

Design & Access Statement

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Project Introduction

01

Introduction

This document has been produced alongside the Planning submission to add a small extension to an existing cottage in order to provide functional family kitchen and living space. It should be read in conjunction with the Planning Statement provided by Pegasus.

The existing property is located on a secluded lane leading off the B5202 (Knowsley Lane), in west Knowsley. It is a 4-bedroom cottage surrounded by a large garden and land used to house and take care of horses.

Constructed in multistock red brickwork, the cottage has limestone sills below each window and areas of decorative soldier coursing above some openings. The roof is clad in slate tile and the windows and doors are in wood effect uPVC.

The original cottage was extended in the past to improve the dwelling and make it more suitable as a family home. The extension is constructed to mimic the material palette and design language of the existing building.

The property is located on land designated as Greenbelt by the borough Council and sits within the Knowsley Village Conservation Area (Article 4).

Information accessed on 15.05.24 from;
<https://localplanmaps.knowsley.gov.uk/>



The Brief

Following the initial site visit and discussions with the Homeowners, the aspiration for the project is to extend the existing kitchen and family dining area to better address their needs as a family and as care givers to the horses and land.

The existing floor plan on the following page will demonstrate the issues surrounding the existing layout and the impact this has on how the house is currently used to fulfil this function.

Key points;

Improve entrance sequence (inc. new 'back' door)

Include cloakroom storage

Small WC / shower room

Improve functionality of the existing kitchen

Improve light in / views out



Previous Pre-App Advice

Pre-application advice was sought in September 2021. The submission states that an infill extension would be appropriate on the basis of;

- Solving practicality issues with the existing layout
- Matching materials
- Proposals equate to 50% increase
- No impact to Greenbelt or C.A. as designs match
- Not visible from road, path or bridleway
- No impact on existing vegetation
- No impact on existing drainage
- No additional traffic as a result of proposals
- Future proofing the home, ergo, care for the land

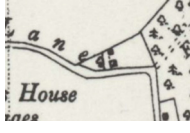
As the sketches and images mentioned throughout the Pre-app statement were not provided, it is unclear what the figures and volume measurements mentioned relate to.

The Councils response concluded that;

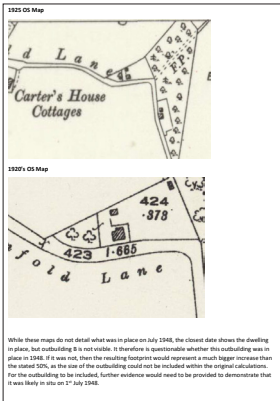
- No scaled plans provided to calculate volumes
- Cumulative volume is above 50% threshold
- Outbuilding B is not to be considered existing
- Size of proposal is contrary to the NPPF and saved Policy G7 and is unlikely to be supported
- Proposed designs would have little impact on overall character of building, highways or amenity
- Proposed designs considered appropriate to area
- Matching the sills and header brickwork would be required (and that details would be required)

21/00069/PREAPP PINFOLD COTTAGE, 6 PINFOLD LANE, KNOWSLEY, L34 9EJ
COUSLS KNOWSLEY LOCAL PLAN: CORE STRATEGY C32 - Development Principles C33 - Green Belt C33 - Design, Quality and Accessibility in New Development
SAVED POLICES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006) D05 - Development in Conservation Area G7 - Alterations, Extensions or Replacement of Existing Outbuildings in the Green Belt H8 - Extensions and Alterations to Residential Properties
RELEVANT HISTORY 74/14322/HIST - DEMOLITION OF PART OF EXISTING DWELLING AND ERECTION OF 2 STOREY EXTENSION TO REAR OF DWELLING TO PROVIDE LOUNGE AND BEDROOM - <i>Refused</i> 74/14375/HIST - DEMOLITION OF PART OF EXISTING DWELLING AND ERECTION OF 2 STOREY EXTENSION TO REAR OF DWELLING TO PROVIDE LOUNGE AND BEDROOM - <i>Refused</i> 74/14333/FUL - DEMOLITION OF EXISTING PORCH AND UTILITY ROOM AND ERECTION OF TWO STOREY EXTENSION TO REAR OF DWELLING PROVIDING NEW STAIRCASE AND LOUNGE WITH BEDROOM WITH EN SUITE BATHROOM ABOVE - <i>Consented</i> 74/14368/HIST - DEMOLITION OF EXISTING PORCH AND UTILITY ROOM AND ERECTION OF TWO STOREY EXTENSION TO REAR OF DWELLING PROVIDING NEW STAIRCASE AND LOUNGE WITH BEDROOM WITH EN SUITE BATHROOM ABOVE - <i>Consented</i>
PROPOSAL This residential pre-application enquiry relates to Pinfold Cottage located on Pinfold Lane. The property is a two storey detached dwelling, with attached garage/outbuilding to the rear. The dwelling is located within land designated as Green Belt, plus also falls within the Knowsley Village Conservation Area. In addition the property is covered by the Article 4 Direction. The property has previously been extended by way of a two storey addition to the rear. The previous extension does not span the full width of the dwelling, giving the current dwelling an L-shaped form. The pre-app relates to a further proposed single storey extension, which would project of the original rear elevation of the dwelling and adjoin the side of the two storey extension, effectively filling in the current stepped rear elevation. The sketches submitted show that the extension would be finished with a cream painted roof.

Irrespective of the inclusion of the outbuilding, consideration would also need to be given to the overall volume increase and not just the footprint of the built form. The plans/documents have not included any heights and therefore it is not possible to calculate the resulting volume. However, the documents for the historic applications for the two storey rear extension have been viewed. Of particular relevance the officers report relating to the extension that was approved, detailed that the development represented an approximate volume increase of 50% over the original volume. It has been identified that the existing extension has already increased the original volume of the dwelling by more than 50%. Therefore, any further extensions to the property would only further increase the cumulative impact over the original dwelling and would result in built form significantly over the 50% allowance. It is considered that the proposal would ultimately result in additions to the dwelling which would be disproportionate to the original building and would form a disproportionate development in the Green Belt. As such the proposal would be contrary to the NPPF and saved Policy G7 and therefore unfortunately unlikely to be supported.
DESIGN The proposed extension would be located the rear of the dwelling and attached onto the side of the existing dwelling. The attached of the extension are intended to shed but show a mono-pitched roof joining into the rear extension, with a dormer on the side elevation and a window to the rear. The criteria for appropriate development in Policy G7 dictates that the form and materials of the development should respect the appearance of the existing dwelling. The property is also located within a Conservation Area and is covered by an Article 4 Direction, therefore consideration must be given to the details to ensure the design is appropriate to the area. The Councils Conservation officer has advised that the materials and details would need to match the existing, in particular, attention would need to be given to matching the brick arches and angled stone sills of the original property. Given the single storey nature and its position towards the rear of the property, providing appropriate material and detailing in used, the extension would have limited impact on the overall character of the dwelling and design terms would likely be acceptable for the area.
RESIDENTIAL AMENITY The property is located over 70m from the closest residential dwelling, therefore, the proposal would not have any significant effect on the amenity values of the surrounding residents.
HIGHWAYS As the proposal would be sited to the rear, it would have no impact on the existing or access arrangements for the site and therefore would not raise any highway safety concerns.

POLICY CONSIDERATION The National Planning Policy Framework provides guidance on what is classified as inappropriate development within the Green Belt. Whilst which is identified certain exceptions, including extensions or alterations of a building, which can be considered acceptable providing they would not result in a disproportionate addition over and above the size of the original building. Saved policy G7 within Knowsley's UDP also makes allowances for extensions and alterations to residential dwellings within the Green Belt, providing they respect the appearance of the existing dwelling, its setting and preserve the openness of the Green Belt. The proposal should not be built or in conjunction with earlier developments result in a disproportionate addition over and above the size of the original dwelling. The explanation goes on to state that as a general guideline, enlargements of over 50% will normally be classed as disproportionate and not allowed. The size of the original dwelling is defined as that which existed on 17 July 1948 or the dwelling as built if this was later. A key issue therefore is to determine what calculates as the original building. The pre-application has not included any scaled plans but just some photographs of historic plans including a measuring tape in an attempt to demonstrate the width and depths of the various elements. Along with the dwelling, the plan shows two outbuildings added A and C. A supporting statement has also been included with the application. In which it acknowledges that outbuilding A was approximately 7.5m from the dwelling and therefore, would not be included within the calculations of the property size. It goes on to conclude that outbuilding B should be included within the calculations, given its proximity to the original dwelling. The statement provides estimations of the foot prints of the original dwelling, the previous extension plus the proposed extension. Using these figures it states that the proposed cumulative footprint would represent a 50% increase from the original size. However, the figure used for the original size includes outbuilding B, which is no longer in situ. On the plans this does appear to be within 5m of the dwelling, however to be classed as original, it would need to be proven that it was in existence on 17 July 1948, along with the dwelling. The below historic maps show the dwelling on site in 1925 and 1938 (published 1946).
1938 OS Map 

CONCLUSION It would appear that the proposed extension, together with the previous extension, would result in a volume increase significantly over the 50% limit considered appropriate within the Green Belt. The cumulative impact of the extensions therefore would be considered as disproportionate additions over and above the size of the original dwelling. As such it would be detrimental to the openness of the Green Belt and contrary to the NPPF and saved Policy G7 in the Knowsley replacement UDP, plus the Householder Development SPD. Unfortunately for these reasons, the proposal is unlikely to be supported, should a full planning application be forthcoming.
The advice given here does not indicate any formal decision by the Council as Local Planning Authority. Any views or opinions are given without prejudice to the formal consideration of any planning application and are based on the details submitted, site observations and other available information sources. A formal decision on a proposal can only be given on the submission of a planning application after a full consideration, which will involve consultation with local residents, statutory consultees and any other interested parties. You should also bear in mind that any subsequent changes to planning legislation or planning policies may affect the advice given. The pre-application process involves engagement by both the Local Planning Authority and potential applicants and, as such, we would welcome further discussions as you consider necessary although protracted discussions may incur additional fees to be advised in advance.



21/00069/PREAPP
PINFOLD COTTAGE, 6 PINFOLD LANE, KNOWSLEY, L34 9EJ

Existing Volume Calculations

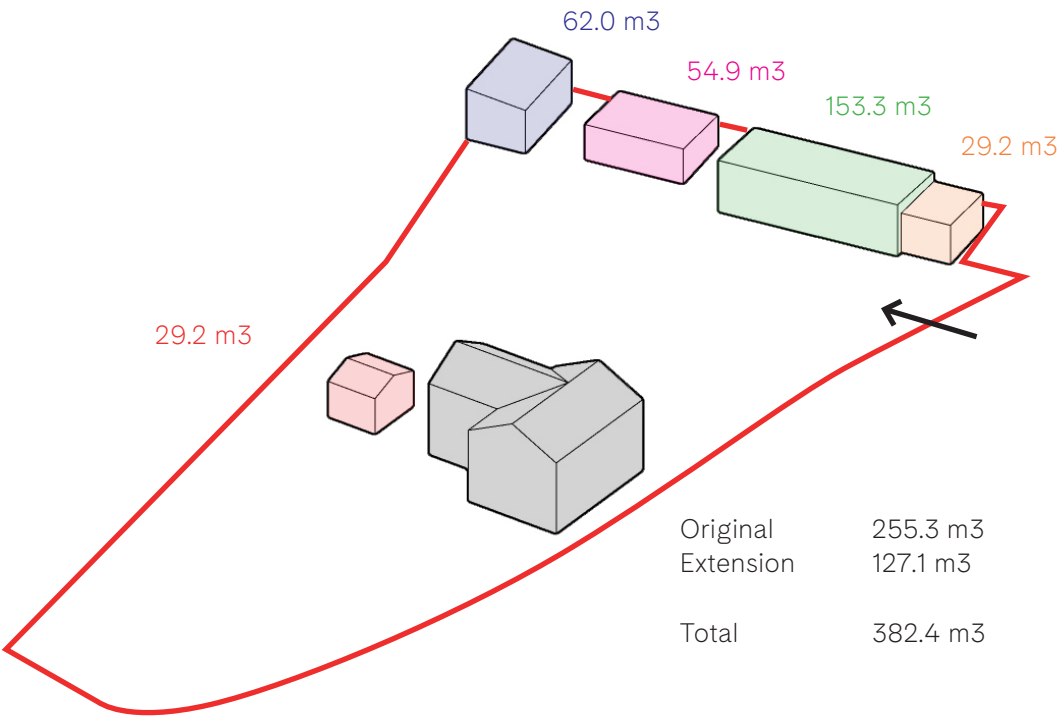
The planning history shows planning consent dating from 1974 relating to the demolition of an existing porch and utility room to facilitate the erection of a two storey rear extension.

The volumes of the demolished parts of the building are unknown. As a result, the “Original” volume is likely to be greater than currently indicated. The “Original” volume provided is simply the volume of the property as currently shown, minus the two storey extension.

House: Original	255.3	m3
Extension	127.1	m3
(Subtotal	382.4	m3)

Outbuilding 29.2 m3

Sheds: A	62.0	m3
B	54.9	m3
C	153.3	m3
D	29.2	m3



Original	255.3	m3
Extension	127.1	m3
Total	382.4	m3

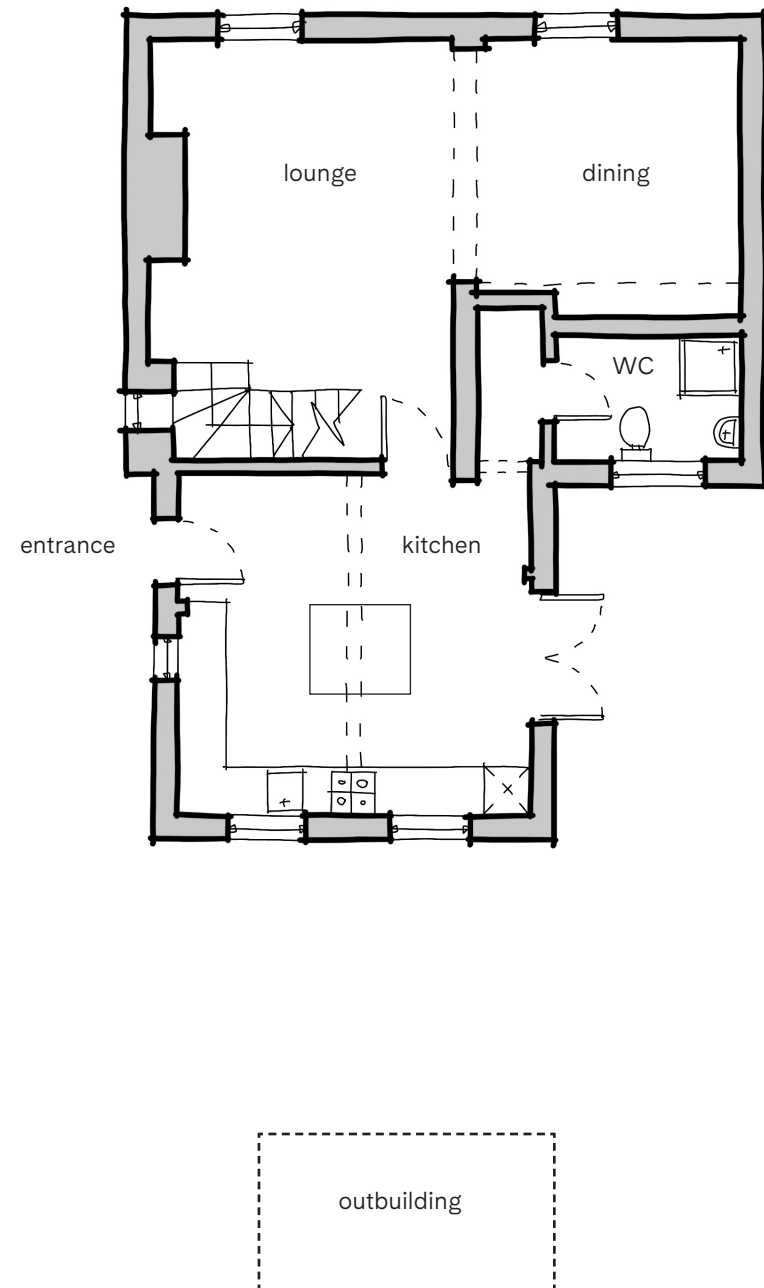


Existing Ground Floorplan

The ground floor comprises two primary rooms, a combined living dining area and a kitchen. Access to the house is through the back door directly into the latter, as the original front door has been sealed up and is no longer in use.

As the primary thoroughfare, the kitchen then provides access to the front of the house and upstairs along with a route into the downstairs WC via a small storage nook. Double doors in this room also lead to the rear garden.

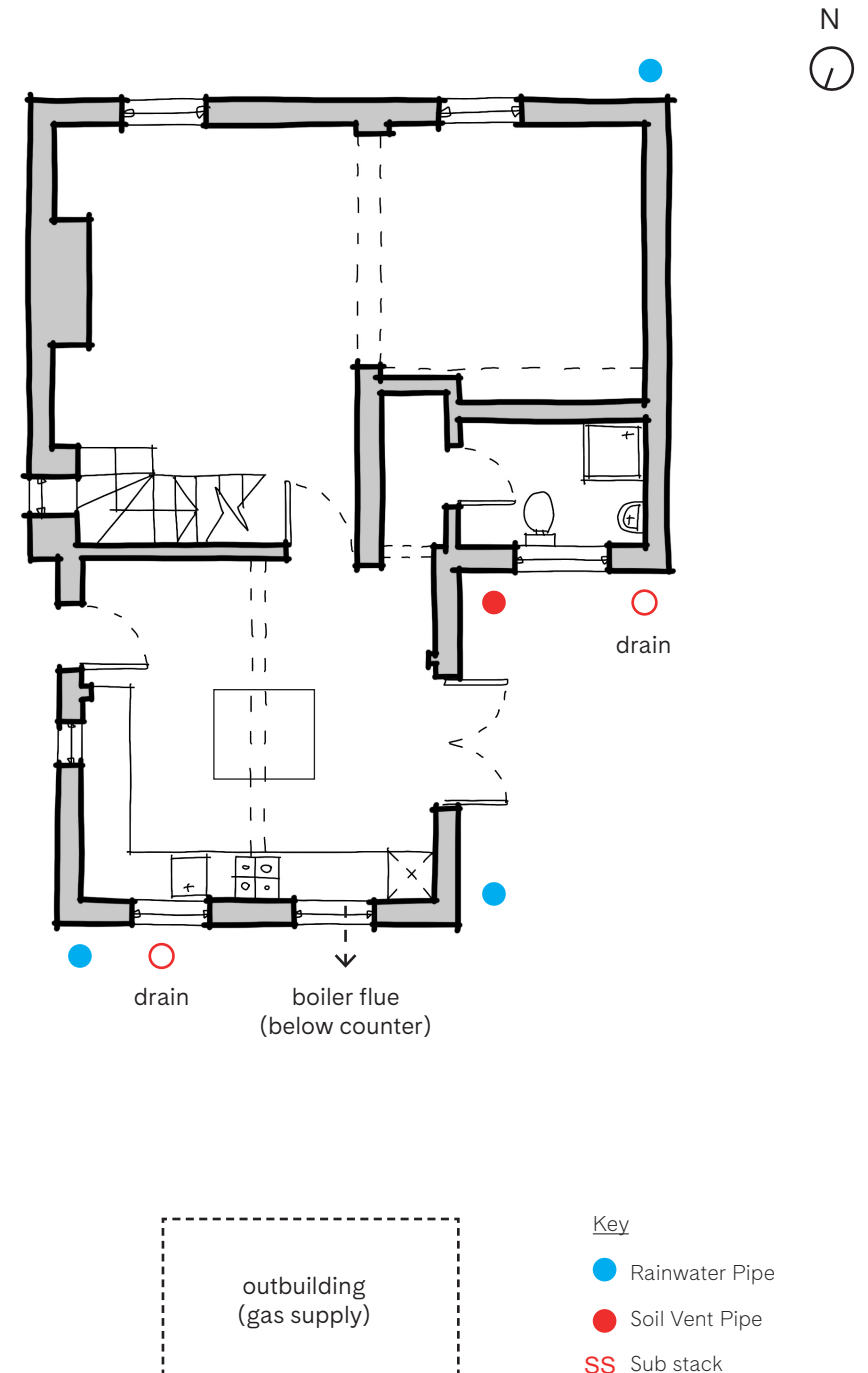
Informal coat and shoe storage is located behind the main entrance which causes issues with it being the main route into and through the house. The nature of an outdoor lifestyle creates problems when that mess also finds its way to inside.



Existing Considerations

Shown on the ground floor layout, right, reusing or redirecting the existing services will be a key consideration when proposing any changes to the internal arrangement of the ground floor.

The work will also need to be confirmed by a Structural Engineer, although the design proposals should highlight any areas where this might be required.



Existing Photographs

(clockwise from top left)

Front elevation

West elevation w/ entrance

North elevation

View from outbuilding

East gable

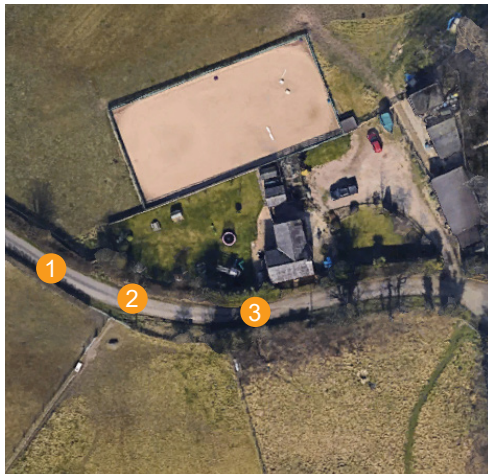
View of the garden hedges



Western Approach

To the West of the main facade, there is a substantial hedgerow which blocks the site from view.

Approaching along Pinfold Lane, the building (and any potential extension) would not be visible from the road. Locations below.



Design
Concepts

02

Final Concept - Floorplan

Through the inclusion of a modest infill extension and breakfast bar seating, a new dining space is created in the kitchen area which would subsequently free up the front of the house for use as a living room.

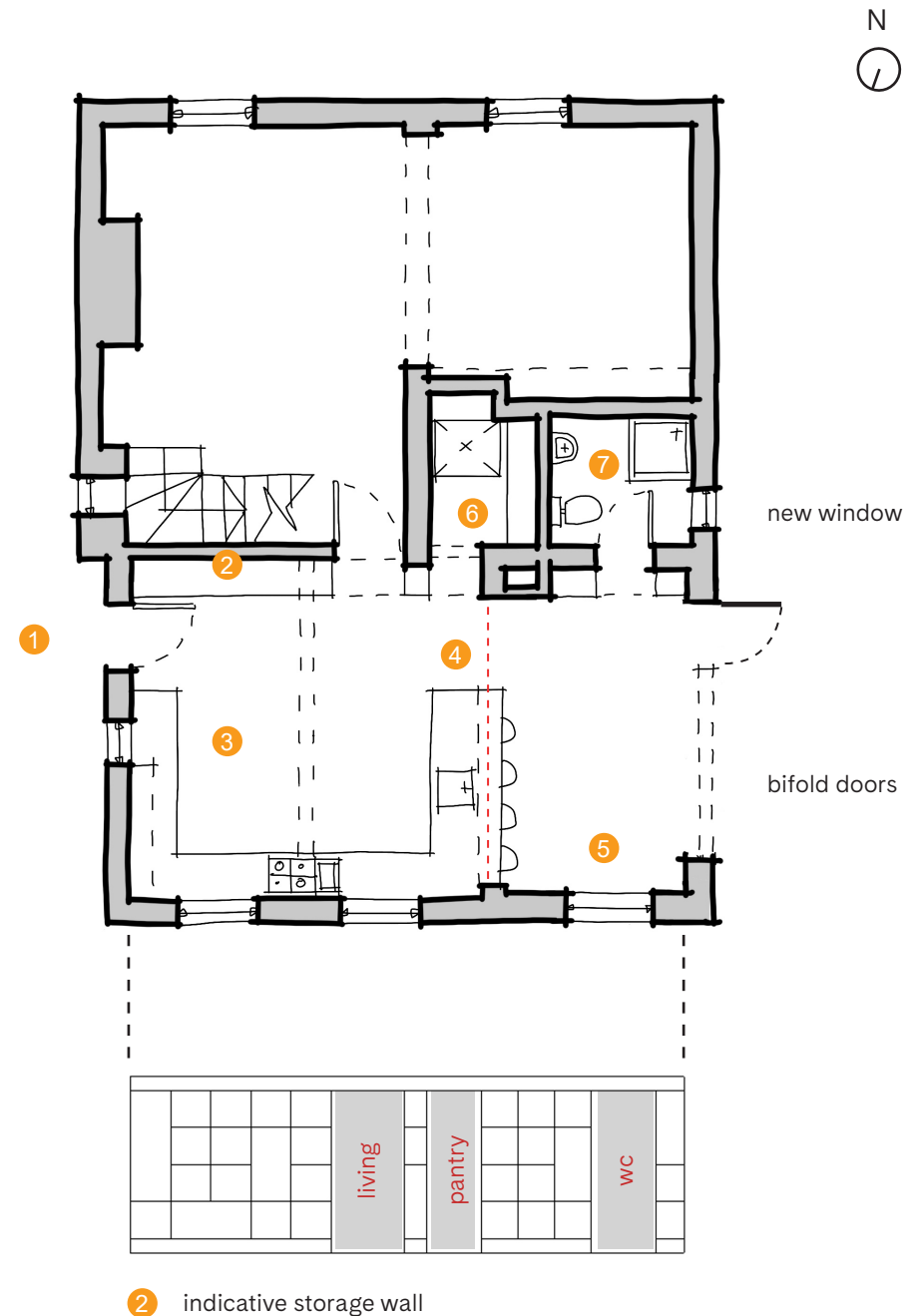
A new back door is also located adjacent the entrance to the shower room, providing cleaning facilities on entry.

There is also storage wall proposed alongside the living room wall, which would provide much needed cloakroom storage adjacent the main entrance.

A clearly defined circulation space leading through the room will be marked by different flooring materials which runs from the existing back door to a new opening facing the rear garden. This will avoid the issue of forming another problematic thoroughfare.

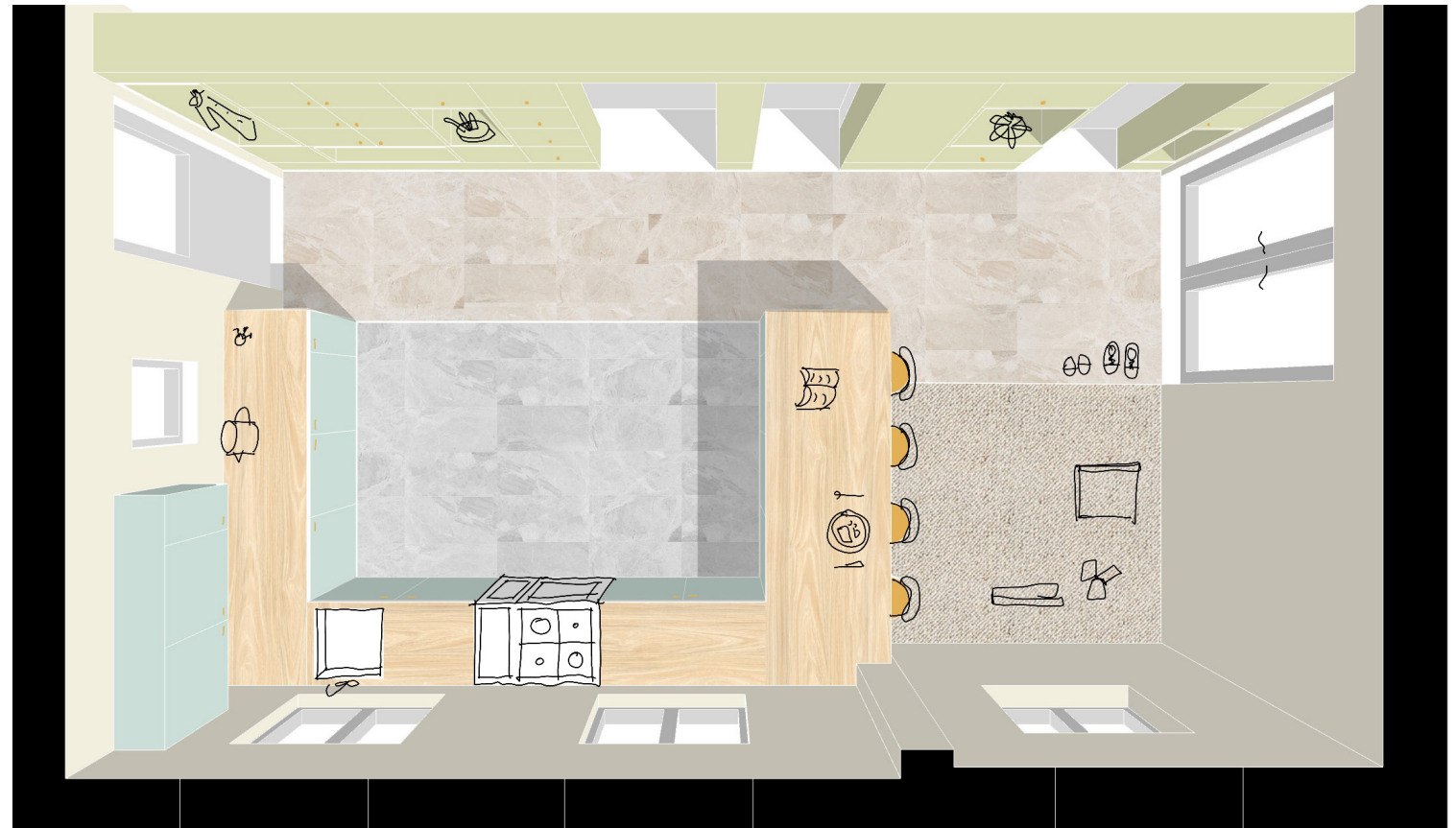
Key:

1. Front door
2. Storage wall
3. U-shaped kitchen
4. Breakfast bar seating
5. Dining area
6. Pantry with 900mm american fridge freezer
7. Existing WC reduced in size



Final Concept - 3D Floorplan

To better convey the ideas behind the layout, the image below shows a 3D version of the concept design plan. In this option, the bi-fold doors were replaced with smaller double doors which did not lend itself to how the house will be used.

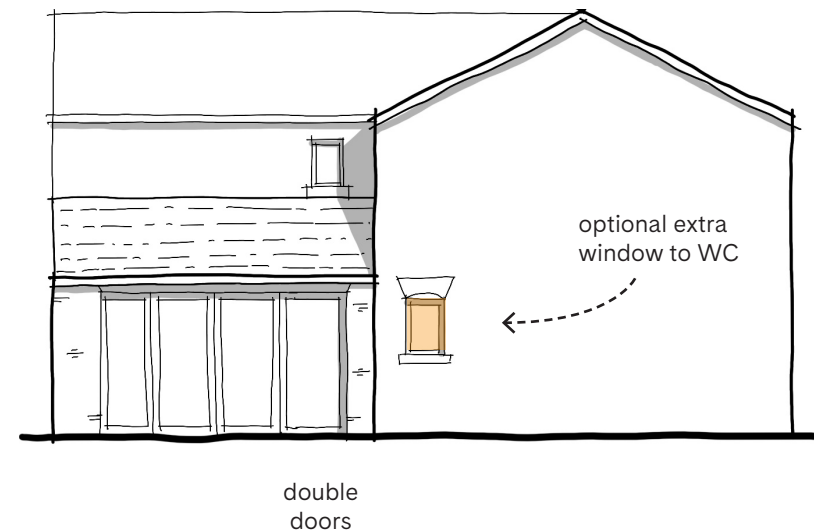
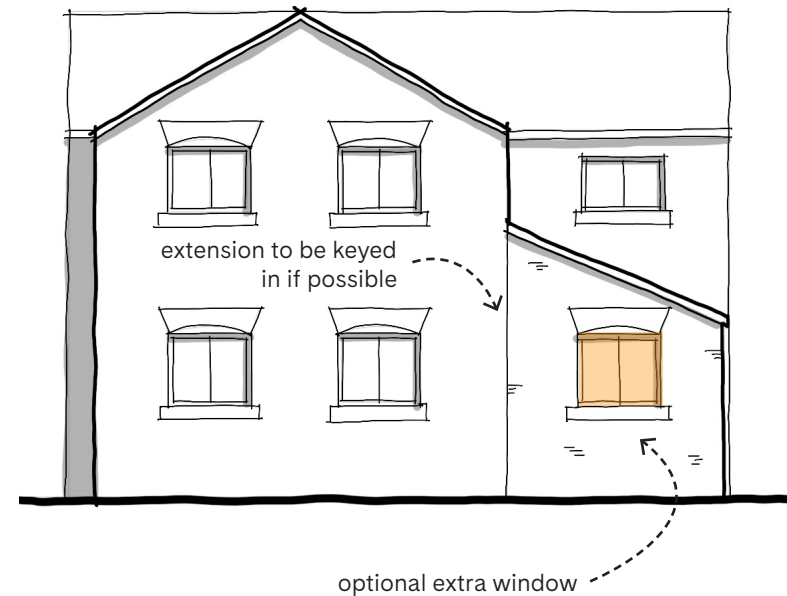
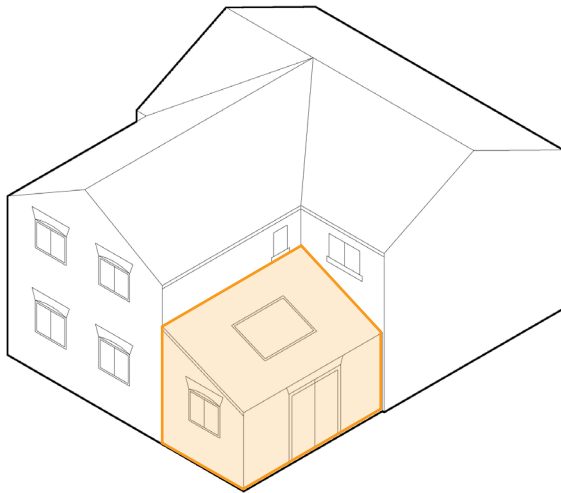


Final Concept - Exterior

The extension equates to an approximate additional volume of 34.6m cubed (orange below).

Design cues are taken from the existing building to include decorative soldier coursing above the proposed new windows and door, along with limestone sills.

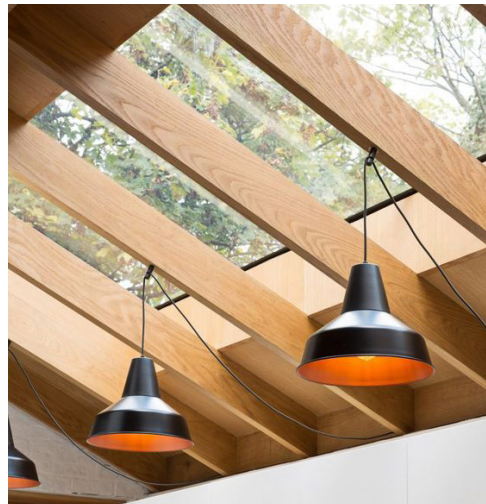
Bi-fold doors are used in the rear opening to optimise the indoor/outdoor living which is a key component of residing in the cottage. In practical terms, one panel would act as the back door in line with the circulation zone inside, making it more functional for everyday use.



Precedent Images

Contemporary Interior Grey Griffiths Architects - Rafter House

Despite the need to keep the traditional appearance of the cottages exterior, the internal space could be designed in stark contrast and be stylish and contemporary with hardwearing, natural materials. Reflective of the modern agricultural life it will facilitate.



Storage Wall MK Redesign - Scandi Mudroom

At 500mm deep, the storage wall has the ability to provide a large volume of valuable storage along the length of the existing wall. Nooks, crannies and cupboards can all be designed to suit household storage needs.



Pantry Shelving Little Label Co - Pantry

Along with the fridge freezer, the pantry could provide more bespoke storage for all of the kitchen essentials. This would free up more cupboard space inside the main kitchen to keep utensils and appliances out of sight, bringing order and tidiness to the heart of the home.



03

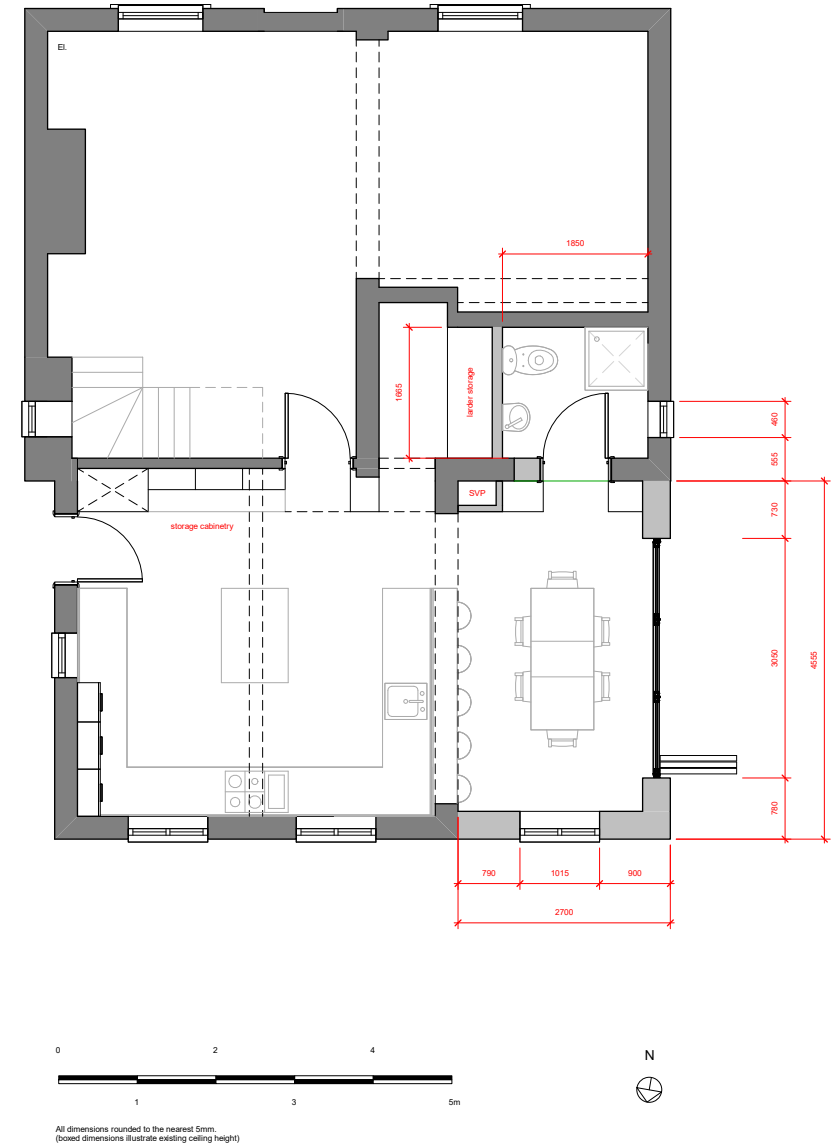
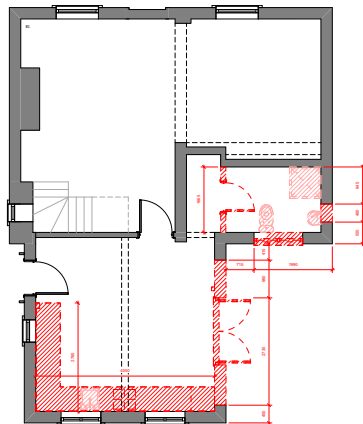
The
Proposals

Proposed Floorplan - GF

As covered on previous pages, the proposed floorplan has been extended with a small infill extension.

It will allow the kitchen to become a dedicated cooking space, with sociable breakfast bar seating and a separate dining area for the family to come together in.

As a result, the front of the house can then be used as a family living space and will not be shoehorned into fulfilling the multiple functions it currently does.

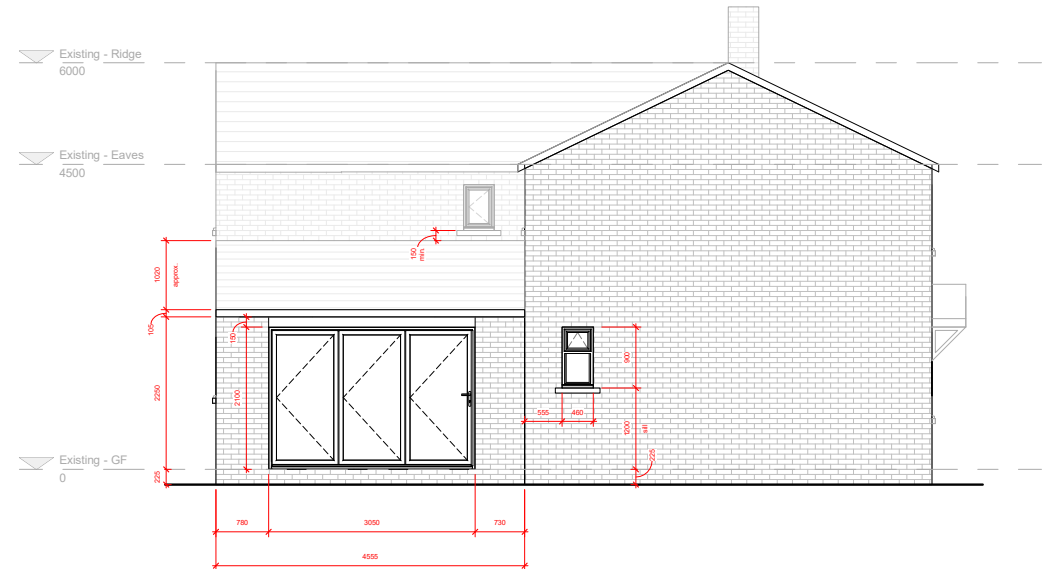


Proposed Elevations 02 & 03

The extension will only be visible on Elevation 02 - West and Elevation 03 - Rear. It will not be visible from Pinfold Lane.

The materials being used will be to match the existing property, with the design also echoing decorative features around the windows and doors.

The roof will be finished in slate to match the main house.



Proposed Elevation 02 - West

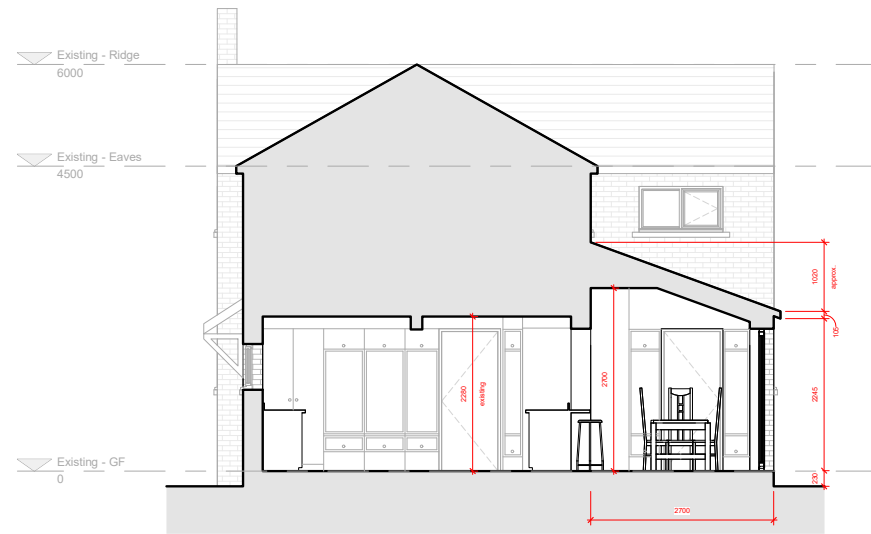


Proposed Elevation 03 - Rear

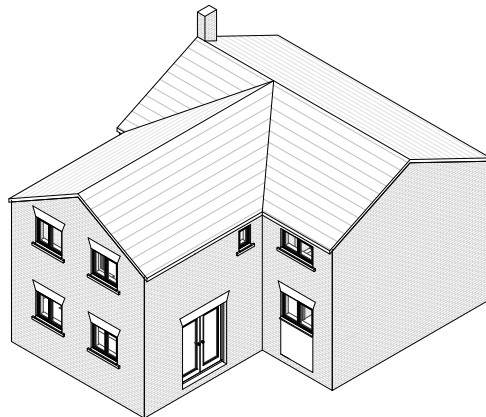
Proposed Section A - A

Shown in the section, right, the new extension creates a more practical internal layout to ensure the cottage is fit for purpose into the future.

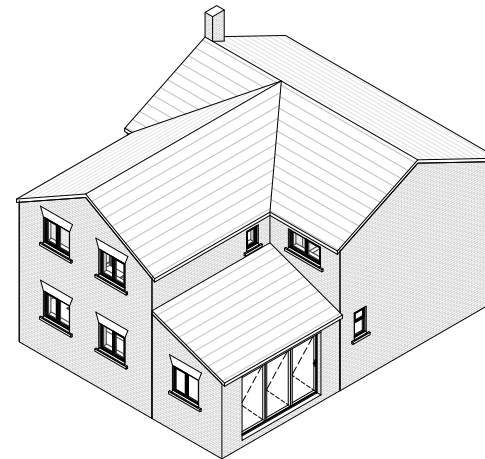
The 3D overviews below also demonstrate the extent of the changes which will only be visible from within the site.



Proposed Section A - A



Existing 3D Overview



Proposed 3D Overview

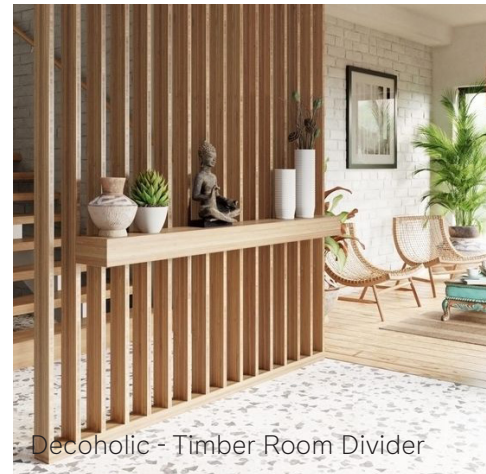
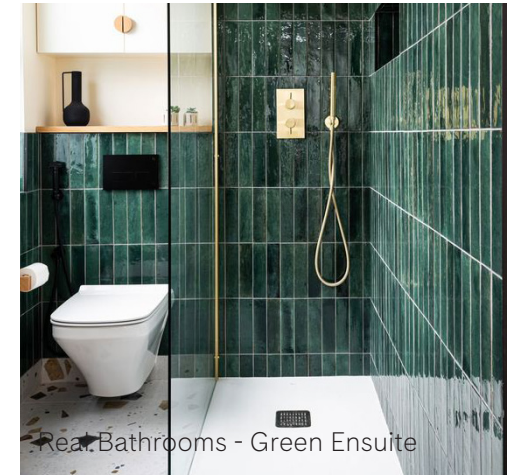
Conclusion

The application is for a small infill extension to improve the lives of the custodians of the site. It will be supported by a Planning Statement provided by Pegasus.

The proposals have developed in response to the existing architectural language and material palette to ensure the new addition is sympathetic to the existing cottage.

The images, right, illustrate examples of the thinking behind the designs.

We look forward to receiving your comments and would welcome any feedback you may have.



Thank You!

Nicholson Studio would like to thank you in advance for reading this supporting document and for any assistance you may be able to give throughout the duration of the application.

I very much look forward to working with you.

For project inquiries, please contact;

Jamie Nicholson
BA (Hons) MArch ARB RIBA

E: jamie@nicholson.studio
T: +44 (0) 77 9524 8637
W: www.nicholson.studio