CJ PARTNERSHIP
ENVIRONMENTAL ARCHITECTS



Higher Moorgate Farm

Design and Access Statement

Planning Application February 2020

Introduction

Purpose of the Report

This report is presented in support of a full planning submission for the demolition of an existing property and the construction of a new contemporary family home at Higher Moorgate Farm, which is located off Gristlehurst Lane in Birtle.

Clients Background

Local people, with a young family, who live Rochdale and have a thriving business which has a national client base.

Their remit for the design was to design a striking modern family home which should be contemporary with some historic context.

It should be spacious, conducive to modern family life, and have high sustainability credentials.

01

The Site

CJ PARTNERSHIP
ENVIRONMENTAL ARCHITECTS



1.01 Site Location

The site is situated in the greenbelt to the North of Bury and Rochdale Old Road.

It May have ben a farmstead historically, however, at sometime in the recent past it was divided into two separate domestic dwellings.

The site includes the larger property to the East of the site, coming with1.5 ha of open land.

The area of land associated directly with the house, which includes garden, a garage, pond, out-buildings and hard-standing covers 0.35ha (0.85acre).



1.02 Site Location

There appears to be a distinct difference between the defined house site curtilage, which has a more domestic character, and the large plot of land to the East, which is rural and open.

site boundary

groups of mature trees

defined house site curtilage boundary

open views

CJ PARTNERSHIP
ENVIRONMENTAL ARCHITECTS

1.03 Site Context

The immediate setting for the building has a domestic quality with a large driveway, paved areas and large front and rear garden.

The wider setting is essentially rural made up of a pattern of grazing fields, the foothills of the Pennine landscape are visible in the background.

The main house would appear to have some history, possibly dating back to the 18th century. However, it has been modified over the years with varying degrees of success.

Existing Property





1.04 Site Context

The house is constructed from random coursed Pennine sandstone, under a diminishing natural stone roof.

It has an original rectangular plan form with later additions.

Existing Property



1.05 Site Context

There are some limited long-distance views of the site restricted by the varying topography and mature landscaping.

This view is from the West along Gristelhurst Lane.

View from the West Along Gristelhurst Lane



1.06 Site Context

There are limited long-distance views of the site due to the undulating topography and screening by groups of mature trees.

This view is from the East along Gristelhurst Lane.

View from the East Along Gristelhurst Lane



View from the East Along Gristelhurst Lane



1.07 Site Context

There are limited long-distance views of the site due to the undulating topography and screening by groups of mature trees.

Closer view from the East along Gristelhurst Lane.

1.08 Site Context

The curtilage to the existing property is somewhat domestic in contrast to the surrounding open countryside.

Aerial view from the North East

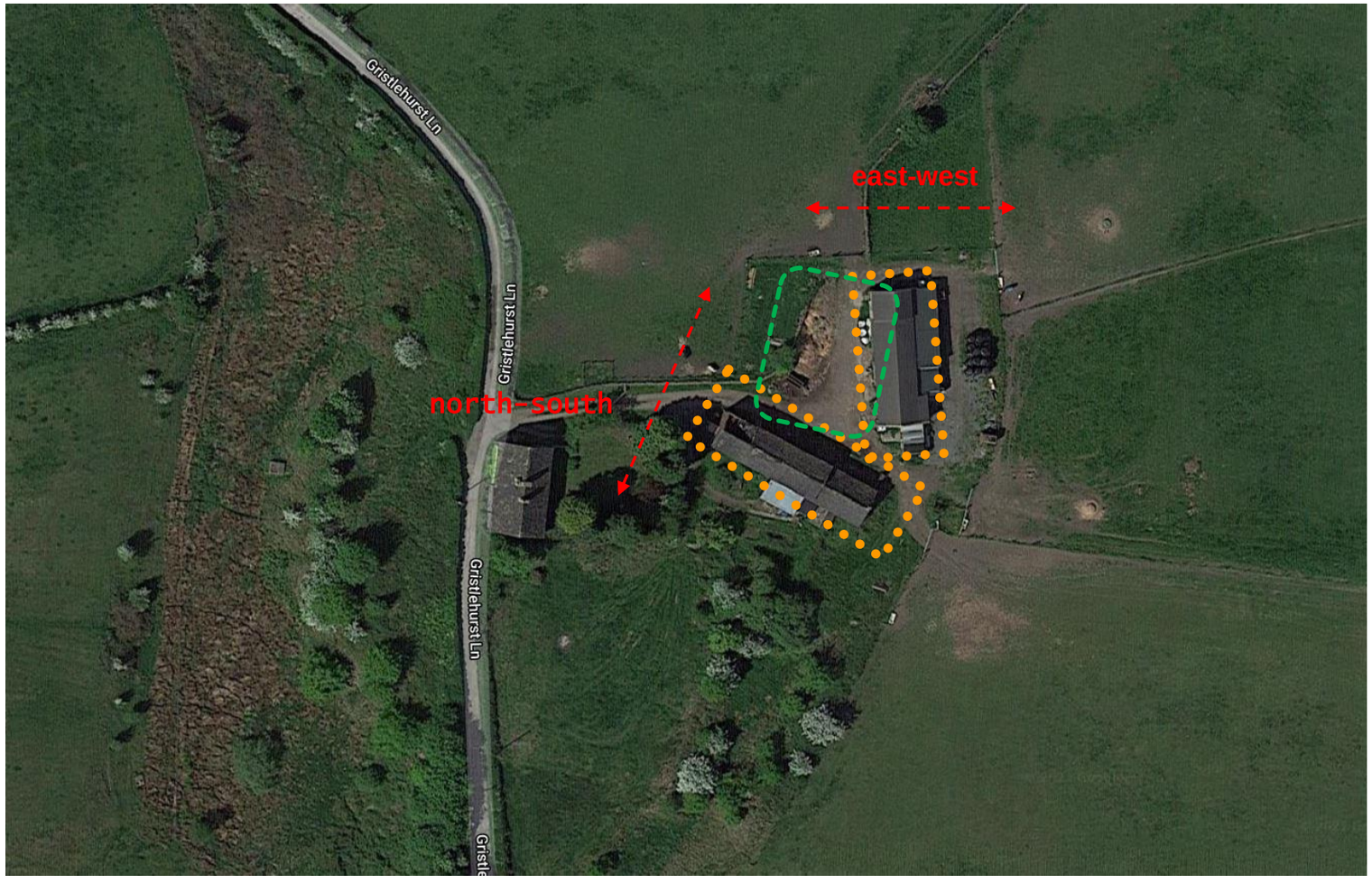


02

Design

CJ PARTNERSHIP
ENVIRONMENTAL ARCHITECTS

Typical historic farm buildings along Gristlehurst Lane to the East



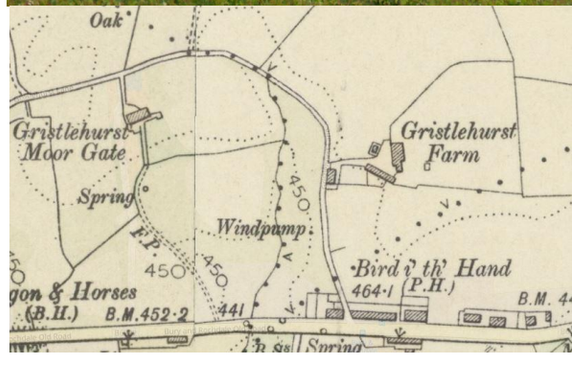
2.01 Local Farmstead Groupings

Traditionally, this area of Rochdale remains rural, and a few of the historic farmstead grouped structures remain intact.

Historically, the main buildings are generally linear in form with additional structures added over the intervening years.

With this group of buildings, a West facing courtyard is formed by orientating the two structures in an east/west and north/south direction. This would provide some shelter from the cold east winds.





CJ PARTNERSHIP
ENVIRONMENTAL ARCHITECTS

typical historic farm buildings along Gristlehurst Lane to the East



2.02 Local Vernacular

Local farm buildings grouped together around a courtyard in the foreground.

Brick and stone are the most common facing materials.

Large double-height openings to the barns give the buildings some vertical emphasis.

typical historic farm buildings along Gristlehurst Lane to the West



2.03 Local Vernacular

This view from the site looking East indicates how the elongated forms historic agricultural buildings appear to blend into the landscape, echoing the linear nature of the hedgerows and clumps of trees.



Typical farm buildings within the local area
with a similar rectangular form



Many local historic barns have a double-height entrance,
this one also has a distinct vertical emphasis with brickwork relief arches



Brick and stone are the dominant building materials

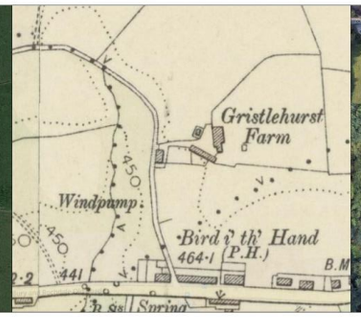
Setting and Materials

The inspiration for the setting/siting is taken from the local farmstead vernacular, whereby buildings are grouped around a functioning courtyard.

The external materials have been chosen to match with the local rural farm buildings.
A vertical emphasis to the elevation openings are designed to create an overall feeling of solidity and help to define linear form. The building appears to be 'anchored' to the ground.



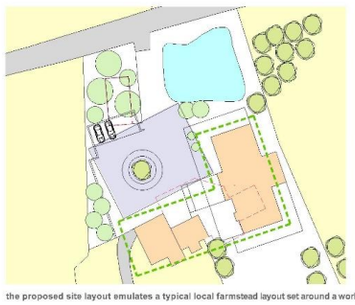
Local historic farmstead clusters typically feature rectangular forms
around a courtyard , these clusters are a defined a feature within the landscape







Nuthurst Farm-a modern rural dwelling- brickwork
elevations with deep reveals to openings



the proposed site layout emulates a typical local farmstead layout set around a working courtyard

a green roof is set behind a brick/stone parapet with oxidised copper (fixed to shade) box gutters to the end elevations

the entrance canopy will be constructed in laminated oak with an oak boarded soffite



the black coloured aluminium window frames will be partially hidden by the external structure

the elevations will feature full brick depth openings (330mm) and local sandstone reveals/window soffites with a recessed soldier course detail between floors



laminated oak columns

Steve and Elaine Williams New Dwelling Higher Moorgate Farm Gristlehurst Lane Birtle	Design Development sheet 02 work to figured dimensions © CJ Partnership owns the copyright of this design / drawing which must not be reproduced in whole or in part without the written permission of CJ Partnership	contract no 3564 drawn by	drawing no 18 date January 2021	revision scale @ A3 1:200	Revisions: A.	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJ PARTNERSHIP ENVIRONMENTAL ARCHITECTS

2.04 The Brief

1. Contemporary high-quality design, which is both contextual and references the simple elegance and proportions of the 'Functional Tradition' of the 18th and 19th centuries.

2.Should create welcoming and integrated external spaces, which relate to the existing landscape.

i) A defined feature entrance space with some idea of a sheltered/protective enclosure.

ii) Connect with the existing pond and shape an entrance courtyard

3.Create a spacious family home with plenty of natural daylight and a smooth flow of space.

5.Make the most of the East/West open views.

6.Have a high energy efficiency to Passivhaus standards.

CJ PARTNERSHIP
ENVIRONMENTAL ARCHITECTS



Villa Barbaro Maser, Veneto by Andrea Palladio c1560



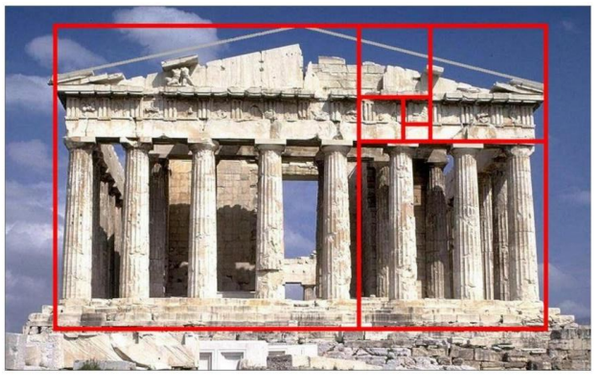
Crimble Mill Heywood George IV c1829 architect unknown-built in a Late Georgian style

The Functional Tradition

During the 18th and 19th centuries, with the onset of the industrial revolution, new building types developed in response to the new technologies and processes which were evolving.

These structures included factories, textile mills, warehouses, sheds, and larger farming complexes.

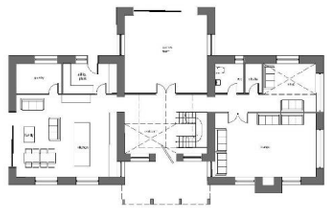
Generally functional in form, they are typified by a pared down classical aesthetic which emanated from the Georgian taste for symmetry and proportion inspired by the Renaissance architect Andrea Palladio (1508-1520).

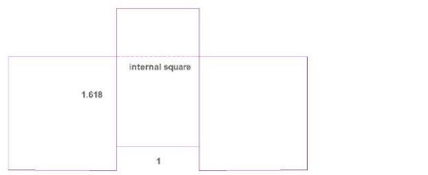


Pathenon Athens started 447BC

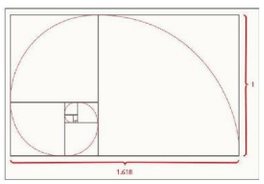


Crimble Mill Heywood 1884-1914 Moving into the C20th a functional classical style still pre-dominates





The plan is symmetrical formed by 2 squares with a central entrance of golden rectangle proportions



The Golden Rectangle is utilised in the design and layout of classical architecture with a proportion of 1 to 1.618



Crimble Hall C1810 built by John Fenton note: the use of a parapet to 'hide' the pitched roof



The front elevation is set around a central entrance of square proportions, with openings referencing the Golden Rectangle.

Steve and Elaine Williams
New Dwelling
Higher Moorgate Farm
Gristlehurst Lane
Birtle

Design Development
sheet 01

work to figured dimensions

© CJ Partnership owns the copyright of this design / drawing which must not be reproduced in whole or in part without the written permission of CJ Partnership

contract no	drawing no	revision
3564	17	
drawn by	date	scale @ A3
	January 2021	1:200

Revisions:
A.

Blue Pit Mill Queensway
Castleton Rochdale OL11 2PG
+44 (0)1706 631347
info@cjpartnership.com
www.cjpartnership.com

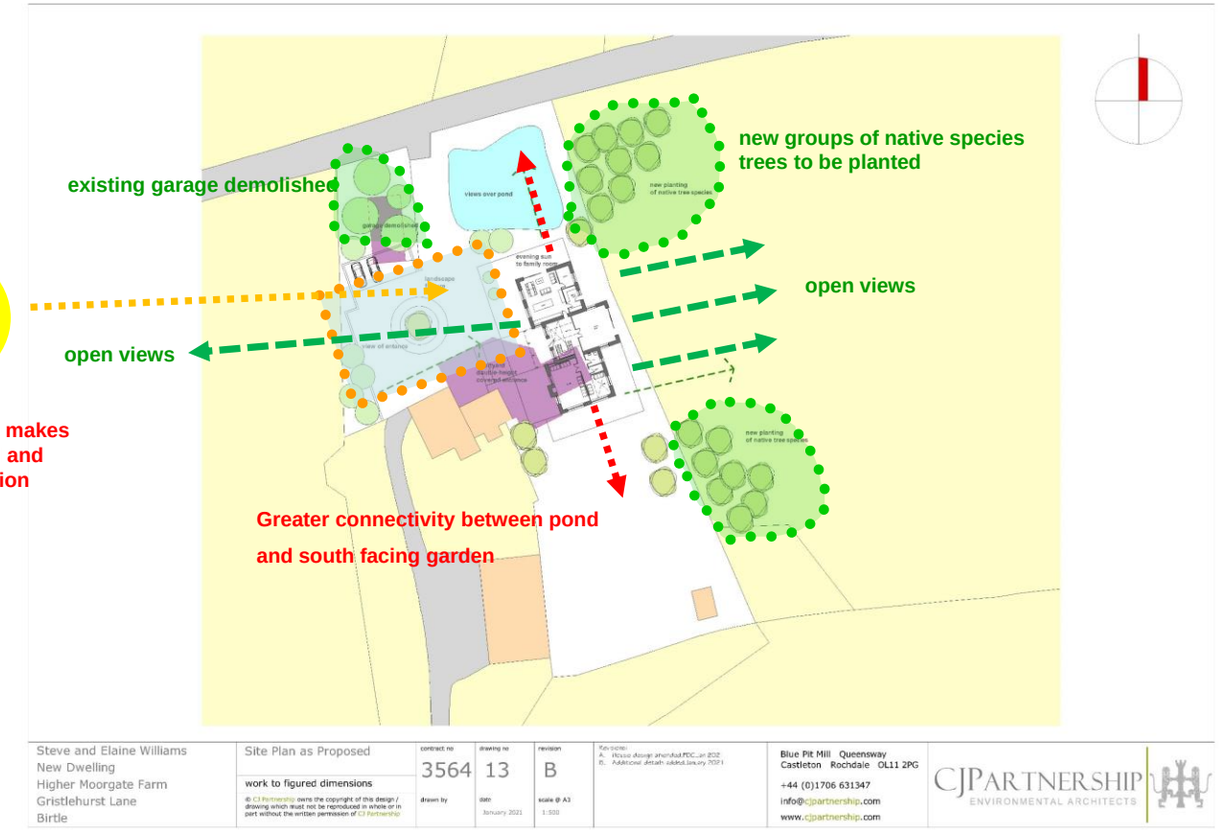
CJ PARTNERSHIP
ENVIRONMENTAL ARCHITECTS

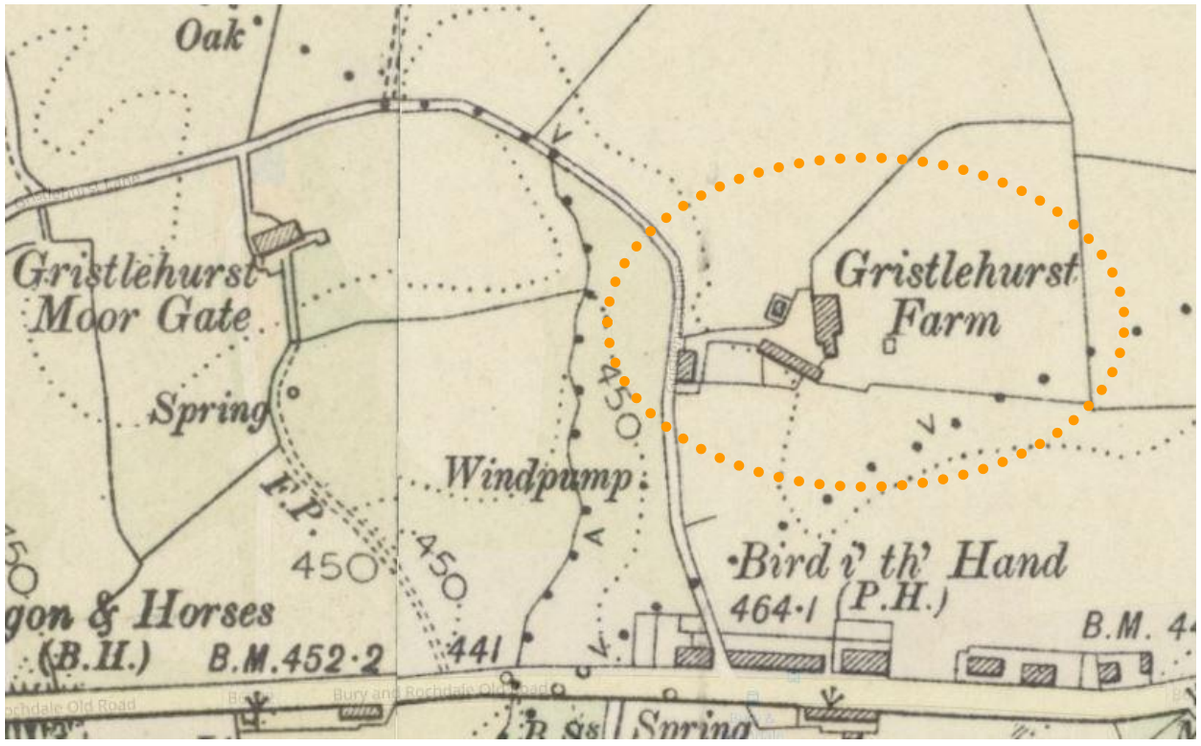
2.05 Design

The plan and layout are inspired by the buildings of the functional tradition prevalent during the late 18th to the early 20th centuries, mainly in industrial regions.

Referencing Palladio the applied classical symmetry and proportion in a restrained manner to functional industrial premises, domestic dwellings (both grand and utilitarian), railway stations, and all other manner of building types.

CJ PARTNERSHIP
ENVIRONMENTAL ARCHITECTS





2.06 Site Layout

With the demolition of the existing dwelling and leaving the adjacent dwelling intact, a new West facing courtyard is formed. This references a similar historic farmstead development to the east at Gristlehurst Farm.

This provides an improved connection between the pond to the North and the domestic curtilage to the south.







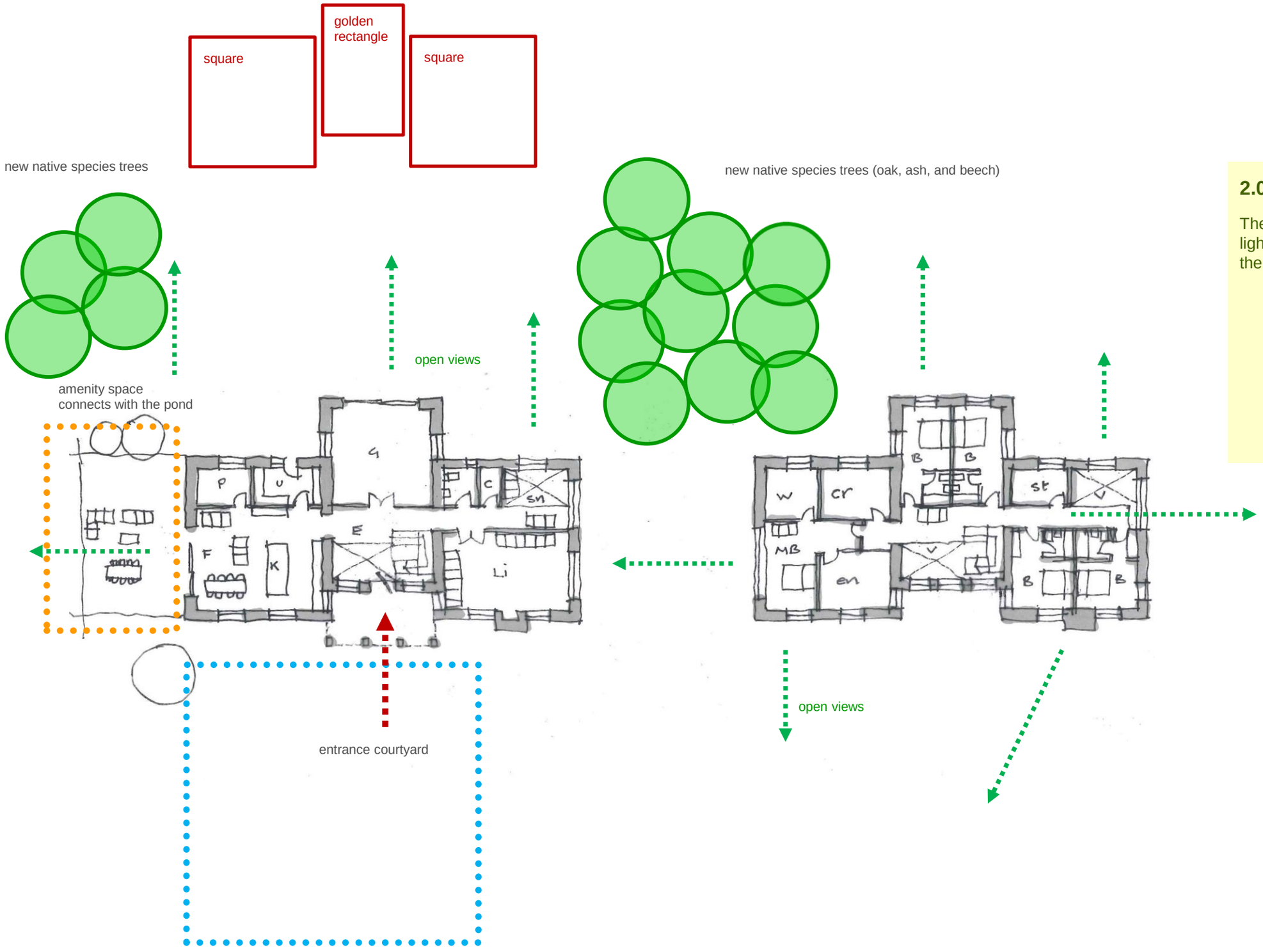
2.07 Existing Building

Under examination, appears that existing building consists of two separate structures built at different times.

The building does not function well in plan terms and the elevations appear somewhat compromised from previous its previous adaption.

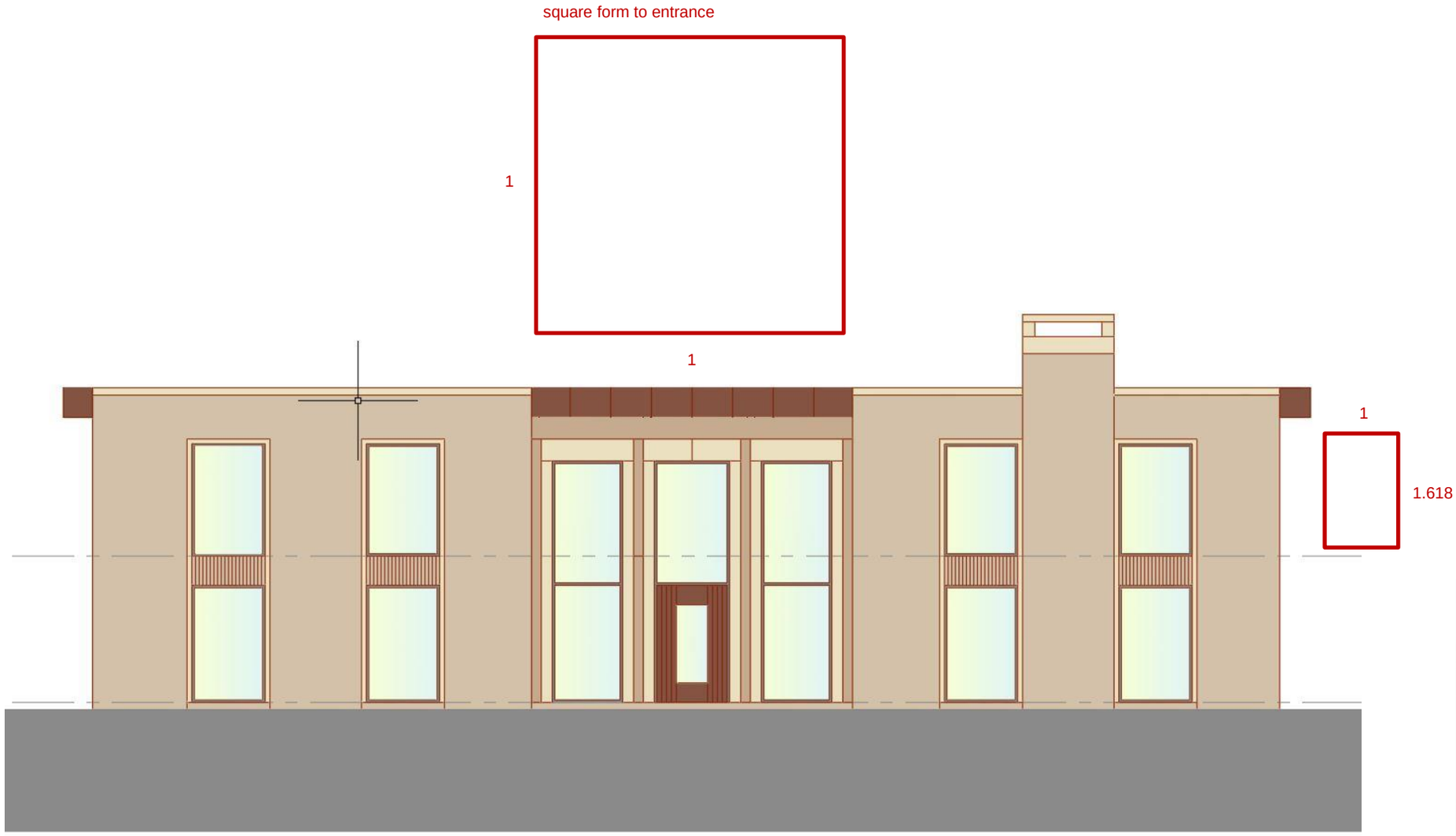
The hidden entrance, restricted internal layout and random juxtaposition of the built forms are awkward and out-dated by modern living standards. The energy efficiency is poor and it's relationship with the external spaces is fragmented.

The adjacent building has a predominantly south facing aspect in terms of openings.



2.08 Plans

The layout has been designed to be spacious, light/airy and free-flowing with views across the open countryside.



2.09 Elevations

The elevations have been designed in accordance with a simple geometry and classical proportions to present a contemporary interpretation of the ‘Functional Tradition’.

Brickwork is the main material, with some ashlar stone to the window reveals and main entrance.

Reveals to all openings are 330mm giving the building a feeling of solidity and ‘anchoring’ it into the landscape.



deep reveals to openings (330mm)



vertical and horizontal rhythm-barn at Crimble

CJ PARTNERSHIP
ENVIRONMENTAL ARCHITECTS

2.09 Materials

The selection of materials is very simple and reflects the principles of the design concept as follows.

Contextual

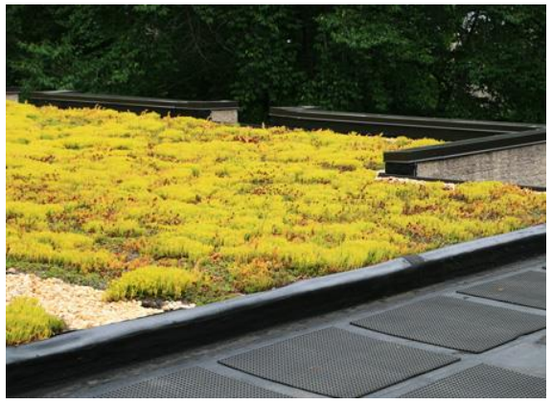
A palette of materials has been chosen to harmonise with the local vernacular in terms of texture, colour and massing whilst retaining a contemporary crispness and modern simplicity.



traditional brickwork with deep reveals to openings



Laminated Oak columns



hidden green roof



copper box gutter



ashlar stone (Yorkshire)