DESIGN AND ACCESS STATEMENT

for

NEW HOUSE FARM, START LANE, WHALEY BRIDGE

To accompany applications for Planning Permission and Listed Building Consent to extend a Grade II Listed 18th Century farmhouse to provide additional residential accommodation.

Submitted on behalf of Mr and Mrs D Crick

by

ASHWORTH JACKSON & WALKER architects

1 Gilmore Street Stockport SK3 8DN Tel : 0161 477 2616

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1.0 PURPOSE OF STATEMENT

1.1 This statement has been prepared by Ashworth Jackson and Walker (Architects) in association with Emery Planning Partnership and The Architectural History Practice on behalf of the applicants, Mr and Mrs D Crick, in support of their applications for planning permission and listed building consent to extend New House Farm, a Grade II Listed 18th Century farmhouse on the outskirts of Whaley Bridge, to provide additional residential accommodation.

2.0 CONTEXT

2.1 New House Farm lies approximately 2km due west of Whaley Bridge railway station and north west of Scar Wood and Toddbrook Reservoir.

2.2 It is one of a number of remote hill farms set in undulating terrain. It is surrounded by fields and enclosed by fences, hedges or dry stone walls on all sides.

2.3 The site is largely wooded with a Grade II Listed 18th Century farmhouse and garage/barn in a small clearing in the south east corner. Areas to the immediate north and west of the buildings have been laid to lawn.

2.4 Over the last ten years or so the owners have sensitively refurbished the once-derelict farmhouse and have brought it back into residential use for themselves and their family.

2.5 However, the building is small and cramped and if it is to have a viable future the owners need more space for their growing family.

2.6 The owners appointed Emery Planning Partnership, The Architectural History Practice and Ashworth, Jackson and Walker to develop proposals for extending the building in such a way that it would provide adequate accommodation for the family's immediate and future requirements whilst preserving historic fabric and enhancing the setting and overall character of the property.

2.7 Through discussions with High Peak Borough Council it has been determined that a small extension at the north west end of the farmhouse might prove acceptable, providing it is subservient to the house (in terms of its scale and detail) and providing it can be constructed using materials and techniques that are sympathetic to the original building.

3.0 THE SITE

3.1 The application site extends to approximately 0.25 hectares and is situated in the south east corner of a much larger plot (approximately 0.953 hectares) that is also owned by the applicants.

3.2 The farmhouse is a two storey linear structure in a small clearing in the south east corner of the site. It is oriented on a north west - south east axis and has a small projection to the rear (north) creating an "L" shaped footprint. There is a small lean-to outhouse built against the north west gable wall

3.3 The stone garage/barn is squarer on plan and lies to the south of the farmhouse. The two buildings are separated by a gravel hardstanding.

3.4 The farm is accessed by means of a rough track leading westwards from Start Lane, passing Fall Hey Farm en route.

3.5 The site is on a south or south west facing slope.

3.6 Other than the small clearing referred to earlier, the remainder of the plot is given over to mature mixed woodland.

3.7 The farm is naturally sheltered and the site of the proposed extension is well screened on all sides by a combination of natural topography, vegetation and the existing buildings.

4.0 THE EXISTING BUILDINGS ON THE SITE

4.1 The original farmhouse was built in the late 1790's as a triple bay structure. The two easternmost bays were probably built as a farmhouse with a single (southerly) aspect. The westernmost bay was probably built as a dairy or shippon. The front of the house faces south west with gables facing north west and south east.

4.2 The house was vacant and substantially derelict when the current owners bought it approximately ten years ago. Since that time they have systematically refurbished the building, carefully selecting replacement materials and paying particular attention to detail and technique to ensure the best possible match with the original fabric. The building is now a full time residence.

4.3 It is traditionally constructed with load bearing random coursed buff coloured gritstone walls, with flush lime mortar joints (with a brushed or bagged finish), dressed stone quoins, lintels and cills and a pitched, diminishing course stone tiled roof. There is a small catslide roof over the rear projection with two small conservation rooflights providing natural daylight and ventilation to the room below.

4.4 There are three stone built chimney stacks topped with terracotta pots.

4.5 Painted timber casements, sashes, doors and frames have all been manufactured to match the originals.

4.6 Gutters have been formed or repaired in timber with bitumen lining internally. Downpipes are in reclaimed cast iron.

4.7 The garage/barn is also built from random coursed gritstone with a pitched stone tiled roof

4.8 The lean-to/ outhouse is similarly constructed again with a stone tiled roof.

5.0 PROPOSALS

5.1 The overriding principle has been to preserve key features and to retain and re-use as much of the existing fabric as possible. Finely dressed gritstone quoins removed as part of the works will be retained. Dressed gritstone lintels, mullions, cills and/or complete linings to window and door openings will be retained wherever possible.

5.2 The proposed extension has been sensitively handled and is in sympathy with the scale, character and appearance of the existing buildings. It will be at the north west end of the house, two storeys in height but with the front façade and front roof slope set back from the main building line, and the ridge line lowered accordingly, so as to reduce its visual impact and to ensure subservience to the farmhouse. The rear catslide will continue thorough unbroken.

5.3 Reclaimed natural stone roof tiles will be laid in diminishing courses to match the main roof. Reclaimed natural stone ridge tiles will also be used to match the main roof. Two new conservation rooflights will be introduced over the first floor landing and Shower Room.

5.4 The walls will be traditionally constructed with a blockwork inner leaf and a random coursed gritstone outer leaf but quoins will be omitted in keeping with the lower status of the extension.

5.5 Dressed stonework around door and window openings, and the shape and location of the openings themselves, have also been simplified to reflect the character of a converted outbuilding rather than an extended farmhouse.

5.6 New windows will have timber double glazed fixed or side hung casements set into random or simple dressed stone surrounds. Frames will have an off-white paint finish to match the existing. The outer panes of all new windows will incorporate heat distorted glass to match the existing.

5.7 Existing doors will be retained. New doors (including a stable door with full height glazing behind) will be framed, panelled or vertically boarded with a black paint finish to match the existing.

5.8 Rainwater gutters will be formed from tanalised timber with a black paint finish and bitumen linin. They will be carried on wrought iron rise and fall brackets to match the existing. Downpipes and vent pipes will be in cast iron, reclaimed from elsewhere, shot blasted and re-painted black to match existing.

5.9 The existing random coursed stonework of the west gable wall (including existing window openings and surrounds) will be retained, infilled or refurbished as necessary and exposed internally within the new extension rather than being covered by render or plaster.

5.10 Foul and surface water drainage from the farmhouse will remain untouched by these proposals.

5.11 No major trees or vegetation will be felled or cleared to facilitate these proposals.

6.0 CONSULTATIONS

6.1 On 15 May 2009 Clare Gascoigne of Emery Planning Partnership arranged a site visit with Joanne Brooks, Conservation Officer at High Peak Borough Council, who agreed in principle and that a more agricultural design was probably the likely way forward.

6.2 Later Emery Planning Partnership exchanged email correspondence with the Planning Officer, Anne Jordan, who raised concerns about a two storey extension and the proposal having an impact on the openness of the green belt.

6.3 The application proposals have been developed to address these issues.