
Architecture Unknown?

1 Ramsden Farm, M24 1ZB
Design & Access Statement

February 2023

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 extension 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 extension, separate from the existing property. Its configuration includes a self-contained one bedroom apartment (granny annex) alongside recreational spaces and a swimming pool, light filled and easy to use. The new extension then connects to the garden, framing a courtyard in the heart of the back garden, perfect for entertaining. The extension is designed to be used during all seasons for various functions.

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 by merging various recreational functions.



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. Roundthorn 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 Roundthorn 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

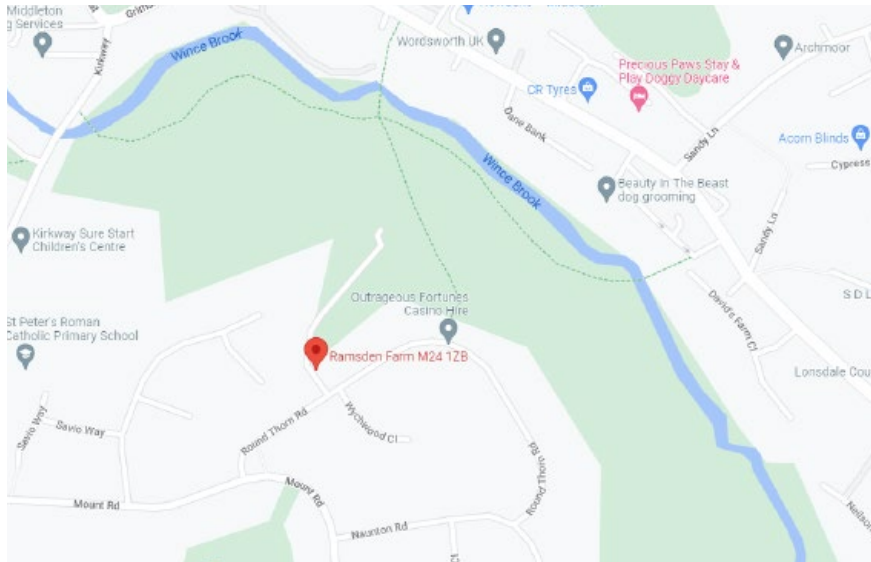
No significant site features beyond a very slight fall in level from front to back were observed whilst on site. The property is not in a flood zone or in a conservation area.



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



Fig.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
- Family entertainment spaces including: pub room with specialist fit out; new swimming pool with dedicated system; outdoor BBQ seating area and fire pit
- External walls to be finished with render to match existing building
- Floor to be raised off existing ground level
- 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.
- Roof lights positioned in key spaces to allow for maximum of natural light, with toughened and laminated glass.
- All external decking to have non-slip finish
- New heating system

Site

- Retain existing fences between courtyards.
- Existing attenuation tanks to be retained
- Exterior landscaping work.
- Removal of existing surface at the back of the property and replacement with planted surface and concrete paving to create seating area around grill and fire pit.
- Concrete step (1no step) with polished finish and non slip grooves at the building entrance. All outdoor circulation spaces to have non-slip finish.
- No changes to parking spaces.

Other works

- Land across the street to be planted with native species in order to increase biodiversity in the area and mitigate for any biodiversity loss resulted from the construction of the annex. Bird and bat boxes and bug hotels to be provided.

Proposed Design

Proposed Plans Analysis

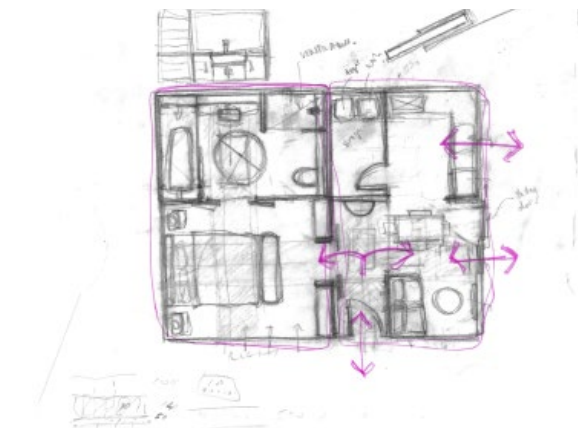
The project’s core aim is to create a one storey extension that would contain an annexe and additional recreational spaces for the family while integrating with the design of the original house.

The entertainment pavilion is centred around the pub. Equipped with a kitchen for a fry up, a bar counter suited for taps with keg storage underneath and a games lounge large enough to host a pool table, dart area and wide 3 seater sofa.

The design intent establishes a connecting spine between the poker room, karaoke room/snug and pub rear space that offers a better flow between spaces without constricting visual barriers. The pub allows for generous amounts of light through the addition of roof skylights and bi-fold doors that offer views towards the courtyard and BBQ area.

The one-bedroom annex 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.

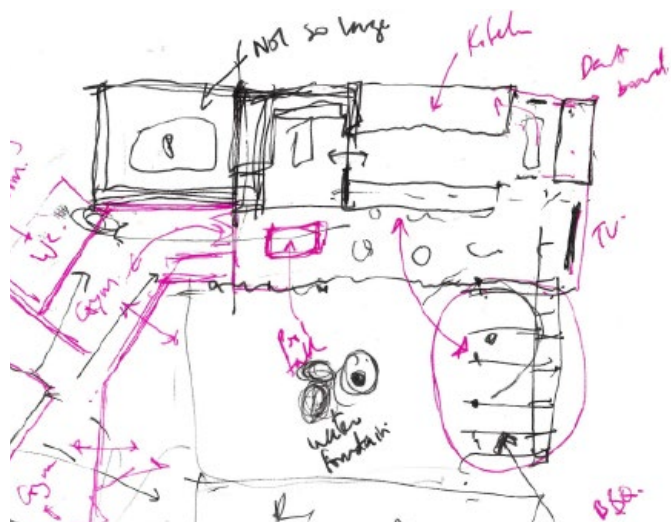
The annex is designed to be elderly friendly and complies with wheelchair turning circles if and when need be. Thus, the space can be adapted for future users and/or inhabitants.



Concept Sketch - one-bedroom annex



Proposed floor plan



Concept Sketch - entertainment centre



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 extension 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 two functional spaces (one bedroom flat and entertainment spaces) are ground in symmetrical design, with influences taken from the existing building on site and careful proportioning in relation to the neighbourhood, site, and the existing building. The annex 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. The two spaces (accommodation vs entertainment spaces) have distinct narratives that require their own aesthetic that highlight the contrast in use, feel, tactility and experience while remaining cohesive and harmonious to each other.

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 annex to the courtyard. 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.

Design and Access

Our design process has integrated access issues from the start, as the annex 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 the addition of entertainment spaces for the family and will accommodate 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 rooflights and generous doors and windows opening towards the courtyard. The annex seeks to build a deep connection with the garden which is enhanced through the addition of a water feature and landscaping.

Moreover, the following sustainable features have been considered: reclaimed building materials (bricks, timber), a significant planting schedule, numerous bird/bat boxes and bug hotels.

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 courtyard through a generous bifold door. The annex complies with wheelchair turning circles. The entertainment spaces connect to the courtyard through the games lounge; the swimming pool and gym area also have their separate access.

All the external surface treatments have a non-slip finish. All proposed accesses conform to current building regulations.

Proposed Design

Building Appearance

The proposed annex takes cues from the existing surroundings. It will be finished largely in white render and brick to match the existing. All new windows will be finished in black.

We feel the extension 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.

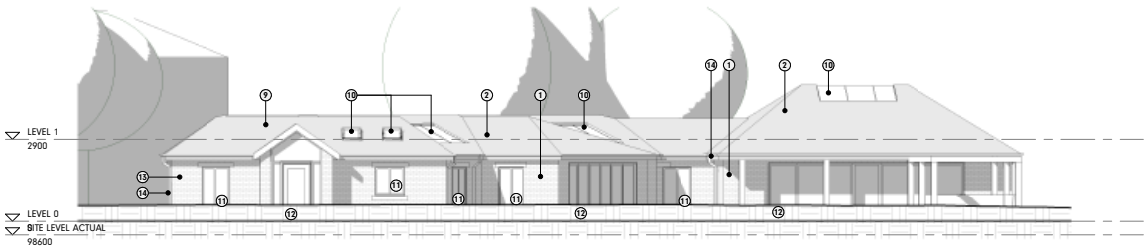
The openings mimic the ones on the existing elevations and the rooflights are positioned to maximise natural light into the internal space.

Proposed materials

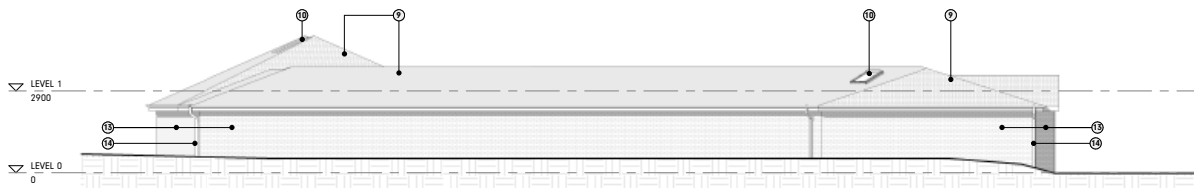
Contextual design has been a key driver throughout the design process and has shaped the form of the extension and the materials used. The side extension makes predominant use of matching brick cast against white render to match existing. The extension takes inspiration from the existing built fabric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

Building ethos

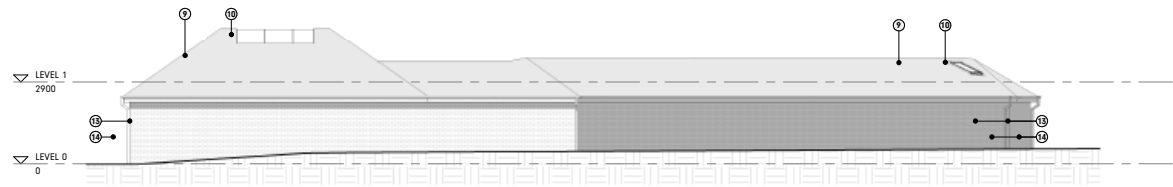
We intend to use local labour and local companies for this project. The aim of the building is to comply to current building regulations and adhere to the sustainability agenda. The eco building component is central to our concept, with a structure designed with local ecology in mind and high levels of eco friendly insulation.



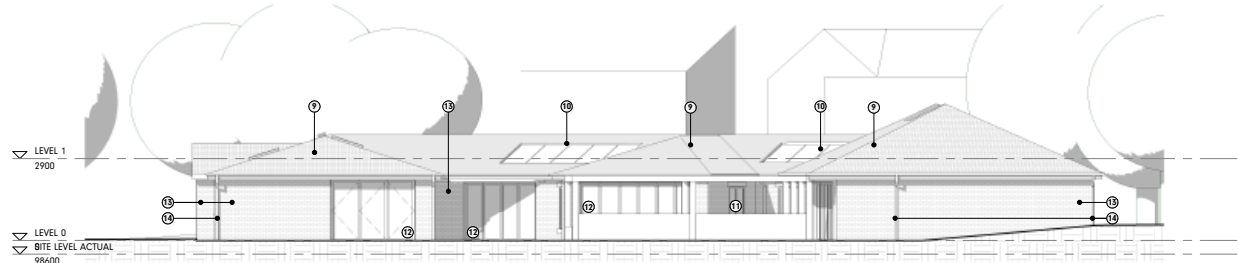
Elevation 1- Outbuilding



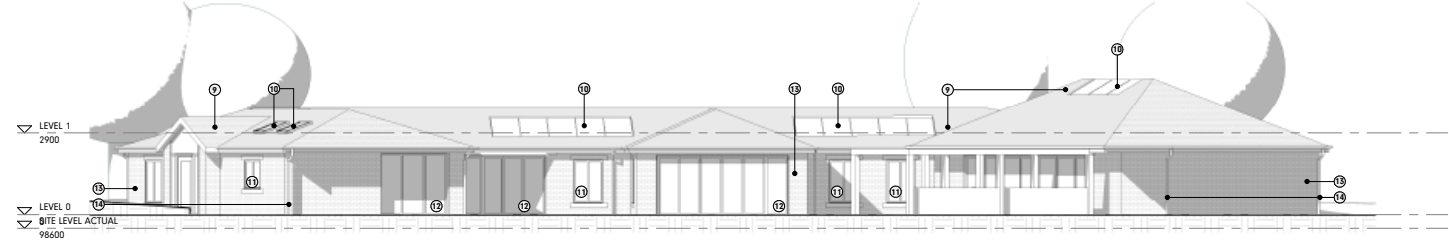
Elevation 2- Outbuilding



Elevation 3- Outbuilding

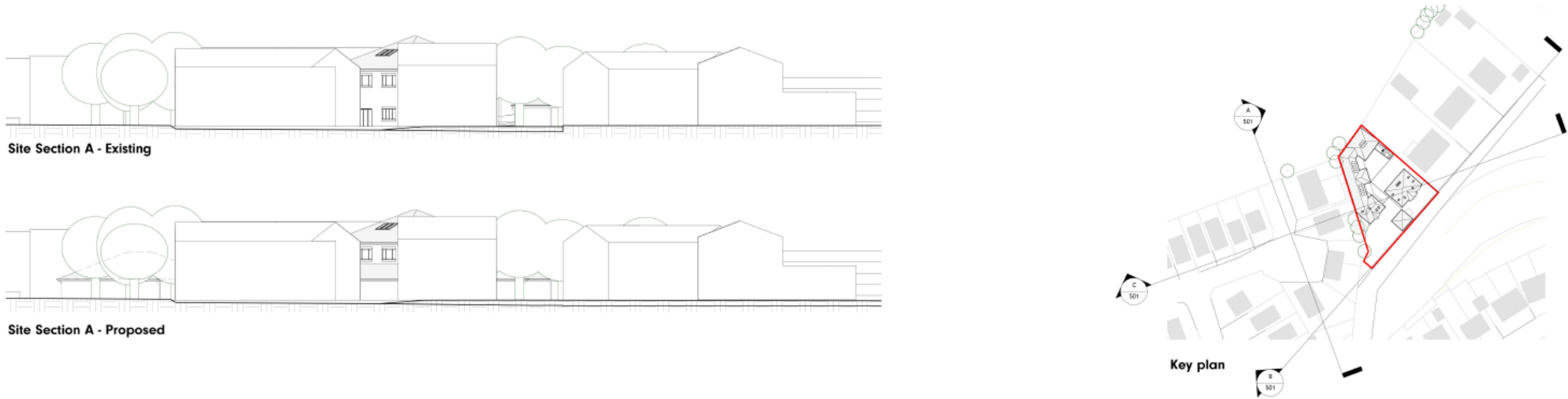


Elevation 4- Outbuilding

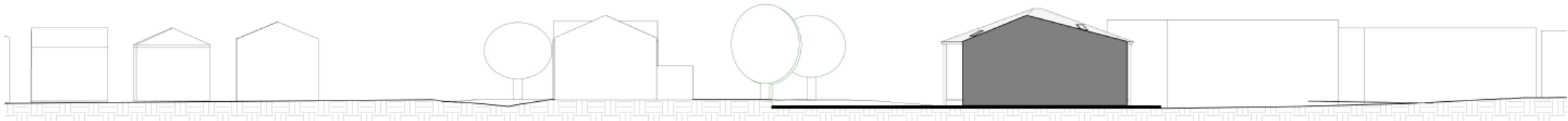


Elevation 5- Outbuilding

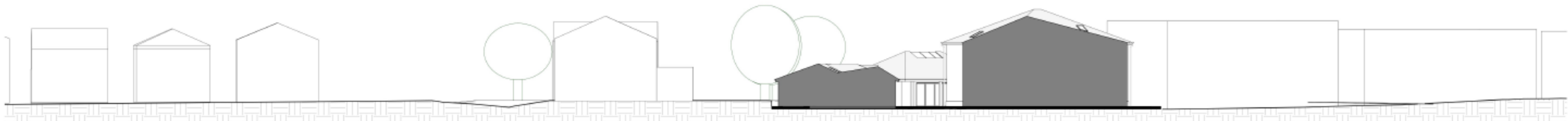




Site Section B - Proposed



Site Section C - Proposed



Site Section C - Proposed

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 annex on site is in line with local planning policy and supported by other approved applications in the vicinity.

The annex 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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