
Architecture Unknown?

1 Ramsden Farm, M24 1ZB
Design & Access Statement

February 2025

Revision: A

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Key Information

Client: Marcel Duffy
Address: 1 Ramsden Farm, Middleton, M24 1ZB



Introduction

Rear Extension and Renovation of Existing Family Home

This Design and Access Statement has been prepared by Architecture Unknown Ltd to support the Planning Application of the annexe of the 1 Ramsden Farm project on behalf of Marcel Duffy.

This report explains and justifies the overall design of the proposals and the relationship with the host dwelling, street scene and wider area. The proposal has been developed by drawing inspiration and design themes from the existing building, including features, materials and design influences. Having considered all aspects of the proposals in depth the report concludes that there are no grounds to reject the application and consequently it should be approved.

Proposal

The proposed works to 1 Ramsden Farm comprise a one-storey new annexe, separate from the existing property. Its configuration includes a self-contained one bedroom apartment (granny annex). The new annexe The annexe is designed to be used as a home for an aging parent as further described in the planning statement.

The proposal seeks to compliment the existing building, recognising its setting and style, making this house fit for entertaining for the whole family for many years to come, with a focus on light and modernity.



3D Render of previous planning application for the 1 to 4 Ramsden Farm properties

Context Analysis

Site Extents

Site Location

Ramsden Farm is located in Middleton, Greater Manchester. It is not located in a conservation area therefore no related policies have any impact on the design we propose. Round Thorn Road runs off from Round Thorn Road and ends in a cul-de-sac. The wider area is generally suburban residential in character, with a green space off Wince Brook, behind the property.

Boundary Identification

1 Ramsden Farm is a detached property and sits along a street of properties of a similar age and character. The surrounding of 1 Ramsden Farm is backed by a timber fence separating it from the adjacent properties at 30, 40, 48 St Dominic’s Way and 2 Ramsden Farm.

The front of the site extends from the front door to the street, incorporating a front porch with a garage and four car parking spaces. A gate on the side allows for an additional third car parking space which EV charging points from the garage. In regards to the side boundary to the west and the rear, there is a boundary treatment made of timber.

Site and Building Access Requirements

There is easy access for vehicles from Round Thorn Road with double car off road front of house parking and plenty of bin storage space. Access to the rear of the property is either through the house or through a footpath running along the West side of the site. There is large paved area on the property behind the gated entrance, in addition to significant off street extra parking space. Material deliveries and contractor access to the site should be simplified, with space to take deliveries and place a skip, avoiding on-street usage.

Site Features

No significant site features beyond a very slight fall in level from front to back were observed whilst on site. The property is not in a flood zone or in a conservation area.



Location Map - 1 Ramsden Farm



Aerial view



Google Map of 1 Ramsden Farm

Context Analysis

Environmental Constraints

Trees
There are no trees present on site.

Flood Plains
The site is not within an area at risk of flooding.

Adverse Ground
No obvious signs of active subsidence were noted during our site inspection. Along the back side of the garden there is a slope of roughly 600mm width that falls back flat into the garden.

Ecological Assessment
There is no need for an ecological assessment within the scope of these works as there are no natural habitats being disturbed by the scheme. The client is in the process of buying the land across the street and will seek any means to mitigate the impacts of losing any green or amenity space by planting local plant species and providing habitat for bats, birds and insects.

Drainage Infrastructure
The proposals will connect into existing drainage channels and does not present a significant increase in demand for this site.

Fig 1 - This photo shows the corner of the garden. An attenuation tank has been identified within the boundaries of marked poles, with a vent pipe that sticks out of the ground. A manhole was identified around 2 metres from the corner of the attenuation tank.

Landscape design
The aim is to improve the existing flora both on the site as well as on the land across which the client is in the process of buying. This will encourage a wider range of fauna to visit and use the area, whilst creating both an attractive setting for the new building and a peaceful and relaxing haven for all users.



Flood risk map - the area is not in a flood zone



Figure 1



Proposed development area



Existing drainage inspection chamber

Existing Building Analysis

The existing property is a detached home over a ground, first and second floor. The kitchen, dining area, family room and garden are at the back of the house. The orangery from the developer’s plans has not been built, thus the rear wall terminates at the border of the family room.

There is a change in level between the external and the internal both towards the rear and the front of the house. At the rear, a patio seating is extended into the garden.



Materials

The existing home resembles ‘Cheshire Homes’ where brickwork, sandstone lintel windows and large pitch roofs are common traits. Subtle details used in the house such as white render, exposed brick with ground plinths and symmetry is used to emphasise on the hierarchy of the front elevation. Similar techniques should be used on the outbuilding to integrate it with the surroundings.



Brickwork



Render, Window Type, Lintel and Roof Tiles



Right: The rear of 1 Ramsden Farm with the property at number 2 in the background

Proposed Design

Proposed Works Summary

Existing Building

- No works

Construction of One Storey Annex

- Plan layout to accommodate 1no bedroom independent flat with ensuite that complies with Part M, kitchen, dining, living and utility
- External walls to be finished with brickwork to match existing building
- New aluminium clad windows, aluminium clad bifold doors, aluminium single swing entrance door, all finished in dark grey and triple glazed with toughened laminated glass - to match existing.
- Pitched roof with tiles to match existing
- New metal downpipes and gutters to match existing.
- Plumbing works required to direct toilet into new soil pipe system.
- New heating system

Site

- Retain existing fences and conifers around the site
- Existing attenuation tanks to be retained
- Exterior landscaping work to be made good after construction
- No changes to parking spaces

Proposed Design

Proposed Intervention Analysis

The key elements of the build are:

- A modern high class annexe that seeks to harmonise the character of the house and area with a modern design. It is important that the aesthetic theme is strongly related to the existing and highly subservient.
- The form of the building and predominant use of matching materials embeds the new elevations of the annex into the surrounding street-scape.
- Create a one storey annex that contains a one bedroom flat for an elderly family member.

The one bedroom annex is connected to the existing front porch (near the gate) for easy accessibility. Having the annex in close proximity to the main home maintains connection between the new block and the existing home, which is perfect for an elderly family member.

The existing car parking spaces will not be affected by the proposed works.

Form and materials

Contextual design has been a key driver throughout the design process and has shaped the form of the extension and the materials used. The annex is over a ground floor, with masonry walls and a tiled pitched roof, taking cues from the existing dwelling and neighbouring properties running along Ramsden Farm. The annex makes predominant use of materials and finishes matching the existing. The dark tones of the window frames, beige lintels and subtle brick detailing will give a coherent aesthetic and sharp look that will create a feeling of high quality.

Sustainability

The annex will be compliant with Building Regulation standards and exceed the Local Authority's energy efficiency requirements. New materials are to be sourced locally where possible.

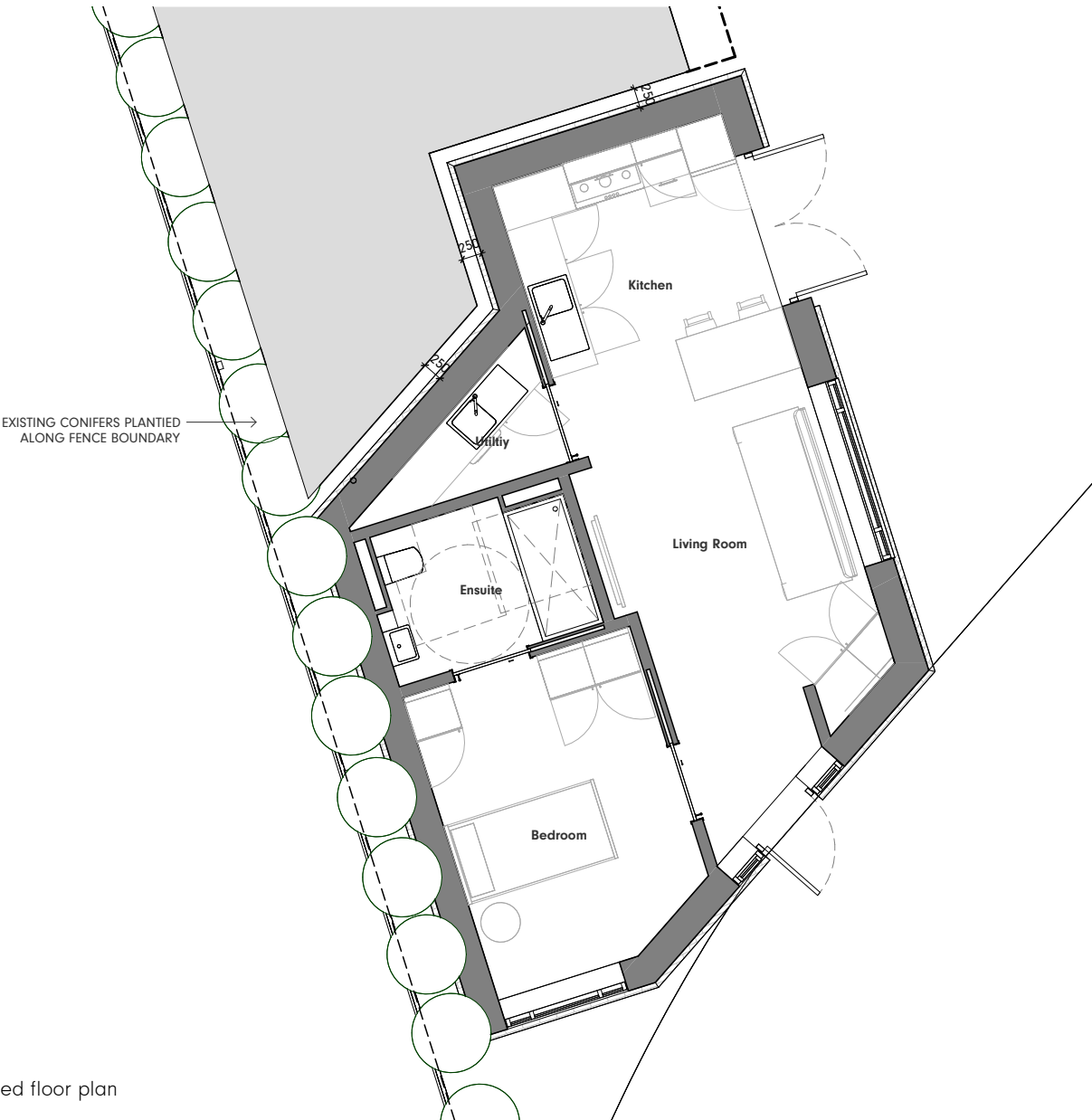
The proposal responds well to the setting, existing slope on site and will have minimal negative impact on the biodiversity of the area.

Proposed Design

Proposed Plans Analysis

The project’s core aim is to create a one storey annex that is designed for compact, independent living. From the main entrance, the space is divided between private (on the user’s left side) and public (on the user’s right side). The master bedroom and ensuite ensure maximum privacy from the main home as it is located furthest away whilst the living room and kitchen maintain visual connections with the existing dwelling.

The annex is designed to be elderly friendly and complies with wheelchair turning circles if and when need be. Thus, the space can be adapted for future users and/or inhabitants.



Proposed floor plan

Proposed Design

Design Principles

The key elements of the build are informed by a series of design principles embedded into the design:

Subservience/hierarchy

Planning requirements make it clear that any annexe must appear subservient to the existing building to prevent the existing house becoming unbalanced visually. As a result of the design and proportions, the extension does not impact the balance of the elevation, being aligned and taking inspiration from the key elements of the original design. The extension is similar in principle to the other outbuildings at properties on Ramsden Farm, which have been granted planning permission for outbuildings and annexes. The rear wall off the property boundary nestles in the gentle site slope, without causing any issues related to overlooking and privacy to the neighbouring properties.

Proportion

The one bedroom flat is grounded in similar design proportions as the existing, with influences taken from the existing building on site and careful proportioning in relation to the neighbourhood, site, and the existing building. The annexe uses limited space to its maximum potential, with carefully positioned built in storage and open space.

Balance, unity, pattern

The materiality of the project is very important. We propose a mixture of materials to match the ones on the existing dwelling, muted tones, sandstone accents.

Repetition and rhythm

There is a certain rhythm to the configuration of spaces that reflects on the outer elevations through carefully positioned opening in the form of windows and doors connecting the annexe to the garden. Moreover, reusing the same or similar elements throughout the design, such as the roof lights, windows, decorative elements give the proposal a sense of consistency and unity.

Proposed Design

Design and Access

Our design process has integrated access issues from the start, as the annexe was conceived partly as an independent accommodation unit for an elderly family member. The entire annex is over ground floor level.

Design - The annex aims to extend the available space inside the house through a self-contained flat for an elderly family member. The design is heavily informed by the existing property; the materials used will match the existing: red brick details, dark tiled roof, dark grey window frames with decorative sandstone lintels. The internal spaces are well lit through the addition of generous doors and windows opening towards the garden.

Access - The self-contained apartment will be accessed via a separate entrance, on the South East side of the building. This entrance has a new porch that reflects the main entrance on the existing dwelling. The route into the kitchen is easily accessible from the main entrance, it is an open plan connected to the dining/living spaces that opens towards the garden through a generous french door. The annexe complies with wheelchair turning circles.

All the external surface treatments that need to be made good will have a non-slip finish. All proposed accesses conform to current building regulations.

Proposed Design

Building Appearance

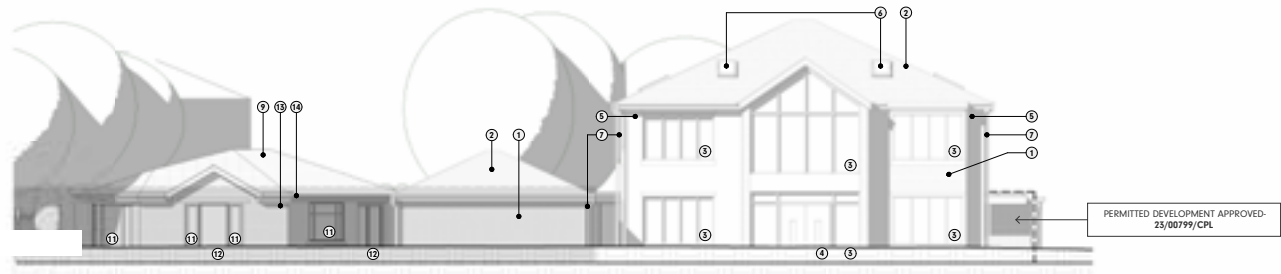
The proposed annexe takes cues from the existing surroundings. It will be finished largely in brick to match the existing. All new windows will be finished to match existing.

We feel the annexe has a subdued identity of its own, subservient to the existing, without diminishing and overpowering the original building. The extension has overhangs and gutters similar to the existing building, and a pitched roof.

The openings mimic the ones on the existing elevations and are positioned to maximise natural light into the internal space.

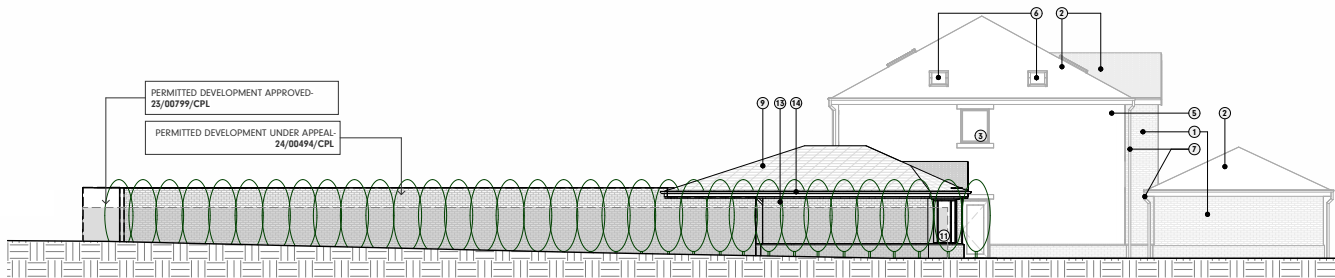
Proposed Materials

Contextual design has been a key driver throughout the design process and has shaped the form of the extension and the materials used. There is a predominant use of brick to match existing. The extension takes inspiration from the existing built fabric to deliver a modern scheme that cleverly integrates with the surroundings. The roof of the proposed annexe is finished in tiles to match the existing.



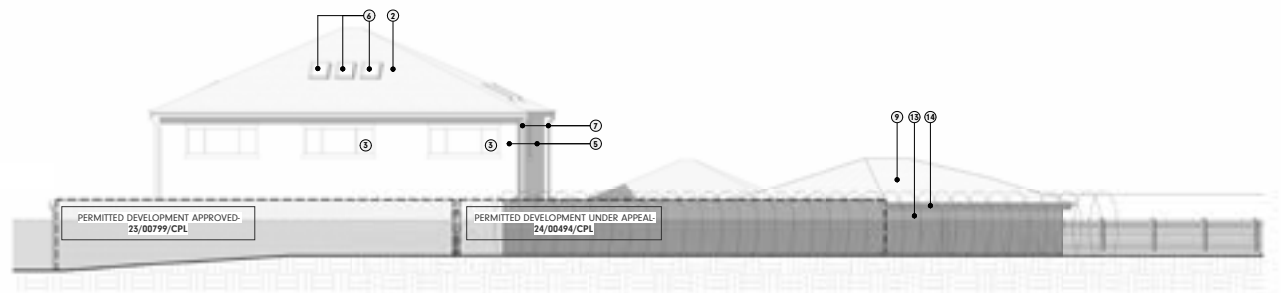
Proposed Front Elevation - Annex with Existing House

1 : 100



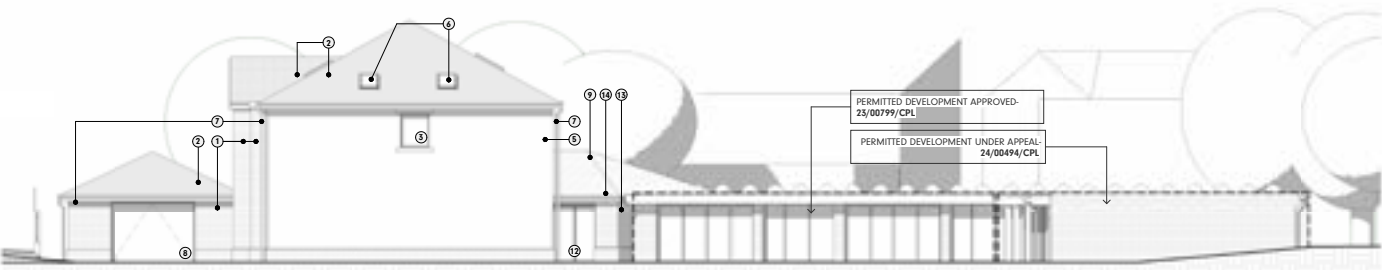
Proposed Side Elevation 01 - Annex with Existing House

1 : 100



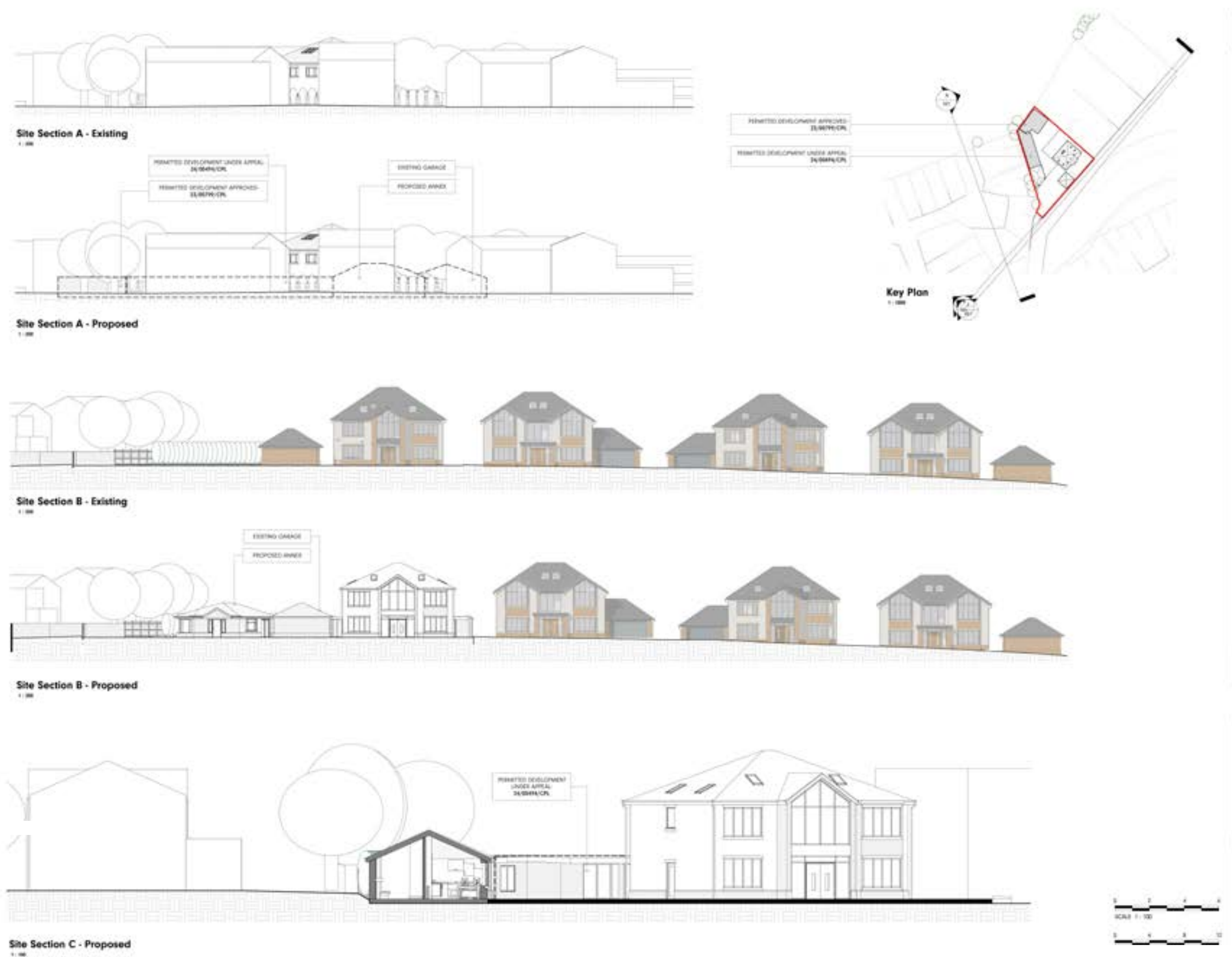
Proposed Rear Elevation - Annex with Existing House

1 : 100



Proposed Side Elevation 02 - Annex with Existing House

1 : 100



Site Sections



Conclusion

We consider that the proposed development would not cause harm to the character of the area, but will enhance the character of the existing building and will not affect the main elevation/streetscape.

This report states that:

- The quality of the design and specification in the proposals are very high and the nature of the proposals should be welcomed.
- There are no planning policy grounds to refuse the application as the scheme is in line with local and national planning policy.
- Planning precedents support the case that the proposal should be approved based on previous approvals of outbuildings to properties at numbers 2, 3 and 4 Ramsden Farm.
- The proposal is sympathetic to the surrounding area by using materials and taking inspiration from the character of the existing dwelling.

We believe that the aims and ambitions for the scheme to provide a property fit for an extended family are fulfilled by the design. The proposal to extend this dwelling by adding an annexe on site is in line with local planning policy and supported by other approved applications in the vicinity.

The annexe has been designed to a high standard to fit in with the local context and original architecture. It uses materials, design features and principles that elevate the existing property. The proposed materials are of a high quality and are appropriate to the context and setting of the building, ensuring this property is a valuable asset for many years to come, not only for the current occupiers but for anyone who will inhabit the building in the future.

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