

Design and Access Statement

Sunart, Eccles Road, Whaley Bridge, High Peak, SK23 7EW

June 2017



This document has been prepared for and on behalf of Rachel and Geoff Evatt.

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1.0 Introduction

The clients Rachel and Geoff Evatt are the recent owners of Sunart and seek to create a property to fit the needs of their growing family that it is more in-keeping with the surrounding area.

This Design and Access Statement follows a Pre-Planning Application submitted in February 2017 where James Darwent Architecture Ltd were appointed to liaise with the High Peak Borough Council on the potential renovation and extension of Sunart. Following positive consultations with the Planning Officer, Moya Phillips, this document represents a development of these initial proposals taking on-board comments.

2.0 Site and Location

Sunart is located on the south westerly fringe of Whaley Bridge, a small town in the High Peak situated in the Goyt Valley. The property sits to the north side of Eccles Road, with 3.38 acres of gardens, paddock and grazing land stretching towards the north east.

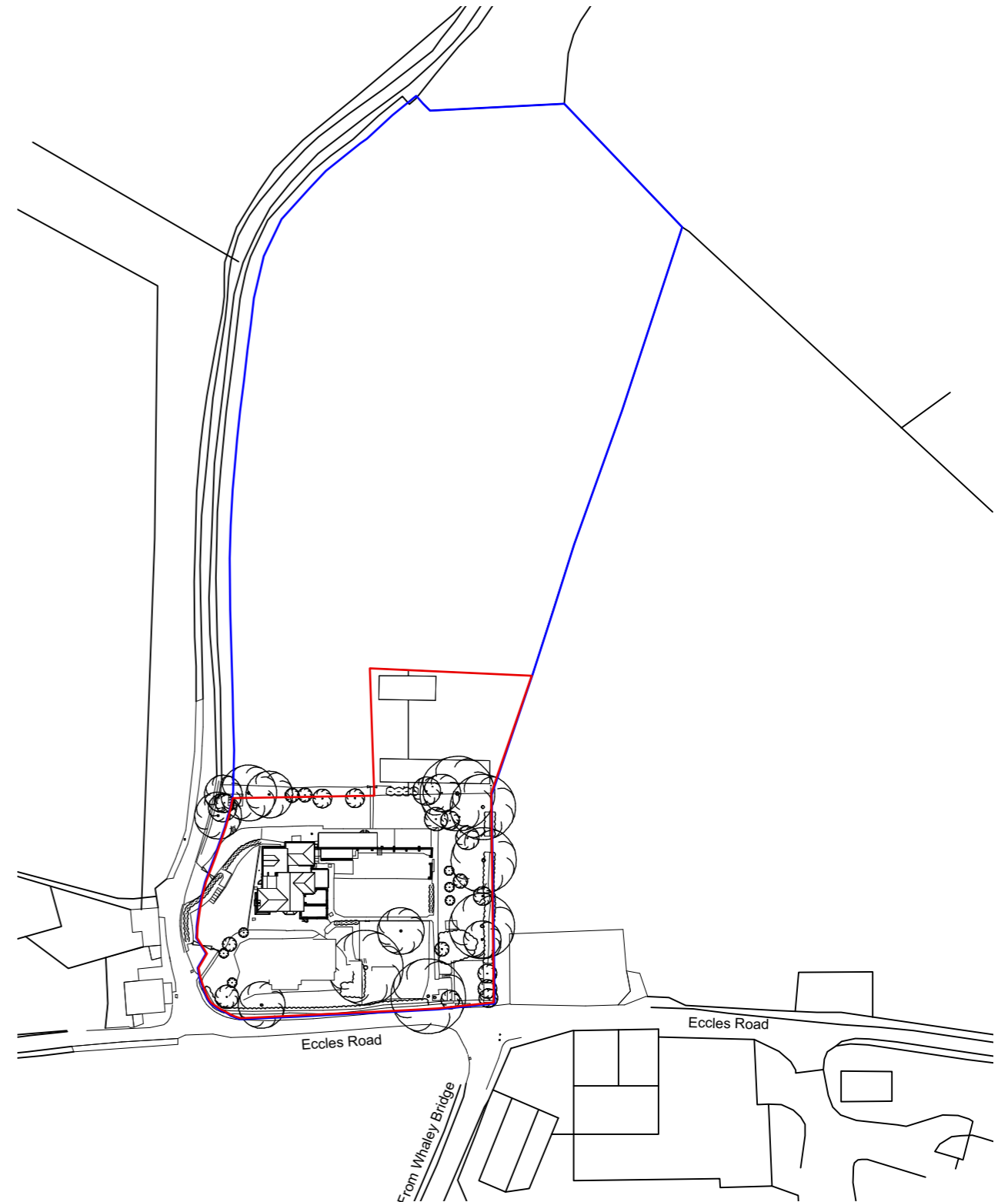
The site is accessed off a shared track off Eccles Road and there is a private driveway with parking provision to the front and west side of the property.

The property is not listed or nor within the Whaley Bridge conservation area.



Aerial Plan View

Sunart, Eccles Road, Whaley Bridge, High Peak, SK23 7EW



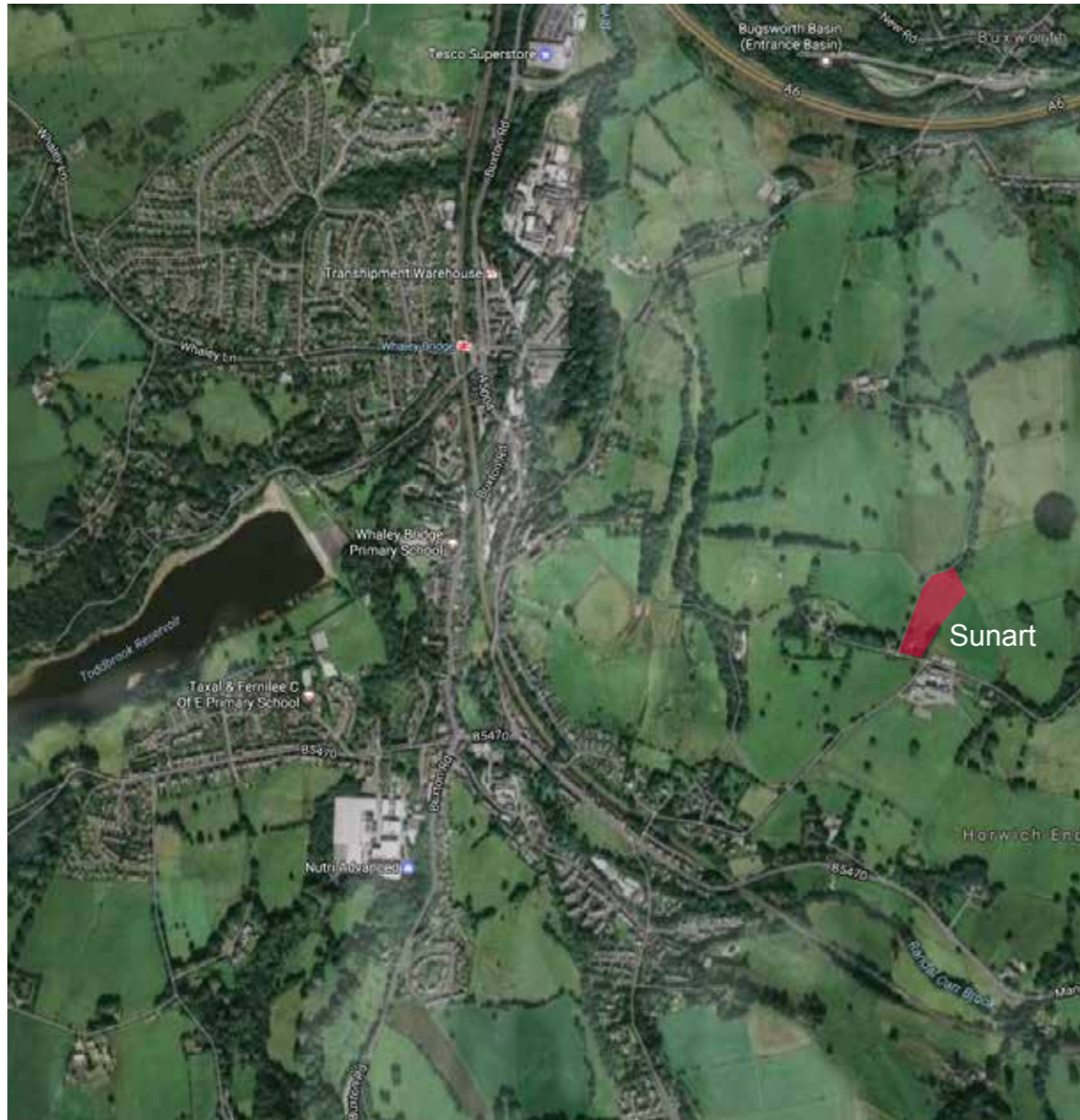
Location Plan 1:1250

2.0 Site and Location (continued)

Sunart lies on a plateau of land at the top of a ridge approximately 260m above sea level. Properties along Eccles Road follow the ridge on higher ground, offering great southerly views down over the valley below.

The front of the property is relatively private as it is elevated from the road with trees / hedges bordering the gardens. A brick walled kitchen garden sits to the east and an agricultural field owned by the property slopes gently upwards to the north.

The only neighbour within close proximity is at the foot of the drive to the west, which is a rental property.



Aerial view of Sunart

Sunart, Eccles Road, Whaley Bridge, High Peak, SK23 7EW



Front southern facade of property



View out to the southwest



Side view to the front door from the west of the property



Side view from the east of the property

3.0 Existing Property

The existing property is a detached 5-bedroom dwelling, built in the 1930's in an Arts and Crafts style inspired by architects such as Edwin Lutyens and Baillie Scott. Typical elements of this style include projecting hipped roofs with visible rafter detailing, walled gardens, tall externally expressed chimneys and an internal inglenook fireplace. The balance and harmony of the original house has however been sadly lost somewhat with many poorly proportioned extensions added over time.

The house has had a one and a half storey extension to the side, a two-storey extension to the north and several single storey extensions to the east. As the external walls of the house are rendered it is difficult to know exactly the order of construction. A blockwork outbuilding sits to the north side of the walled garden, with a greenhouse to the front southern side with raised bed planting.

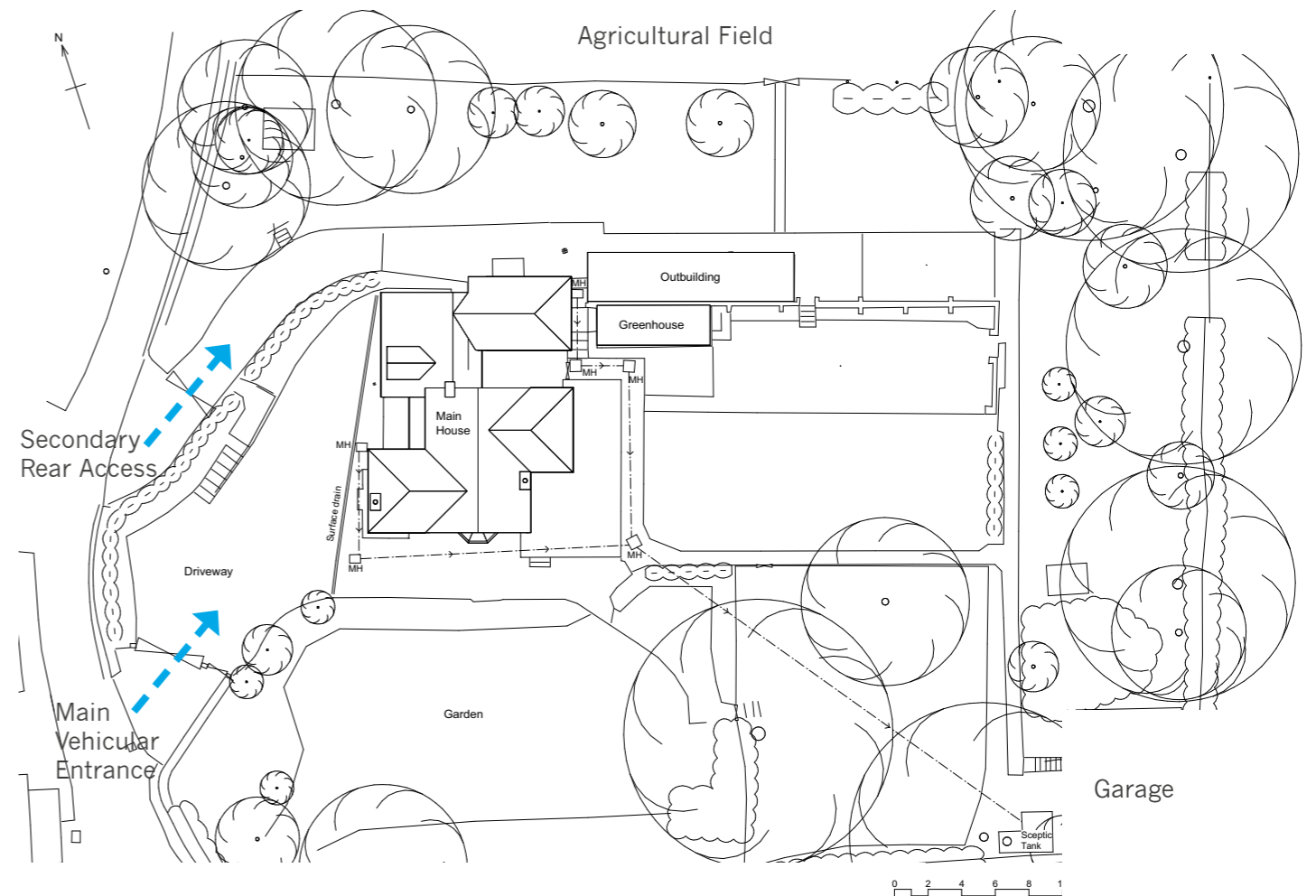
The original property is constructed from red brick, with a rendered outer finish, typical of the style. A few courses of brick at the base of the building and brick sills beneath windows have been left visible. The dwelling has blue slate roofs with black upvc rainwater goods supported on white painted timber fascias. The windows and doors have sadly all been replaced with dark stained timber, in a variety of styles which has also contributed significantly to the loss of original harmonious styling that might have been present.



Tall chimneys at Sunart:

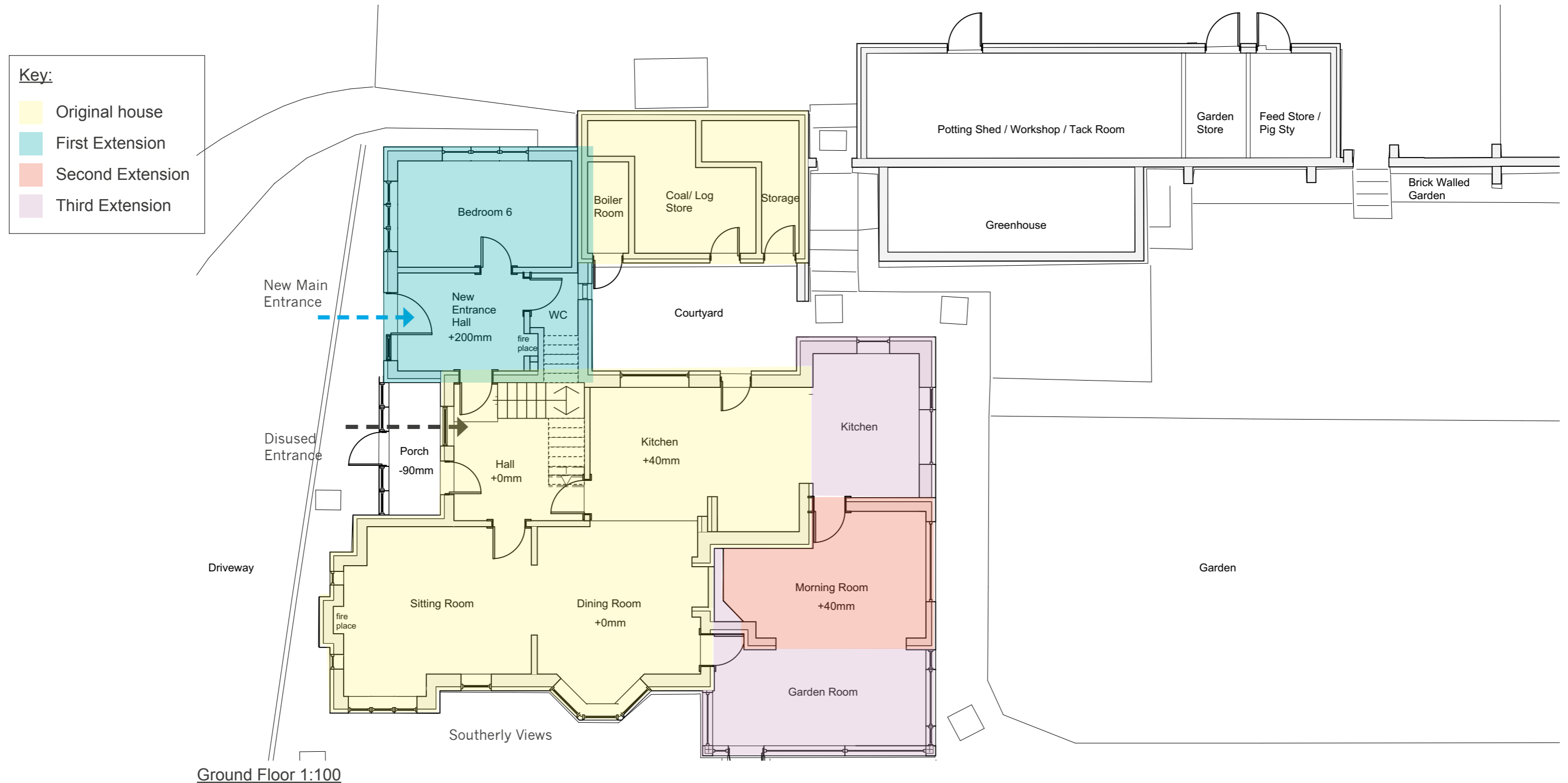


Example images of Arts and Crafts style houses:



Existing Landscape Plan (not to scale)

3.0 Existing Property Cont

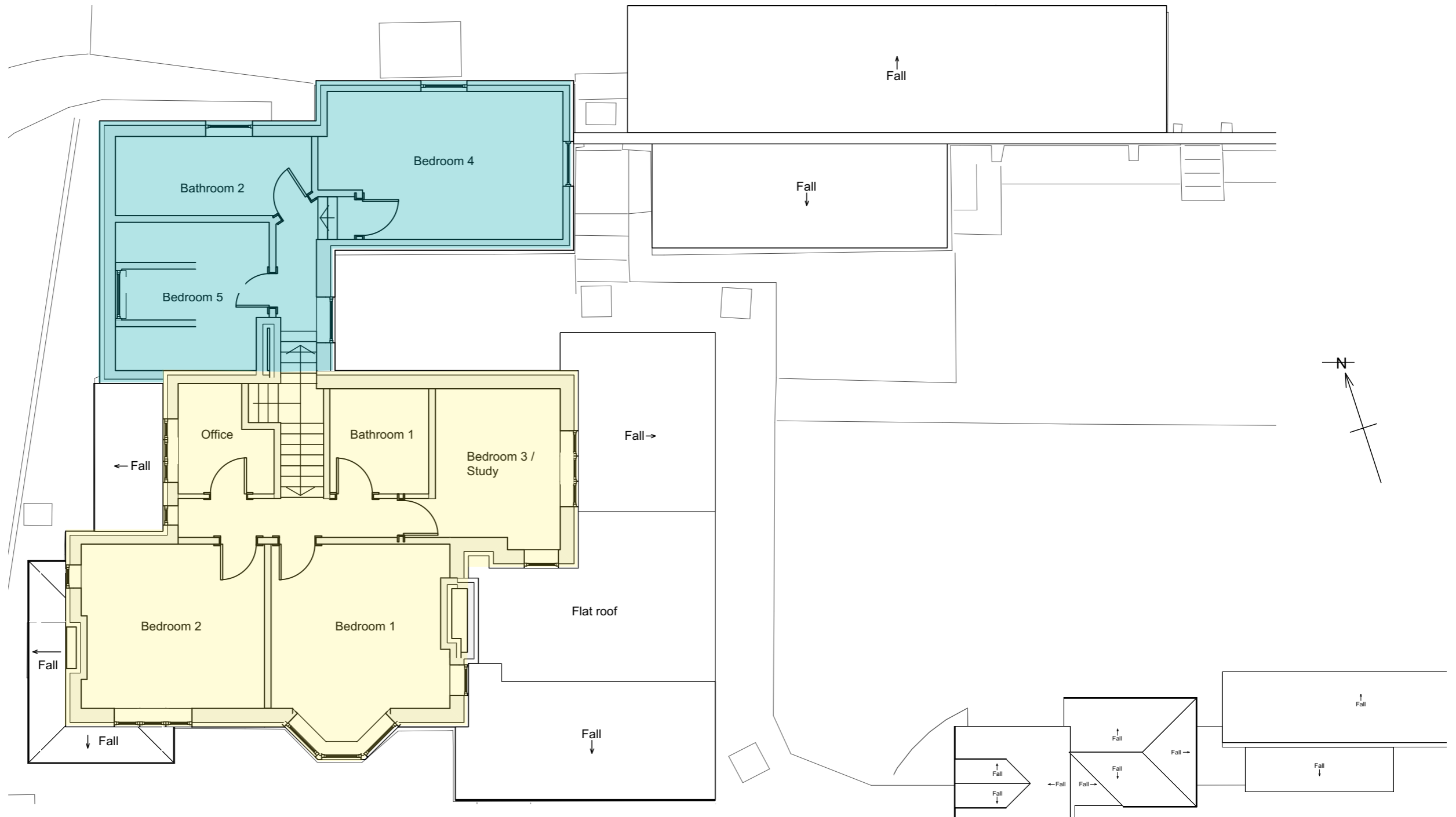


The dwelling is accessed through a new entrance hall within the rear extension shaded blue. This then feeds into the original hallway behind the disused porch. The original modest section of the main dwelling houses the kitchen to the north east, and dining room / sitting room spaces forming the southern frontage of the property. The first one and a half storey extension to the north houses the new entrance, office and wc. Storage space and the boiler room is in a former outbuilding, assumed to be original to the house and is accessed externally via a courtyard. The third and fourth form part of the kitchen and a morning room/garden room to the front of the property.

3.0 Existing Property Continued

Key:

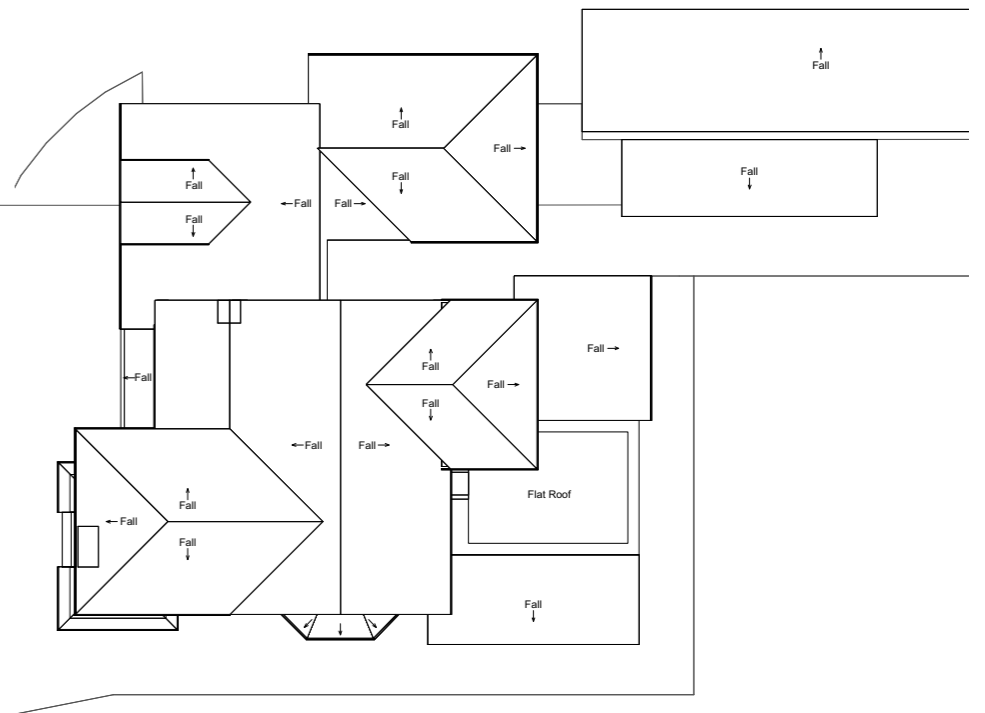
- Original house
- First Extension
- Second Extension
- Third Extension



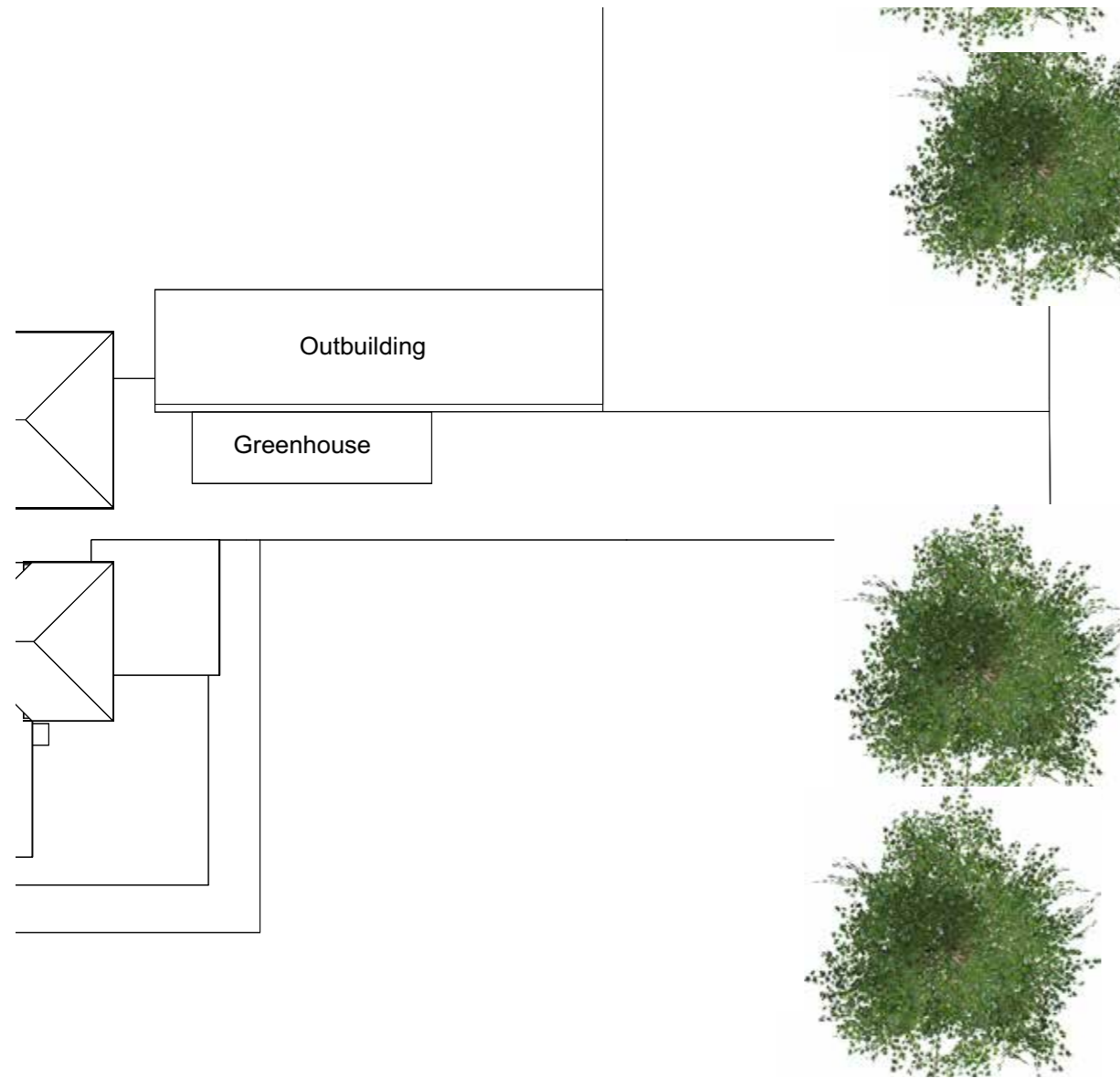
First Floor 1:100

The original dwelling houses 3 bedrooms, a bathroom and a small office in the front section. Behind this original dwelling lies a one and a half storey extension containing a further bedroom, bathroom and leading into a two storey extension to the north east housing another bedroom.

The stairs are split half way with the first floor sitting on at least three different levels which gives the upstairs a disjointed feel. The roofs of the easterly first floor extensions have also been formed to avoid first floor windows which has resulted in an overall unattractive massing especially when viewed from the east.



4.0 Existing Gardens and Outbuildings



Greenhouse to east of property



Outbuilding to the north face of the wall comprising of potting shed, workshop and storage



Elegant walled garden viewed from the front of the property

The existing garden to the front of the property is terraced, with lawns sloping downwards away from the house, maintaining the southerly views and is bordered by a hedge which provides privacy.

To the east of the property, there is a walled garden constructed in an elegant tall brick wall with stepped buttressing built for the protection of plants. Two outbuildings have since been built against the rear of wall in a linear arrangement and a greenhouse sits to the front. A large terraced area to the south houses raised bed planting.

5.0 Client Brief

The clients seek to take inspiration from the existing property to form a new family home for the future.

The clients' aspirations include the following aspects:

- Entrance porch
- Grand entrance hall
- Large family living room
- Large kitchen with space for breakfast table
- Pantry
- Utility/ Washing room
- Boot room
- Dining room that joins the kitchen but has a degree of separation
- Study/ library
- Minimum of 4 bedrooms
- Master bedroom to include en-suite and dressing room
- 2 of the rooms to be double bedrooms
- Guest bedroom with en-suite and dressing room
- Modest family room / playroom (ground or first floor)
- An outhouse/ annex housing two modest guest bedrooms and small living space
- An outbuilding with endless swimming pool.

It is important for the clients that the proposed scheme is a cosy family residence that is in-keeping with the surrounding area.



Aspirational images of what the clients believe Sunart could be elevated to but in a Derbyshire inspired style

6.0 Design Development - Pre-Planning Submission

A Pre-Planning Application was submitted in February 2017 (ref: **GEN/2017/0004**) where James Darwent Architecture Ltd were appointed to liaise with the High Peak Borough Council on the potential renovation and extension of Sunart. The proposed pre-planning scheme looked at the potential to reorganise and extend Sunart in ways that were both sympathetic to the local area and met the clients' aspirations for the property.

The architects and the clients attended a Pre-Planning workshop in February 2017 to discuss the developing scheme with the Case Officer, Ms Moya Phillips. Following the workshop Ms Phillips also visited the site on the 3rd of April 2017 and made a positive response on the 3rd of May 2017, stating that the proposed replacement / removal of the uncharacteristic additions with more in-keeping replacements and overall rationalisation of the aesthetics were acceptable in principle.

Proposed tabled alterations included:

- Removal of the uncharacteristic eastern single storey extensions masking the original character of the dwelling.
- Bring the front elevation forward to create a large family living room that retains the inglenook fireplace and opens up views to the south.
- Remove an unsympathetic glazed extension to the front/side and replace it with a permanent two storey element.
- Infill the rear internal courtyard to make use of the extra space.
- Carry out restoration / development works to the kitchen garden wall to the east of the property.
- Convert the outbuildings behind the kitchen garden wall.
- Carry out general landscape improvements to the existing garden.
- Rationalise the aesthetics by creating cohesive roof forms, changing the palate of materials to gritstone and render, and creating a traditional Derbyshire inspired Arts and Crafts House style which more successfully beds the house into the setting.



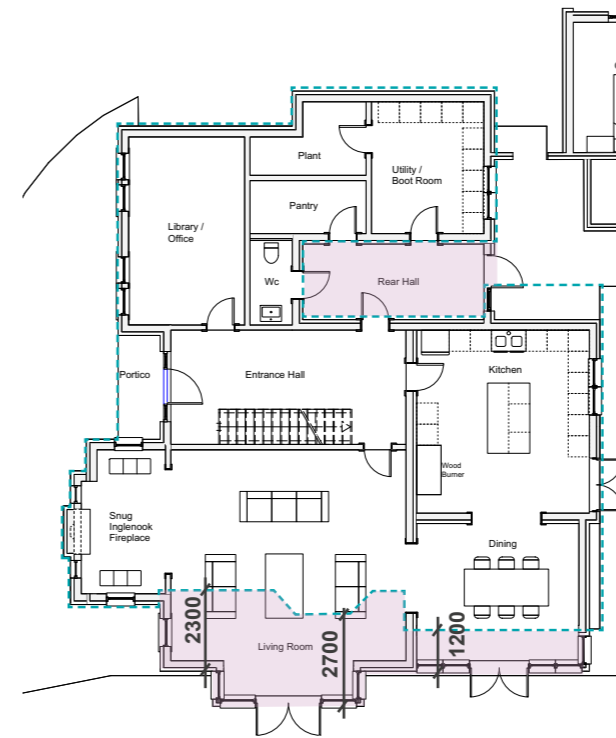
Pre-Planning Application developing visualisations:



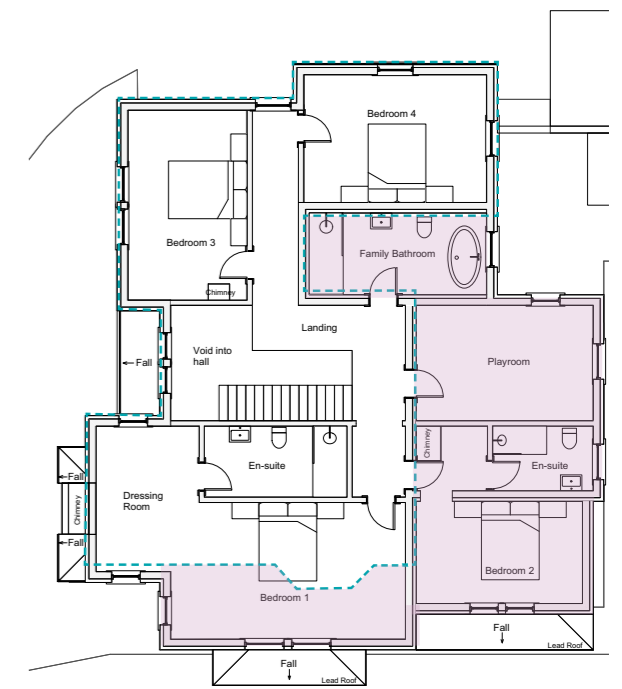
Pre-Planning Application developing visualisations:

Key:

 Existing footprint  Proposed additional footprint



Pre-Planning Application proposed ground floor plan:



Pre-Planning Application proposed first floor plan:

7.0 Proposed Scheme - Overview

Following the promising reaction to the scheme submitted at pre-planning, we have continued to develop proposals towards the scheme presented in this full planning submission. Taking on board planners comments we have been able to incorporate the following into the developed replacement scheme which has made for a more coherent overall design:

- Widening of the existing driveway and reorganisation of the entrance sequence by consolidating to one main entrance.
- Reducing the south gable extension to only a 2m projection. The new building line therefore only encroaches half way across the path and so does not impact on the front lawn.
- Removal of the existing unattractive single storey side extensions to the east and replacement with new easterly facing gables. This turns the orientation of these gables through 90 degrees from pre-planning and gives this side of the house a stronger more cohesive composition especially approaching the house from Eccles Road.
- The overall roof massing is further rationalised by creating more locally traditional gables and simplified roof forms.
- Finishes of new extensions and existing external walls form a mixture of reclaimed millstone gritstone walls and cream render with blue slate roofs to give the building more local Derbyshire character.
- Unsympathetic stained timber casement windows will be replaced with more traditional painted hardwood sash windows.
- The eastern kitchen garden, wall and outbuildings will be developed in a formal traditional style in local materials and will form a stronger connection between this area and the new kitchen / dining space.

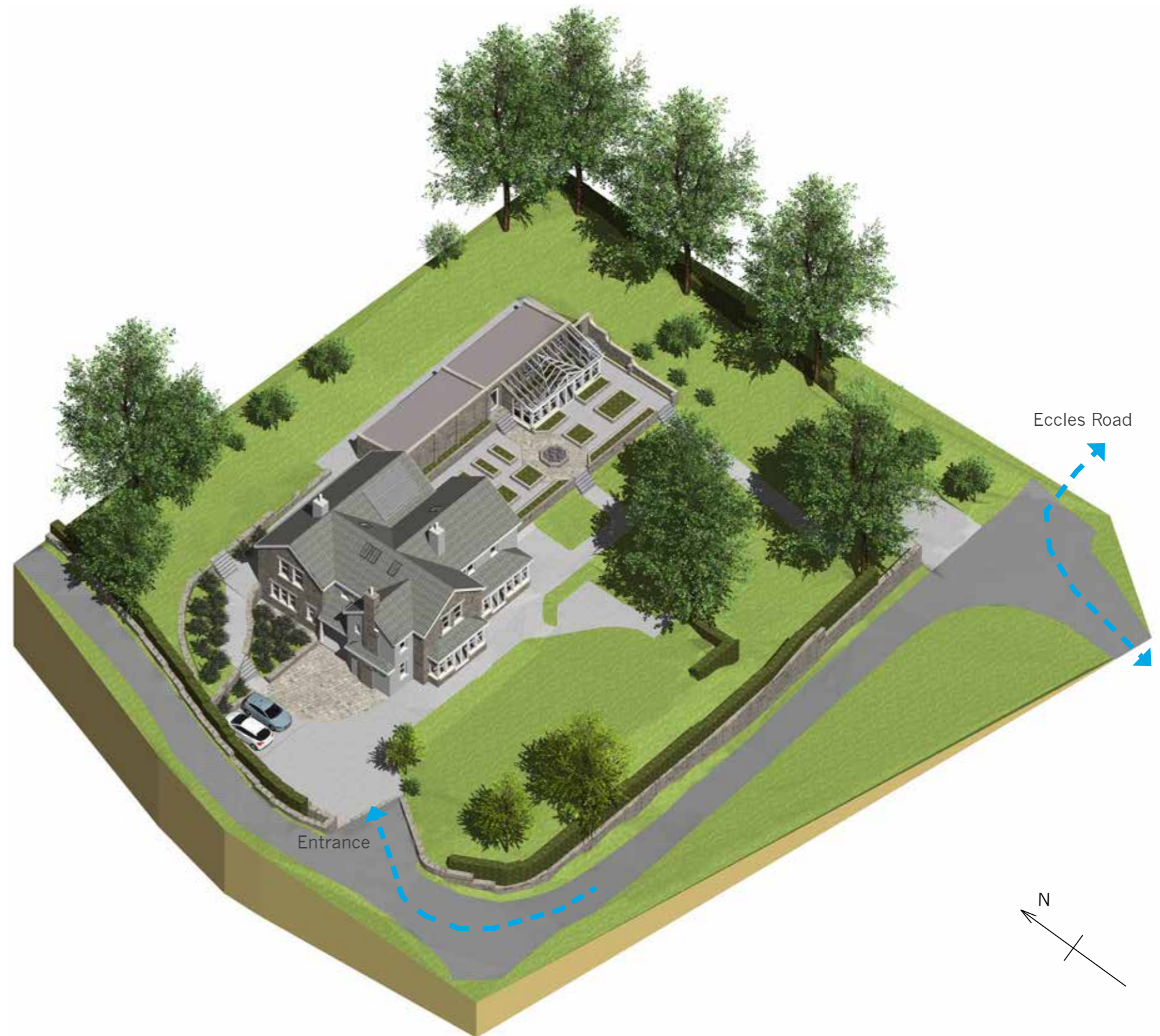
High Peak Local Plan Policy EQ3 - Replacement Dwellings in the Countryside

Following a costings report by a quantity surveyor, the clients have taken the decision to replace the existing property of Sunart in order to form a more cost effective and energy efficient dwelling. The property has been extended so much and with largely poor construction, remodelling the existing is unfortunately not viable.

Under policy EQ3 of the High Peak Local Plan, provision is made for the replacement of an existing dwelling provided “... it does not have a significantly greater impact on the existing character of the rural area than the original dwelling nor result in the loss of a building which is intrinsic to the character of the area.”

The notion was discussed over the phone with the Case Officer, Ms Moya Phillips and she believed a replacement dwelling could be supported, provided it's design was along the lines of what was previously submitted at the pre-planning stage. Like the previous proposal, the proposed replacement dwelling seeks to better the original house by introducing more traditional forms and materials and create a building with local Derbyshire character that sits comfortably within the local area.

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8.0 Proposed Dwelling - Ground Floor Plan



Proposed Ground Floor Axonometric:

Aspirational Precedent Images:



Double height grand entrance hall:



Inglenook fireplace:

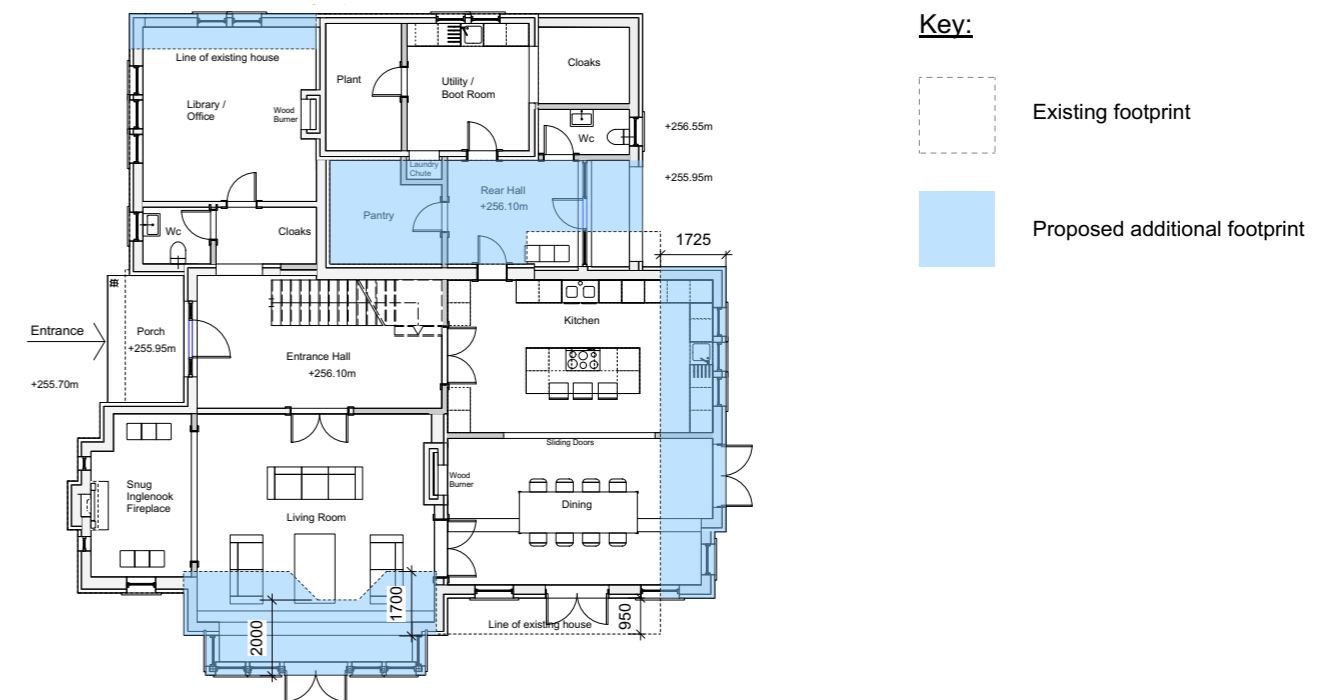


Large living area with expansive glazing:

The following pages illustrates the rational behind the reorganisation of internal layouts to create a more cohesive house that works with the site topography and orientation.

At ground floor the proposed scheme aims to:

- Reorganise the entrance sequence by removing the second and reinstating the original main entrance portico.
- Create a new grand entrance hall and stair to form an efficient central circulation zone within the original dwelling.
- Extend the front southerly gable to form a well proportioned family Living Room, and the original inglenook fireplace to retain the Arts and Crafts Style.
- Remove the existing unattractive single storey side extensions and form a new east gable to form a practical family Kitchen / dining area.
- Extend the previous Bedroom 6 out flush with the back of the dwelling and reorganise the previous bedroom, Wc and Hall to form a better proportioned Office/Library, Cloak Area and Wc.
- In place of the previous Boiler Room and Storage Areas located to the darker partially subterranean north side, a new Utility, Plant Room and Rear Wc will be formed.
- Infill the previous rear courtyard to form a new muddy boot Rear Entrance Hall and Pantry with good connections to the kitchen garden.



Proposed ground floor plan with additional footprint highlighted :

9.0 Proposed Dwelling - First Floor Plan



Proposed First Floor Axonometric:

Aspirational Precedent Images:



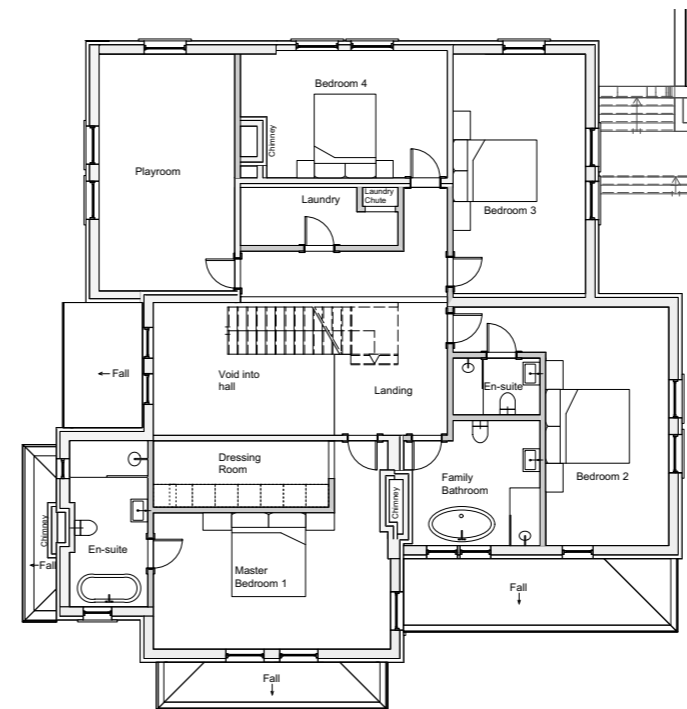
Large dressing room:



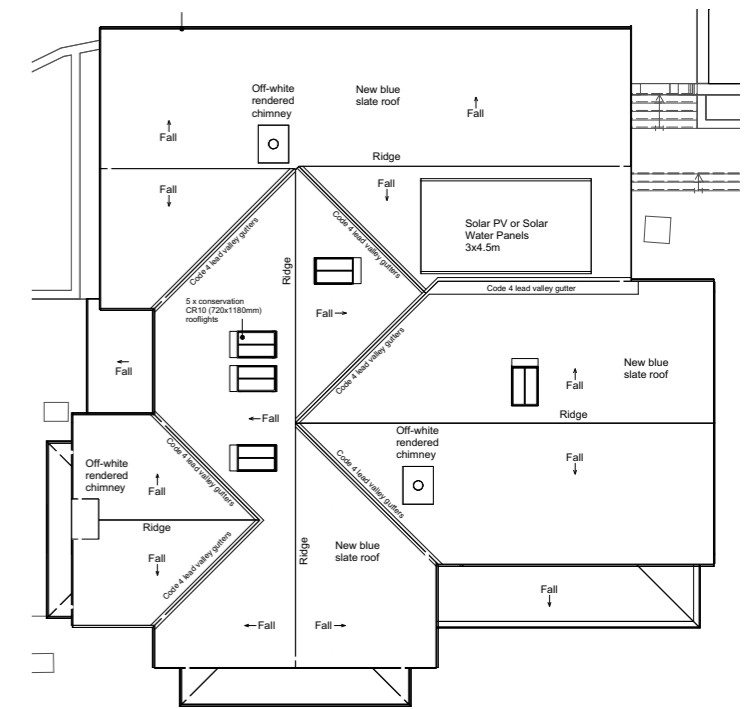
Large bedroom with expansive glazing:

At first floor the proposed rationalised scheme aims to:

- In place of the previous middle Office and Bedroom, form a new centrally located double height landing over the entrance hall. This will provide direct access to all first floor Bedrooms and a simplified layout.
- Extend out the front southern gable slightly to form a well proportioned Main Bedroom 1 with En-suite and Dressing Room.
- Form a new east gable over the Kitchen to house a Family Bathroom and Bedroom with En-suite.
- Form new western and eastern gables to the rear of property to house a new Playroom, Bedroom 3, Bedroom 4 and Laundry Room.



Proposed first floor plan



Proposed rationalised roof plan

10.0 Appearance and Materials

Appearance

The overall composition of the building has been updated to represent a C21st Derbyshire inspired Arts and Crafts style. The choice of natural local materials and detailing will embed the house into its surrounding more successfully than the existing house ever did, even before it was unsympathetically remodelled. This is a common style to the surrounding area that borrows much from Victorian Railway building Architecture.

Materials

Walls: Reclaimed Millstone Gritstone Walls and Cream Render
 Roof: Blue slate at 35degrees with timber fascias and soffits to match existing. Conservation rooflights fitted flush to the roof surface.
 Windows / Doors: Painted timber sash windows / doors with gritstone lintels and sills. Decorative fluted timber columns in fully glazed sections.



Image of existing projecting rafters to be replicated:



Precedent image of proposed sash glazing:



Image of proposed render:



Image of reclaimed millstone gritstone:



Proposed front elevation:

New painted timber double doors. Set back 100mm from front face of wall.

Random coursed reclaimed millstone gritstone walls

New painted timber double doors. Set back 100mm from front face of wall.

Proposed front elevation:



Stained glass windows over portico

Conservation CR10 (720x1180mm) rooflights

New blue

New white fascias with existing seamless downpipe

Proposed side elevation:

11.0 Proposed Landscape Works

Access



Proposed Driveway Axonometric:

We have worked closely with Sampson Landscape Design and Construction to review and revamp the existing garden. The soft planting design will develop over time however the large hard landscaping moves have been incorporated in this application.

The existing driveway which is currently an odd shape preventing easy turning will be widened by moving the retaining wall out closer to the boundary wall and the removal of the redundant secondary entrance. This will allow three cars to park comfortably and turn around within the driveway.

Arced lines of smaller stepped retaining walls will then form a series of stepped raised borders to the north with steps meandering up to the higher rear gardens.

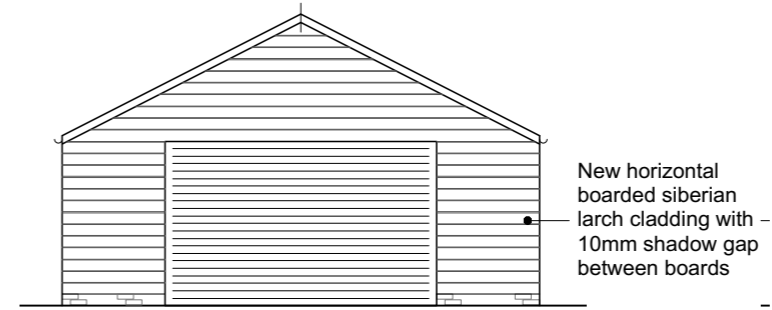
The boundary will be bordered with 300mm of grass verge to the roadside, 500mm thick gritstone boundary wall, 800mm wide native mix species hedge to maintain privacy and a 500mm wide gritstone retaining wall to the parking area.

Materials:

The drive is proposed to be finished in a porous resin bound gravel bordered in granite sets, and with a granite set surface leading to the main entrance. Retaining walls will be gritstone to match the main house.

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Existing Garage Re-Cladding



Proposed Front Garage Elevation:



At the south easterly foot of the garden the previous occupants constructed a rendered blockwork and profiled metal roofed replacement garage. As part of this application the client wishes to apply to over-clad the walls in untreated larch timber cladding.

This will give a smarter more contemporary appearance in a natural material and tie it into the new annex buildings and agricultural buildings to the north.

The garage roof will be retained as existing

11.0 Proposed Landscape Works

Eastern Garden



Proposed Driveway Axonometric:



Precedent image of proposed greenhouse:



Within the easterly kitchen garden it is proposed to replace the existing red brick garden wall with a more traditional gritstone replacement. The coping styling will be retained where the wall steps down in dropped curved sections. Raised beds and planting against the wall will soften the height and bed it into the house. The wall is no higher than the original being replaced.

Raised planting beds will be created as a formal kitchen garden on a widened plinth platform to allow for a functional herb, salad and vegetable garden easily accessed from the new Kitchen. Paths between will be formed in a mix of compacted gravel and granite sets.

To the eastern end, a replacement timber framed glass house will be created against the walled garden with sash style windows on a gritstone base to tie into the house. The roof will be glazed with a small front gable providing classical traditional styling.

12.0 Proposed Annex



Proposed annex axonometric:



Proposed annex aerial view:

The proposed scheme seeks to replace the existing outbuildings behind the walled garden with a new uniform single storey annex set behind the replacement reclaimed gritstone kitchen garden wall.

The new annex will house an endless pool and gym within the eastern half with arched painted timber windows to the pool side providing southerly views through the new greenhouse and out into the landscape beyond.

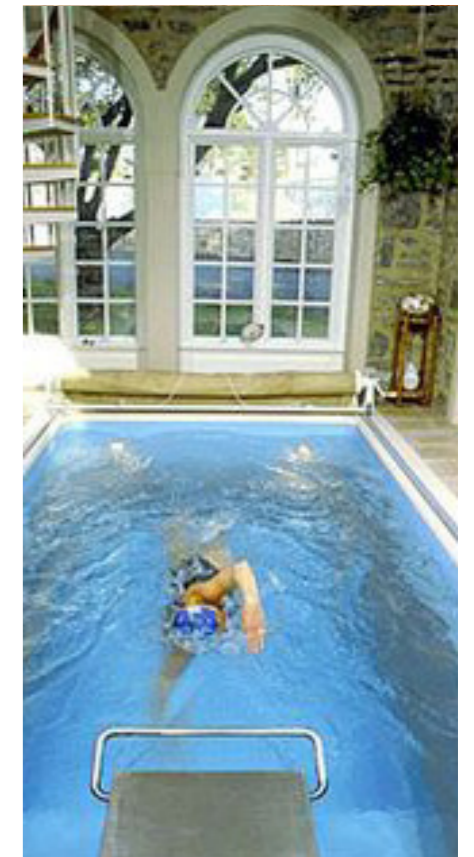
A glazed aluminium sliding door system will run along the northern wall of the annex allowing the pool space to open out into the north garden. This combined with single entrance doors to the north and south and high strip window to the east will form a bright and well ventilated pool and gym space.

A central wall formed in reclaimed millstone gritstone will separate the gym from the western half housing new guest accommodation. This will include 2 bedrooms with a central shower room and entrance hall.

The annex will be enclosed on 3 sides by solid gritstone walls while the northern wall of the annex will be made up of a series of full height aluminium glazed windows and doors with vertical boarded untreated larch clad panels between. There will be a low pitched zinc standing seam roof over the annex falling to a zinc gutter with zinc downpipes.



Endless pool precedent images:



13.0 Proposed Agricultural Stock Buildings

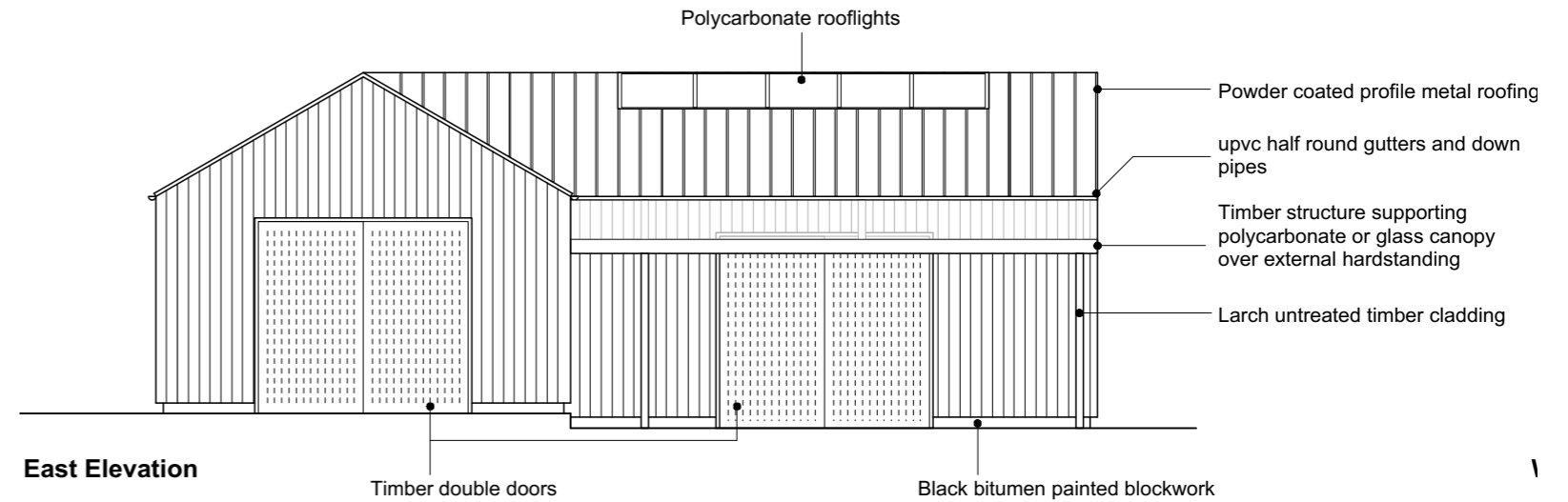
On the 9th Set. 2016 an outline application was submitted (Ref: HPK/2016/0523) for replacement stable buildings at the foot of the agricultural field to the north. Following the acquisition of the house part way through the planning approval period and subsequent visit by Moya Philips, it was decided to withdraw that application and re-submit now along with the main house approvals.

The main reason for re-submission was that the client does not wish to erect stables as their interest is in sheep farming which they currently keep at their existing property. Ms Philips also raised issues with the original application as the previous tenants had demolished the existing asbestos buildings prior to her visit and any approvals issued.

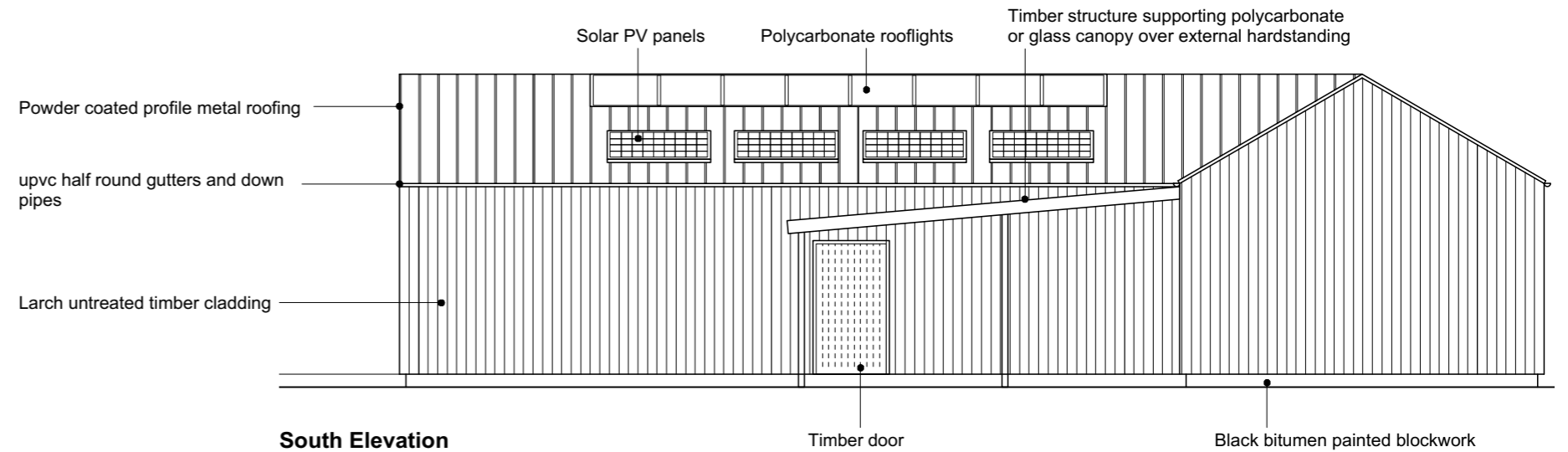
This application therefore seeks to erect an 'L' shaped series of agricultural buildings sited at the northern side of the existing building compound utilising mainly existing concrete foundations / bases.

The buildings will be suitable to house livestock and agricultural machinery, and will be timber clad to match the annex buildings and new garage cladding. Roofs will be profiled metal with ridge rooflights and solar PV panels on the south roof slope.

Access will be gained across the field via existing gateway access and the area around the building and new courtyard will be hardcored.



Existing site images



14.0 Environmental Impact

In keeping with Government directives on energy efficient homes, it is intended to construct the new dwelling to better than current building regulations thermal performance.

A ground source heat pump will be installed in the rear field and will heat the main house, annex and pool. Solar hot water panels are also proposed on the southern hidden valley roof of the main dwelling which will make best use of the sun without having a visual impact from wider views. Solar PV panels are also proposed on the south roof slope of the new stock building.

There will also be a construction management plan in place to minimize construction wastage and reclaimed materials will be used where possible.

15.0 Protected Species

An initial daytime survey for roosting bats was conducted at Sunart on the 22nd of May 2017 by Hazel Robson, Senior Ecologist at Penny Anderson Associates Ltd. and accompanies this application. Old bat dropping were found in the main loft over the original house. To confirm the presence / likely absence of roosting bats, 3 dusk / dawn surveys are planned spread over fortnightly intervals. Once completed, the surveys and report will be forwarded to High Peak Planning and any mitigation requirements and licenses will be conducted and obtained by the client prior to demolition works.

16.0 Overshadowing/Privacy

The nearest neighbouring property is situated at the bottom of the drive over 20m away from the house. Existing planted screening will be maintained and no new first floor south windows will be introduced. The extended south gable will only project out 2m, half way across the existing front path, which is less than 2.7m proposed at the pre-planning stage.

17.0 Flood Impact

Not applicable as not on a flood plane.

18.0 Further Information

SWB_PL001 Location Plan
SWB_PL002 Site Block Plan
SWB_PL003 Existing Ground Floor Plan
SWB_PL004 Existing First Floor Plan
SWB_PL005 Existing Roof Plan
SWB_PL006 Existing South Elevation
SWB_PL007 Existing East and West Elevations
SWB_PL008 Existing North Elevation
SWB_PL009 Proposed Ground Floor Plan
SWB_PL010 Proposed First Floor Plan
SWB_PL011 Proposed Roof Plan
SWB_PL012 Proposed South Elevation
SWB_PL013 Proposed East and West Elevations
SWB_PL014 Proposed North Elevation
SWB_PL015 Proposed Annex & Walled Garden
SWB_PL016 Existing Landscape Plan
SWB_PL017 Proposed Landscape Plan
SWB_PL018 Existing Agricultural Building Site Plan
SWB_PL019 Proposed Agricultural Building Plan
SWB_PL020 Proposed Agricultural Building Roof Plan
SWB_PL021 Proposed Agricultural Building Elevations
SWB_PL022 Existing and Proposed Garage Elevations

19.0 Conclusion

In summary and conclusion, it is considered that the proposed development should be considered acceptable. The client is seeking to replace and breathe new life into a house that has sadly lost much of the character and style it once had. The redevelopment will enhance the house beyond that of the original both aesthetically and technically bringing it into the 21st century.

Visually, the house will retain much of the Arts and Crafts Style but will be much more embedded into Derbyshire by the introduction of more local styling and natural materials such as gritstone and timber. Although the house is to be extended, the scale and massing is appropriate to the existing house and as a result of pre-planning discussions it is proposed to extend more to the east rather than to the south which maintains the setting of the overall house and provides a stronger elevation to Eccles Road when approaching from the east.

We believe the result is a high quality modern house, using traditional values that work well with the surroundings, is environmentally friendly and should therefore be supported for approval.

