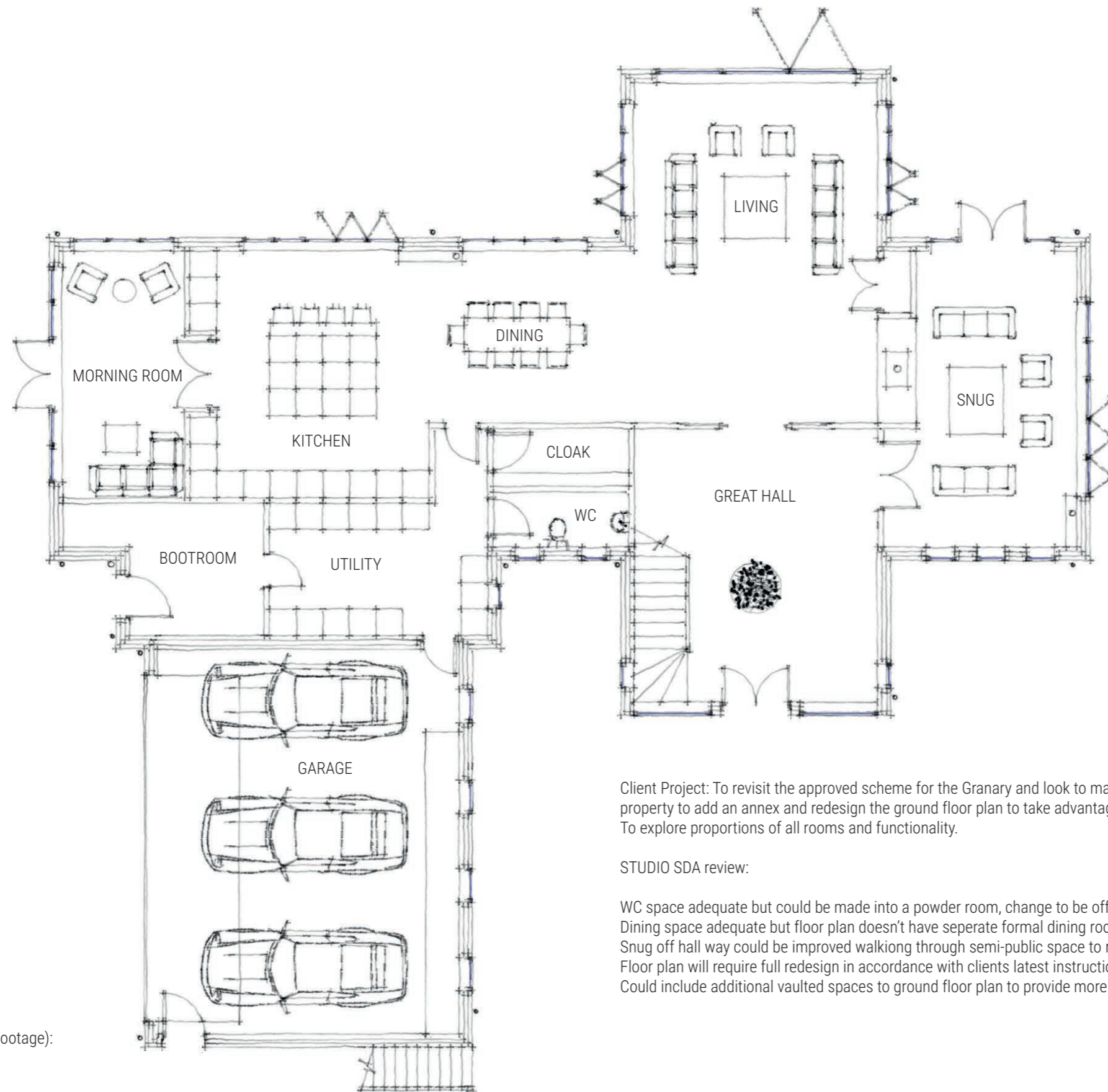
CORNMILL HOUSE
YORKSHIRE BEST NEW HOME
GREEN BELT | APPROVED 2022



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



Internal Dimensions (mm):

- GROUND FLOOR
 Snug - 6700 x 4300
 Reception - 5100 x 5500
 Living - 5200 x 5500
 Dining - 13900 x 4400
 Kitchen - 5500 x 5400
 Sun - 5500 x 2700
 Plant - 3000 x 3000
 Utility - 3000 x 4900
 W/C - 3000 x 1200
 Cloak - 3000 x 1300

Internal Dimensions (Square Footage):
 Ground Floor - 2838.4

Client Project: To revisit the approved scheme for the Granary and look to maximise the remaining plot that have been given approval to create 5 bedrooms property to add an annex and redesign the ground floor plan to take advantage of the morning and evening sunpath in accordance with the clients instructions. To explore proportions of all rooms and functionality.

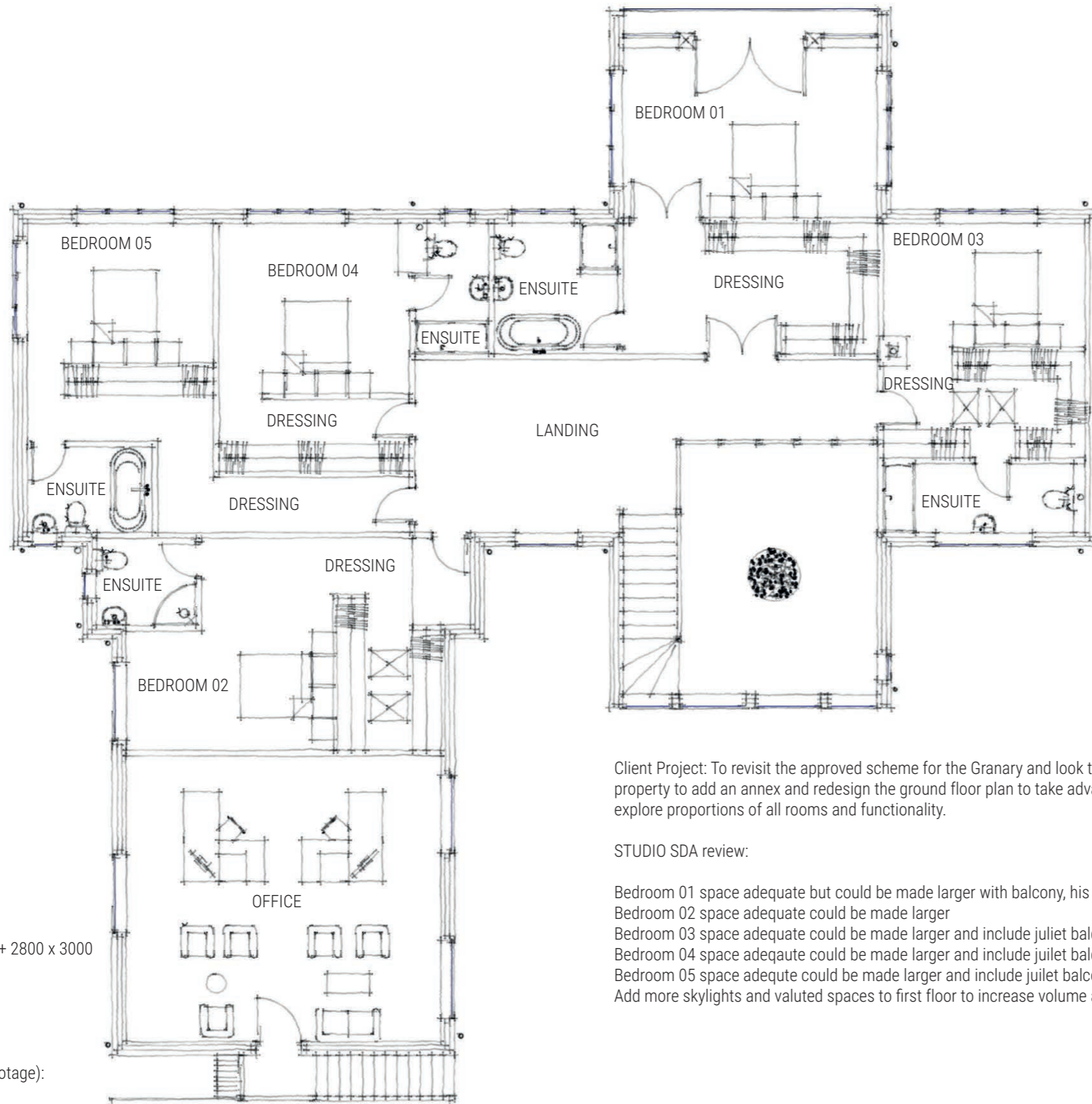
STUDIO SDA review:

- WC space adequate but could be made into a powder room, change to be off an internal hall rather than utility space
- Dining space adequate but floor plan doesn't have separate formal dining room which could be included
- Snug off hall way could be improved walking through semi-public space to reach snug could be improved
- Floor plan will require full redesign in accordance with clients latest instructions to utilise morning and evening sunpath
- Could include additional vaulted spaces to ground floor plan to provide more spatial impact and luxury to the main spaces

EXISTING APPROVED GROUND FLOOR PLAN

SDA 2017 APPROVAL - 17/00483/FUL

PLOT 03 - THE GRANARY - NOT TO SCALE



Internal Dimensions (mm):

- FIRST FLOOR
 Bed 1 - 6700 x 4300
 Master Bedroom - 6500 x 5500 + 2800 x 3000
 Bed 2 - 6700 x 4000
 Bed 3 - 5300 x 4100
 Bed 4 - 4300 x 6700
 Office - 6200 x 6800

Internal Dimensions (Square Footage):
 First Floor - 2856.7
 Total - 5695.1

Client Project: To revisit the approved scheme for the Granary and look to maximise the remaining plot that have been given approval to create 5 bedrooms property to add an annex and redesign the ground floor plan to take advantage of the morning and evening sunpath in accordance with the clients instructions. To explore proportions of all rooms and functionality.

STUDIO SDA review:

- Bedroom 01 space adequate but could be made larger with balcony, his and hers dressing room potential living space
- Bedroom 02 space adequate could be made larger
- Bedroom 03 space adequate could be made larger and include juliet balcony
- Bedroom 04 space adequate could be made larger and include juillet balcony
- Bedroom 05 space adequate could be made larger and include juillet balcony
- Add more skylights and valuted spaces to first floor to increase volume and overall spatial awareness.

EXISTING APPROVED FIRST FLOOR PLAN

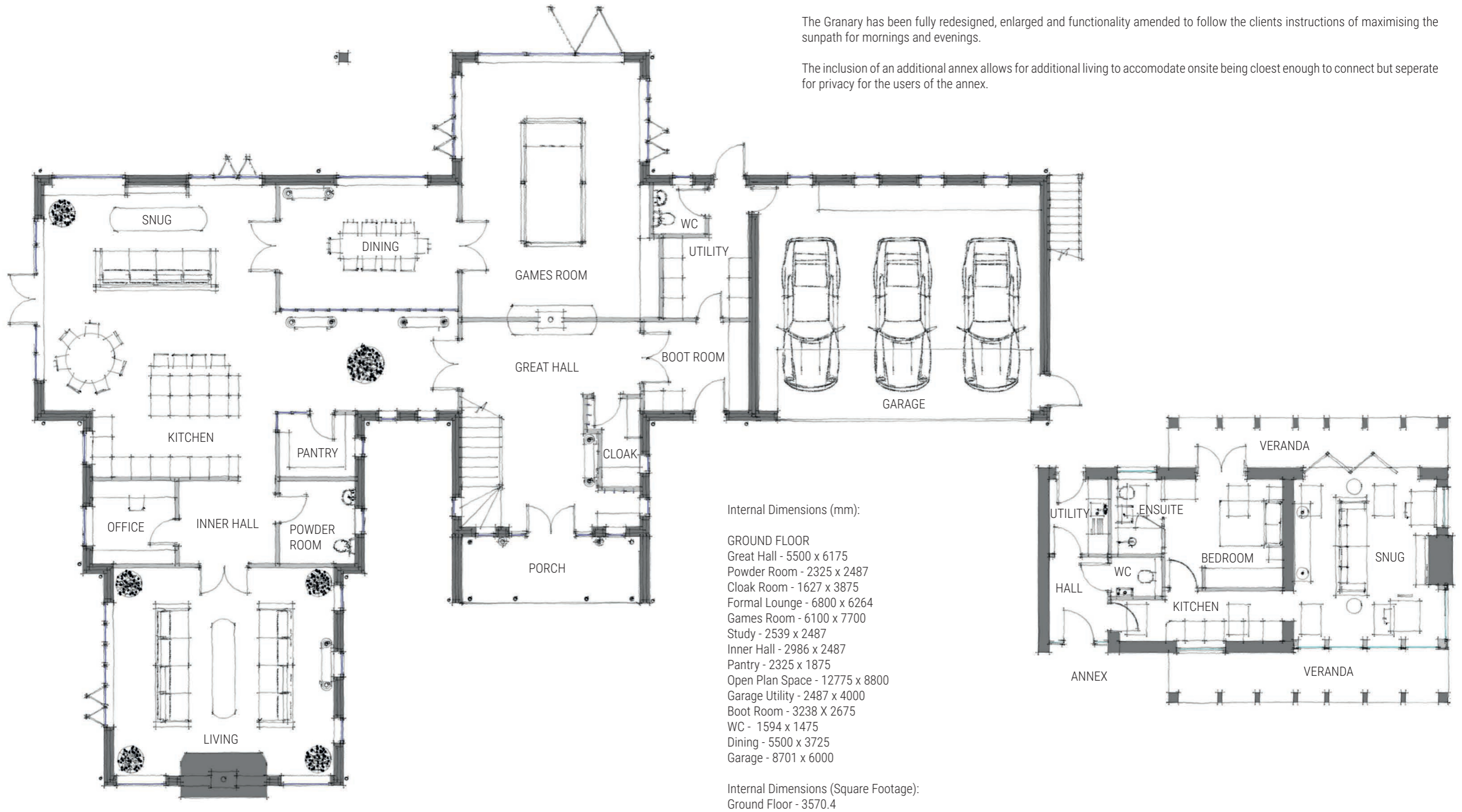
SDA 2017 APPROVAL - 17/00483/FUL

PLOT 03 - THE GRANARY - NOT TO SCALE

STUDIO SDA Review:

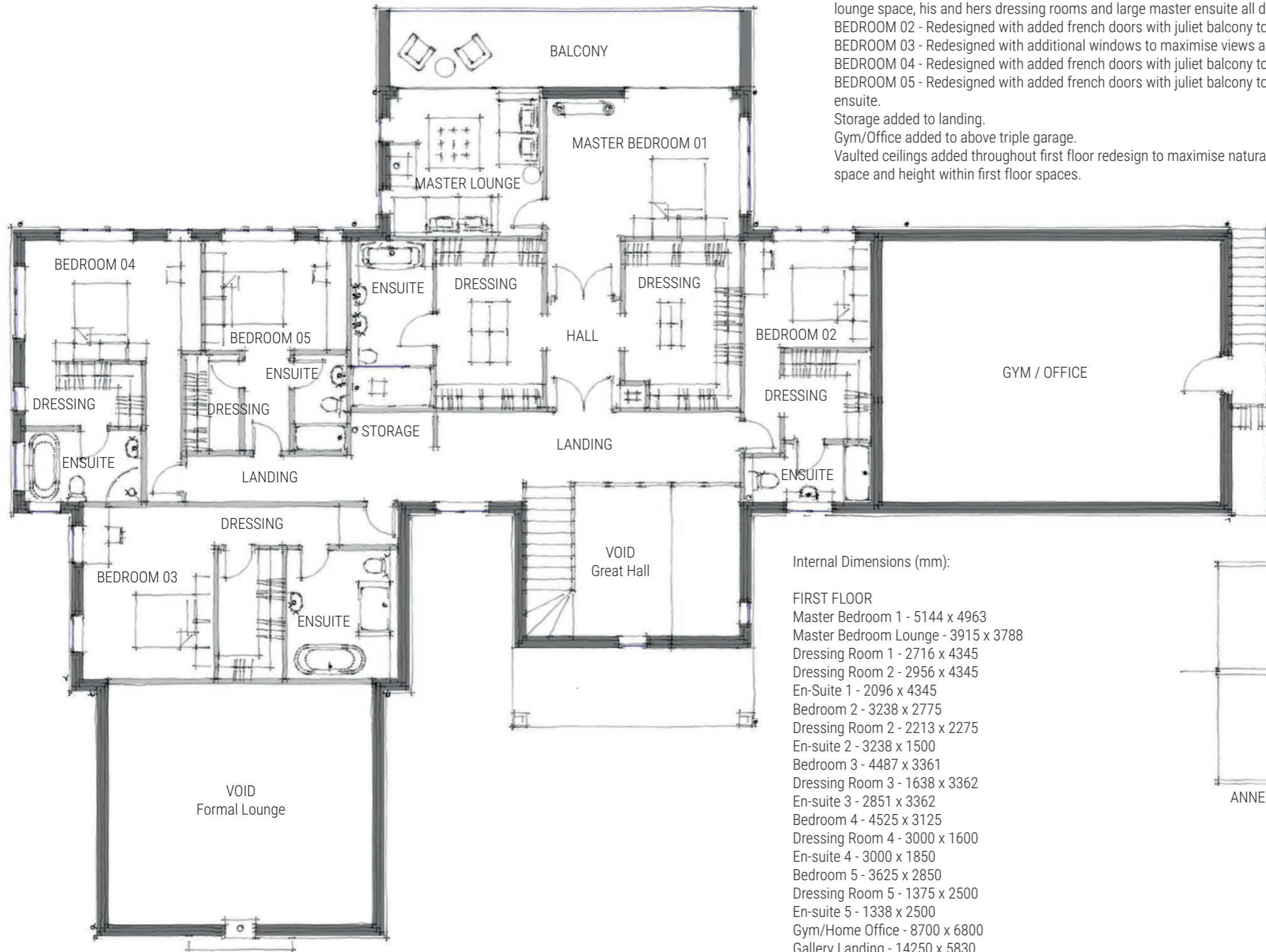
The Granary has been fully redesigned, enlarged and functionality amended to follow the clients instructions of maximising the sunpath for mornings and evenings.

The inclusion of an additional annex allows for additional living to accommodate onsite being closest enough to connect but separate for privacy for the users of the annex.



PROPOSED GROUND FLOOR PLAN

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 PLOT 03 - THE GRANARY - NOT TO SCALE



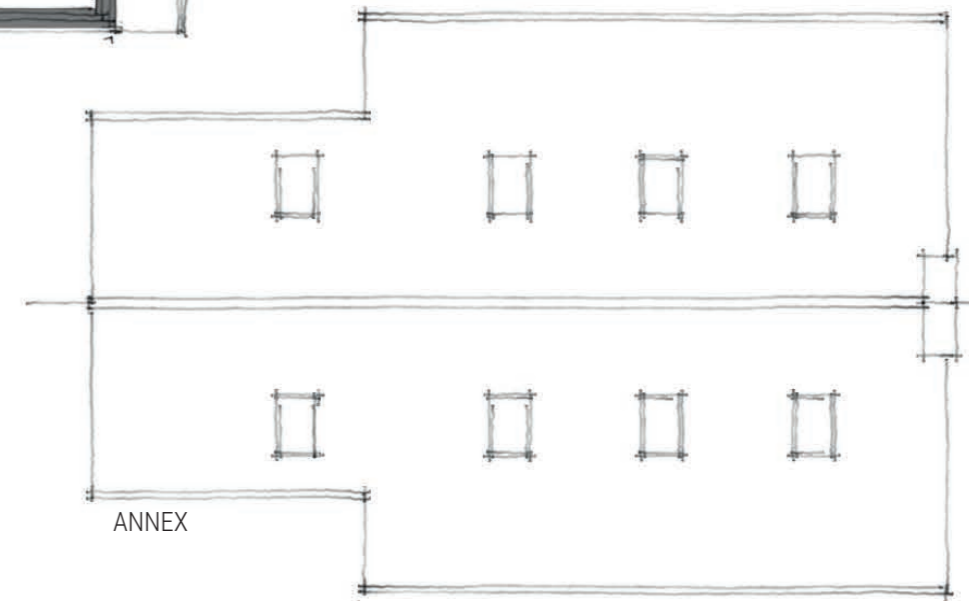
STUDIO SDA Review:

MASTER BEDROOM 01 - New balcony off master bedroom 01 to compliment the extended master bedroom with feature fire place within master lounge space, his and hers dressing rooms and large master ensuite all designed to take advantage of the open countryside views.
 BEDROOM 02 - Redesigned with added french doors with juliet balcony to maximise views and natural light.
 BEDROOM 03 - Redesigned with additional windows to maximise views and natural light.
 BEDROOM 04 - Redesigned with added french doors with juliet balcony to maximise views and natural light.
 BEDROOM 05 - Redesigned with added french doors with juliet balcony to maximise views and natural light, study space, dressing room and ensuite.
 Storage added to landing.
 Gym/Office added to above triple garage.
 Vaulted ceilings added throughout first floor redesign to maximise natural light and improve spatial volume and allow for maximum feeling of space and height within first floor spaces.

Internal Dimensions (mm):

- FIRST FLOOR
 Master Bedroom 1 - 5144 x 4963
 Master Bedroom Lounge - 3915 x 3788
 Dressing Room 1 - 2716 x 4345
 Dressing Room 2 - 2956 x 4345
 En-Suite 1 - 2096 x 4345
 Bedroom 2 - 3238 x 2775
 Dressing Room 2 - 2213 x 2275
 En-suite 2 - 3238 x 1500
 Bedroom 3 - 4487 x 3361
 Dressing Room 3 - 1638 x 3362
 En-suite 3 - 2851 x 3362
 Bedroom 4 - 4525 x 3125
 Dressing Room 4 - 3000 x 1600
 En-suite 4 - 3000 x 1850
 Bedroom 5 - 3625 x 2850
 Dressing Room 5 - 1375 x 2500
 En-suite 5 - 1338 x 2500
 Gym/Home Office - 8700 x 6800
 Gallery Landing - 14250 x 5830

Internal Dimensions (Square Footage):
 First Floor - 3003.1
 Total - 6573.53

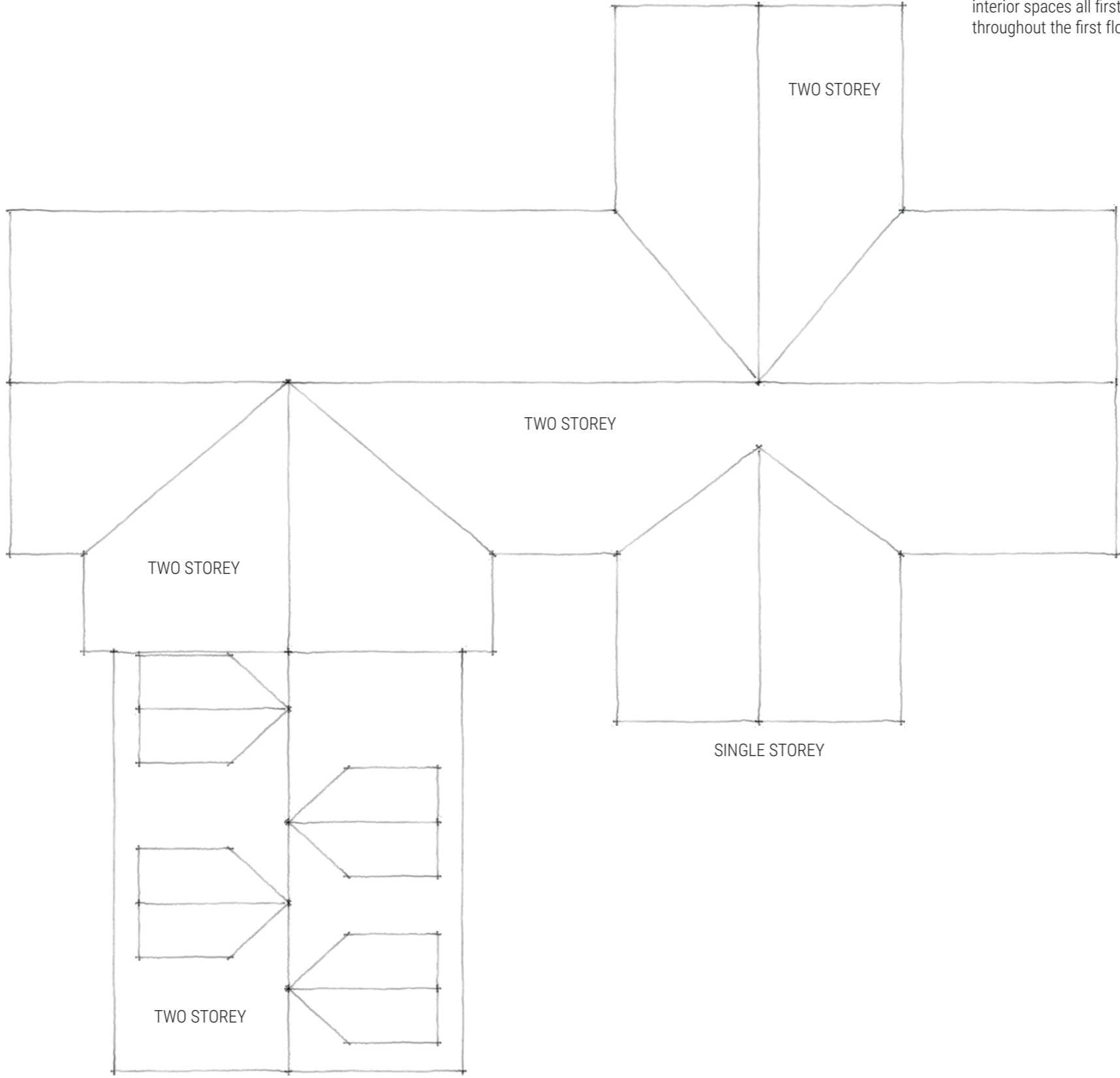


PROPOSED FIRST FLOOR PLAN

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 PLOT 03 - THE GRANARY - NOT TO SCALE

STUDIO SDA Review:

4 Dormers and no 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.

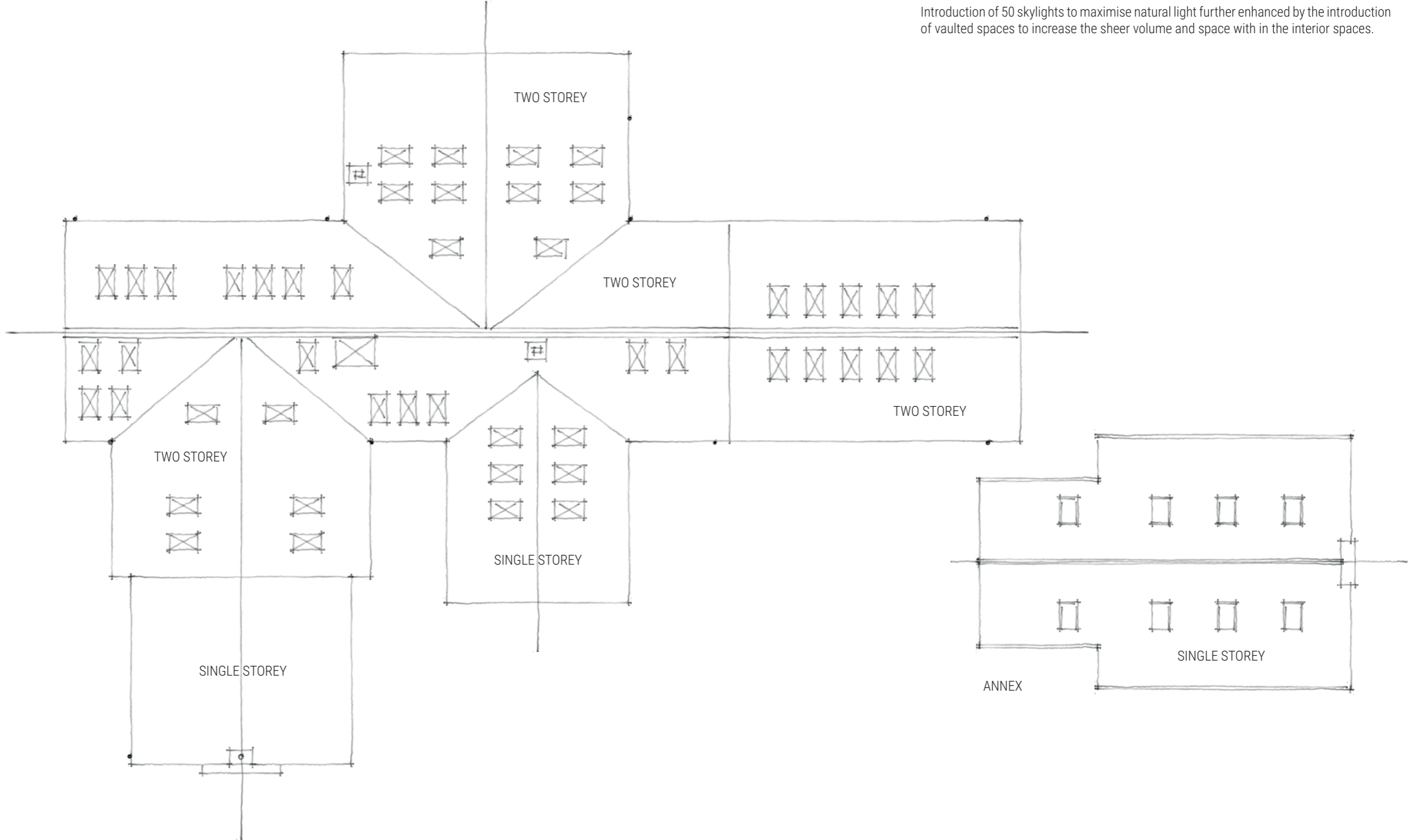


EXISTING APPROVED ROOF PLAN

SDA 2017 APPROVAL - 17/00483/FUL
PLOT 03 - THE GRANARY - NOT TO SCALE

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

Introduction of 50 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.



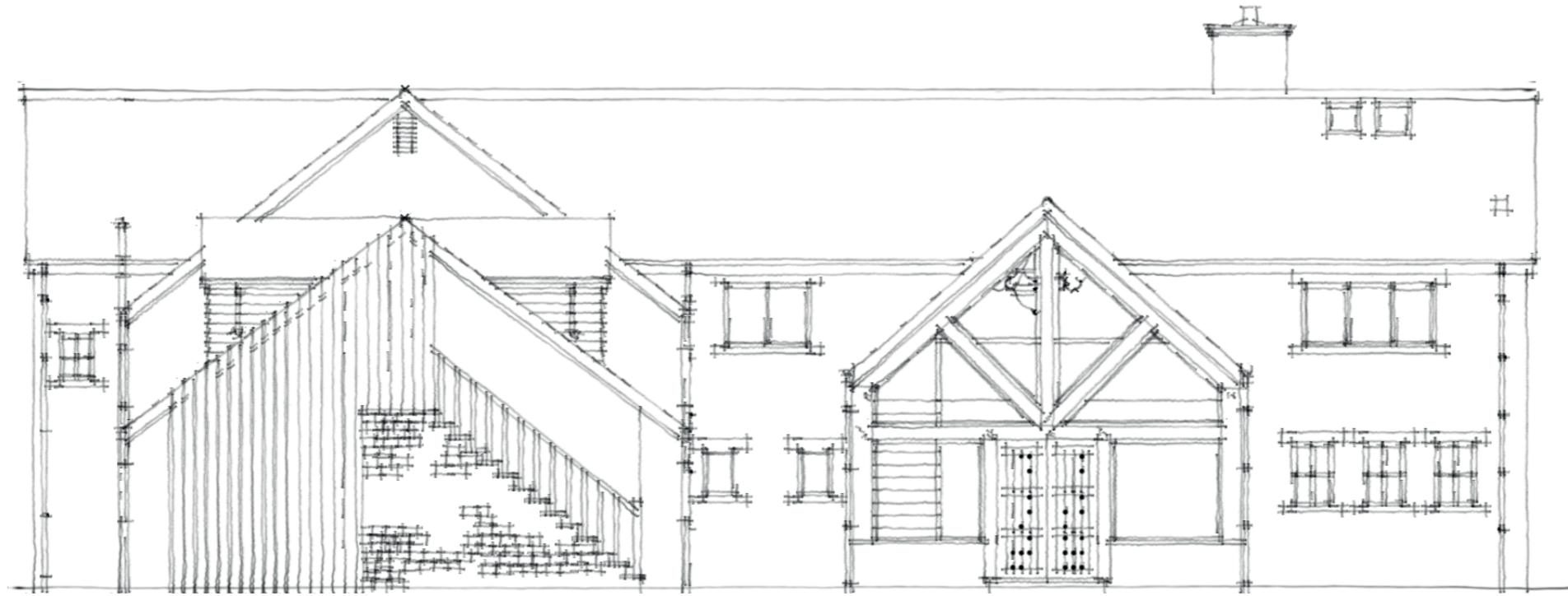
PROPOSED ROOF PLAN

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PLOT 03 - THE GRANARY - NOT TO SCALE

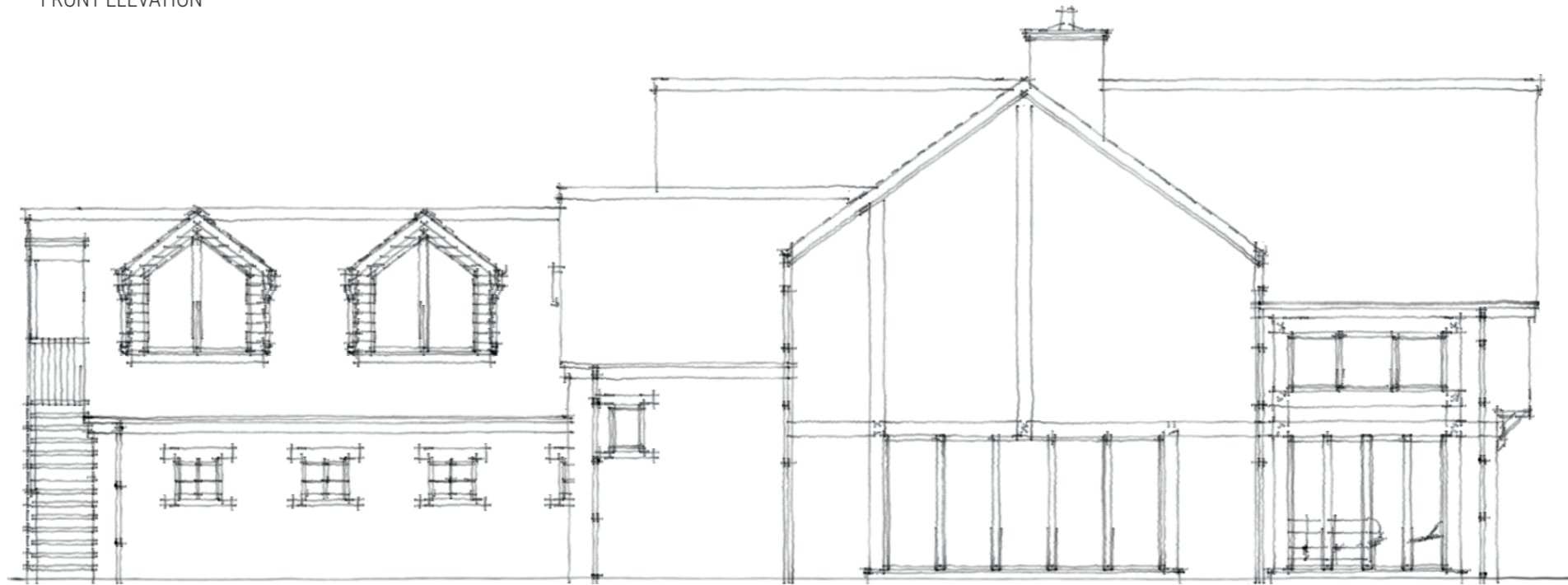
EXISTING ELEVATIONS

SDA 2017 APPROVAL - 17/00483/FUL

PLOT 03 - THE GRANARY - NOT TO SCALE



FRONT ELEVATION

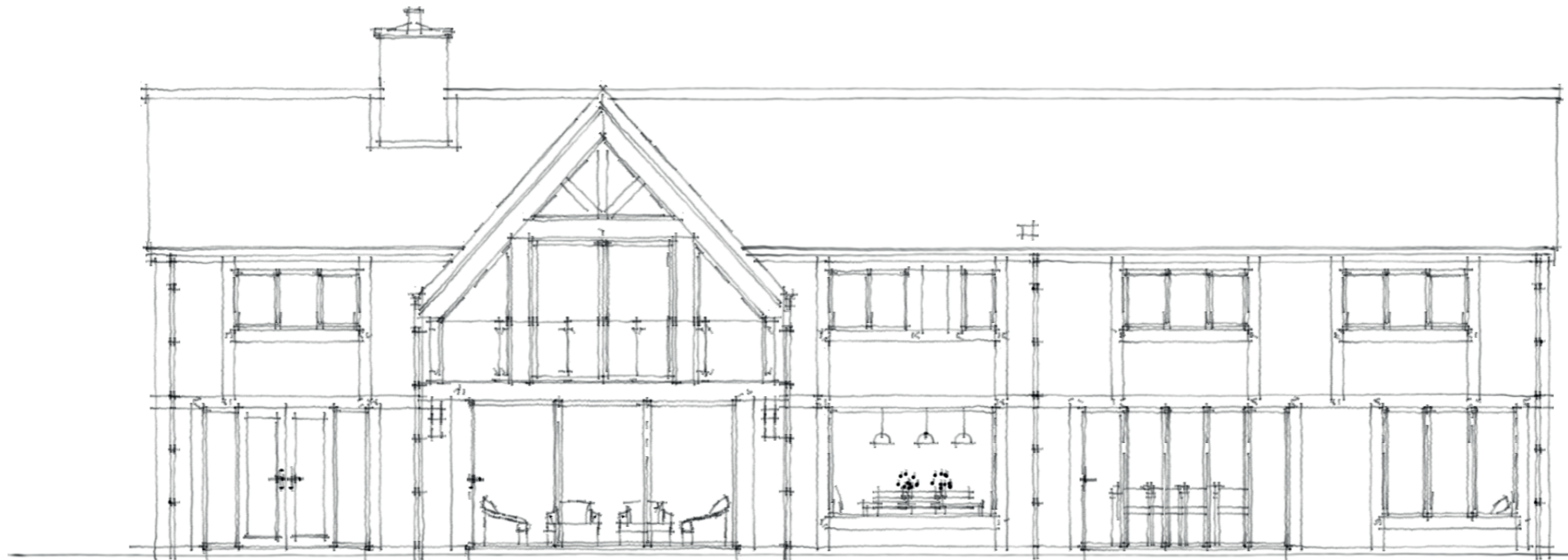


SIDE ELEVATION

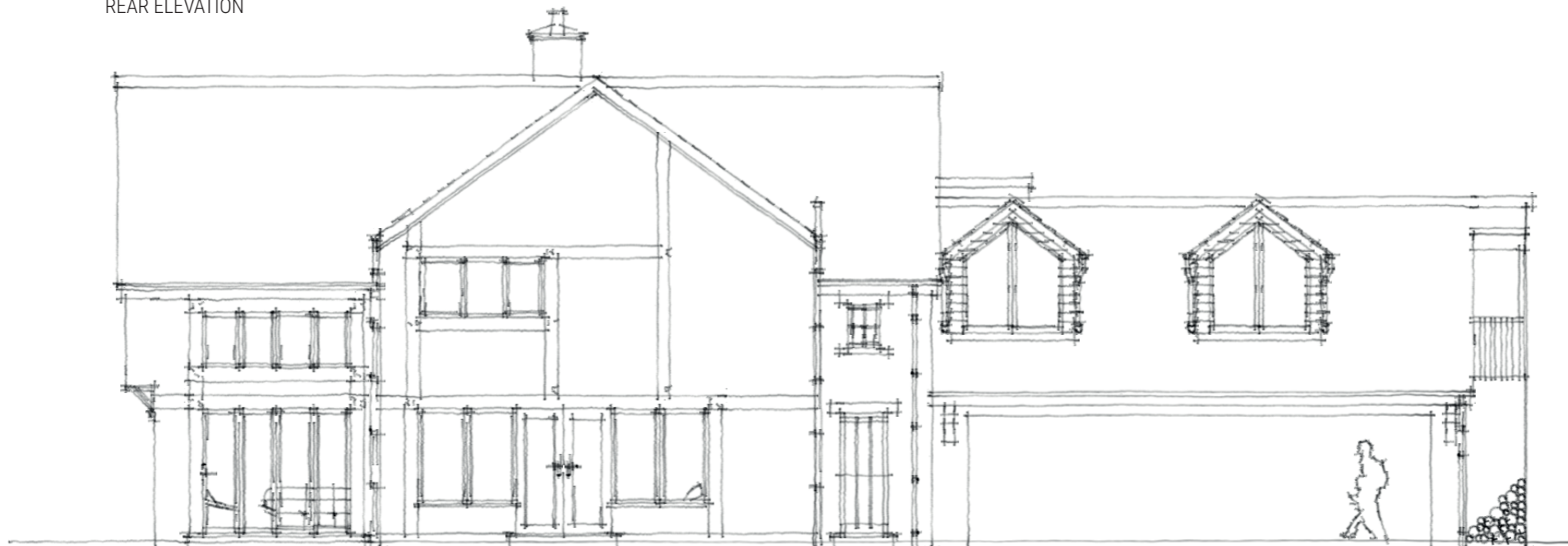
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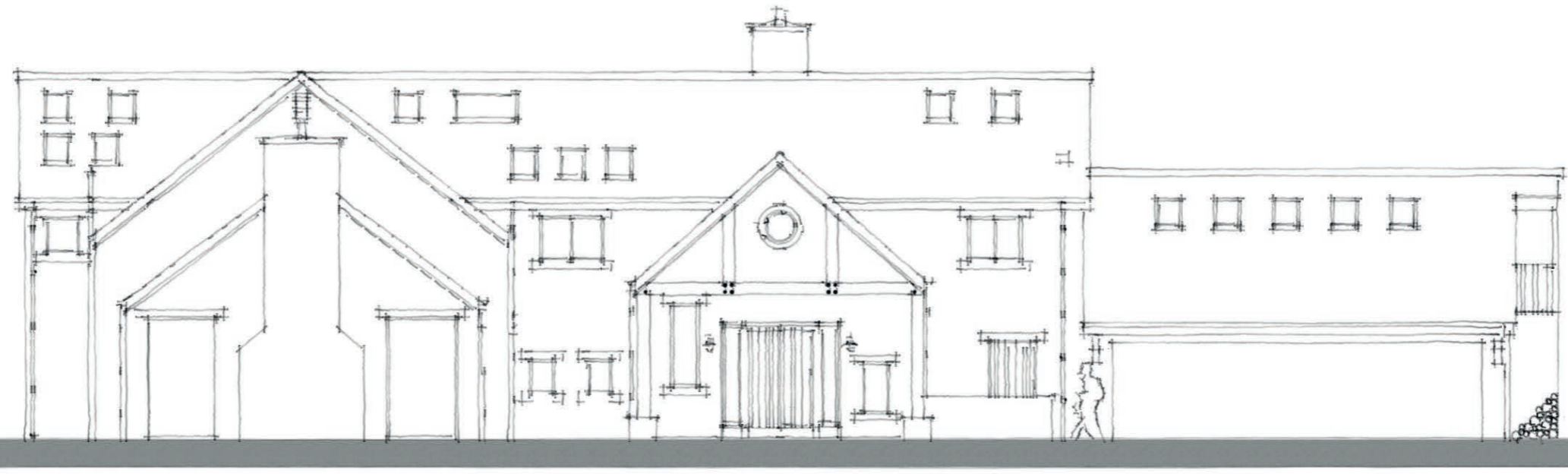
PLOT 03 - THE GRANARY - NOT TO SCALE



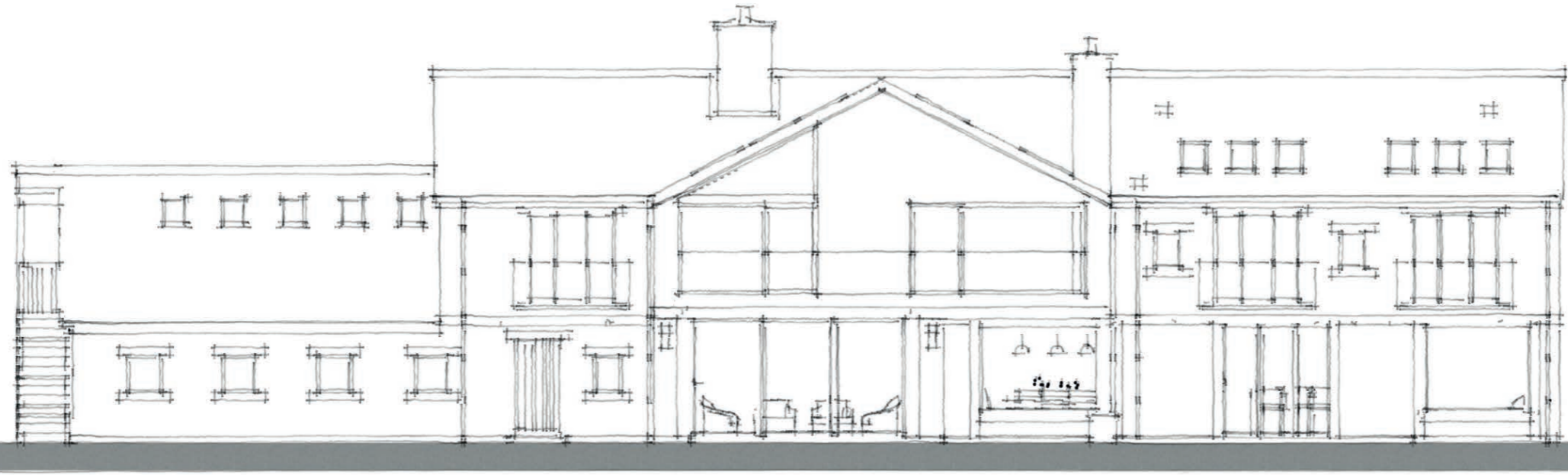
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



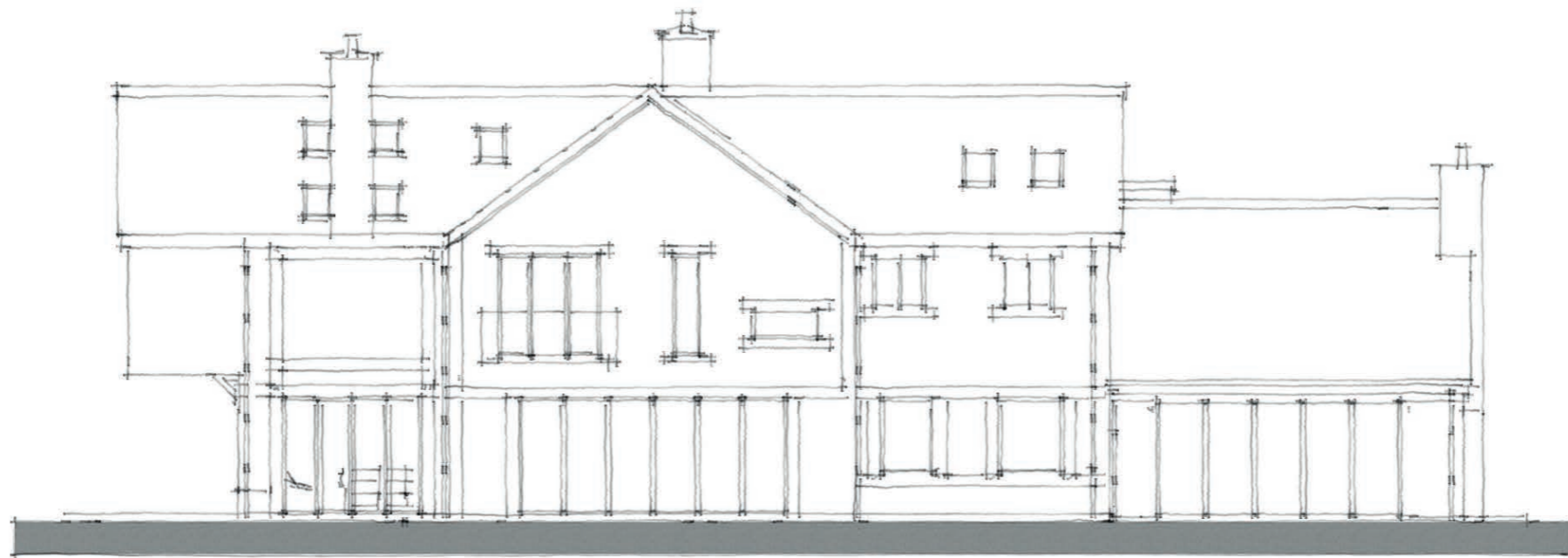
REAR ELEVATION

PROPOSED ELEVATIONS

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PLOT 03 - THE GRANARY - NOT TO SCALE



SIDE ELEVATION



SIDE ELEVATION

PROPOSED ELEVATIONS

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PLOT 03 - THE GRANARY - NOT TO SCALE



FRONT ELEVATION



REAR ELEVATION

PROPOSED ELEVATIONS - MATERIALITY APPRAISAL

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PLOT 03 - THE GRANARY - NOT TO SCALE



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

Internal Dimensions (mm):

GROUND FLOOR

- Great Hall - 5500 x 6175
- Powder Room - 2325 x 2487
- Cloak Room - 1627 x 3875
- Formal Lounge - 6800 x 6264
- Games Room - 6100 x 7700
- Study - 2539 x 2487
- Inner Hall - 2986 x 2487

Internal Dimensions (mm):

GROUND FLOOR

- Pantry - 2325 x 1875
- Open Plan Space - 12775 x 8800
- Garage Utility - 2487 x 4000
- Boot Room - 3238 X 2675
- WC - 1594 x 1475
- Dining - 5500 x 3725
- Garage - 8701 x 6000

Internal Dimensions (Square Footage):
Ground Floor - 3570.4

Internal Dimensions (mm):

FIRST FLOOR

- Master Bedroom 1 - 5144 x 4963
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Internal Dimensions (mm):

FIRST FLOOR

- Bedroom 4 - 4525 x 3125
- Dressing Room 4 - 3000 x 1600
- En-suite 4 - 3000 x 1850
- Bedroom 5 - 3625 x 2850
- Dressing Room 5 - 1375 x 2500
- En-suite 5 - 1338 x 2500
- Gym/Home Office - 8700 x 6800
- Gallery Landing - 14250 x 5830

Internal Dimensions (Square Footage):
Ground Floor - 3570.4
First Floor - 3003.1
Total - 6573.53

PROPOSED ELEVATIONS - FINAL ARCHITECTURAL DESIGN

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PLOT 03 - THE GRANARY - NOT TO SCALE



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LIPTROTS FARM | DECEMBER 2023 | RESUBMISSION

PLOT 03 - THE GRANARY - NOT TO SCALE



SIDE ELEVATION

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SDA
ARCHITECTURE REDEFINED