

MOSS SIDE FARM COTTAGE

Proposed extension to existing dwelling

Design statement

May 2022



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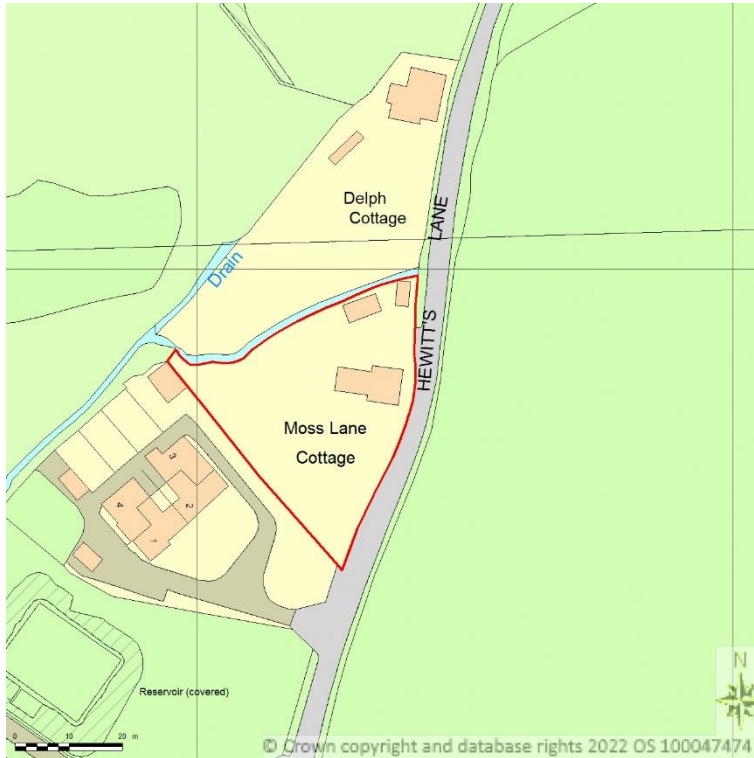
1.00 INTRODUCTION

- 1.01 This Design Statement was prepared to accompany the planning application to Knowsley Council for permission to extend Moss Side Farm Cottage.
- 1.02 Schafer Associates has extensive experience of listed and historic buildings and working in conservation areas. We are on the approved list of Liverpool Diocese and act as quinquennial architects to over thirty churches and have carried out projects on fifty more. Schemes have been commended or awarded Civic Trust Awards and awarded under Wigan Council's scheme for accessibility. We are a Chartered Practice of the RIBA and a member of the Society for the Protection of Ancient Buildings.

2.00 THE EXISTING BUILDING

The site

- 2.01 The site is located to the east of Kirkby, situated between an industrial estate and greenbelt.



Site plan

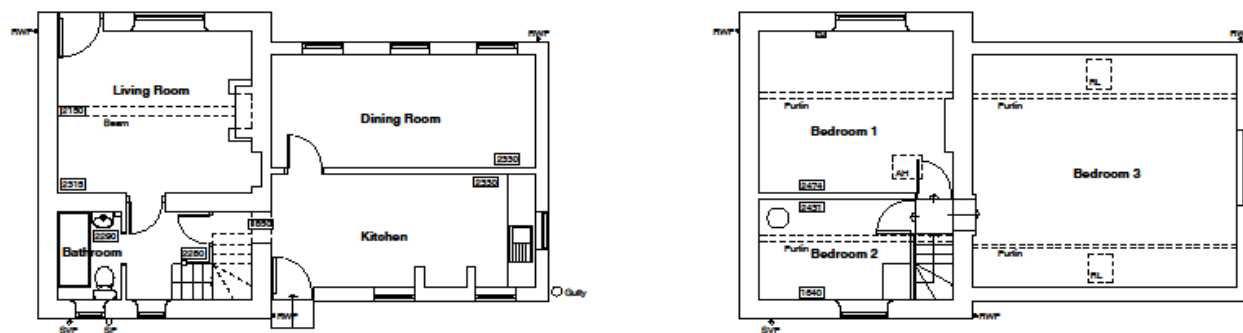
- 2.02 The site lies off Hewitts Lane and is triangular with an area of 0.1Ha. The eastern boundary is formed by Hewitts Lane and the northern boundary by Knowsley Brook. It is entered from Hewitts Lane, which is slightly higher but, once entered, the site is generally flat.
- 2.03 The site accommodates the cottage and some minor outbuildings to the north some of which have been demolished leaving concrete slab bases. The cottage sits close to the lane.

The cottage

- 2.04 The original cottage is first recorded in 1783 and is an undesignated heritage asset. It has a pitched, slated roof set low over the first floor. The later two-storey extension is built in rendered blockwork and has little merit.



The building from the south



Existing plans

- 2.05 Internally the cottage is very simple. The original section accommodates a Living Room and Bathroom on the ground floor and two bedrooms on the first. The later extension accommodates a Kitchen and Dining Room on the ground floor and a large, unfinished room on the first, presumably for two bedrooms. Apart from this area, all other rooms are plastered.
- 2.06 Internal headroom is quite low, and the first floor sits partly within the roofspace, with very low windows. This sets up a small (architectural) scale externally and gives the building a very “cottagey” feel.

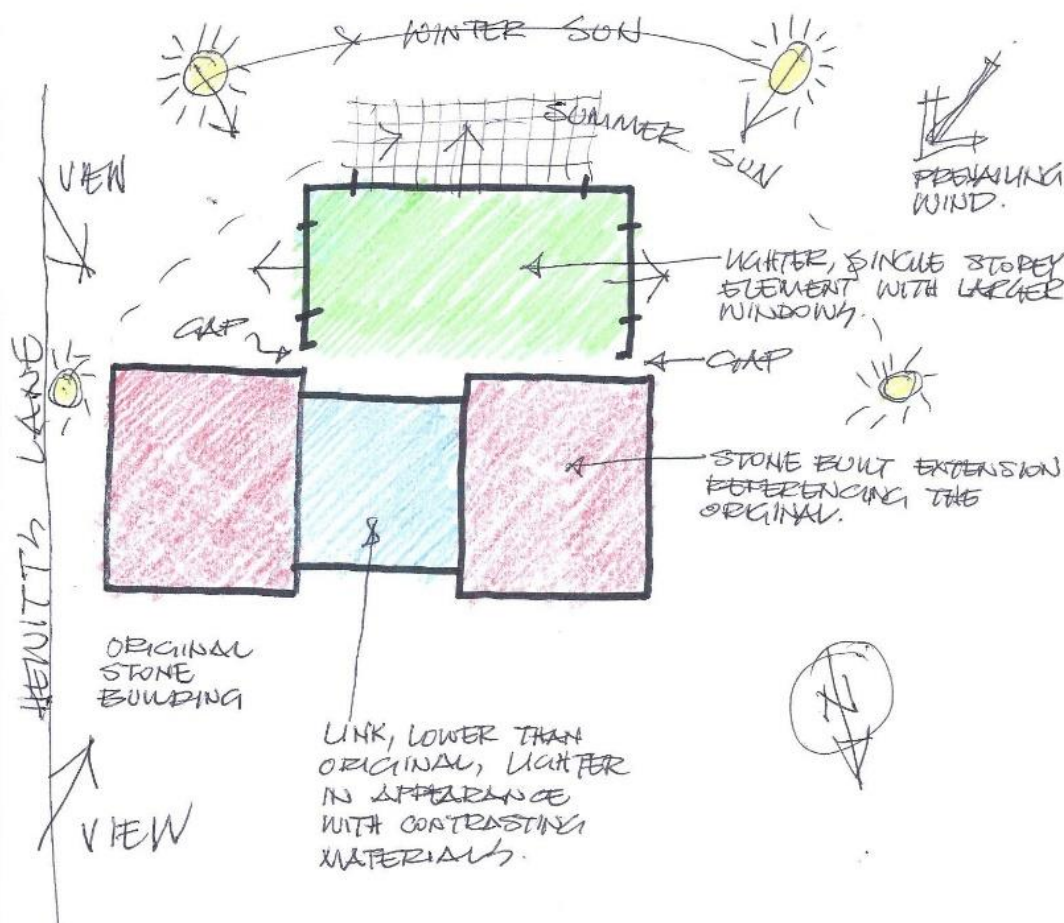
3.00 DESIGN STATEMENT

Brief

- 3.01 The client's brief was to extend the cottage to have five bedrooms, one at ground floor level to help with his deteriorating mobility. A large Family Room with kitchen and pantry was required, together with a small snug.
- 3.02 The building was to be well-lit and take account of the good views afforded. It was also to be sustainable, with a ground source heat pump and contemporary sewage treatment plant.
- 3.03 The client submitted a pre-application enquiry to Knowsley Council and their advice was that an extension was acceptable in principle but should be scaled down from the submitted sketch.

Massing

- 3.04 It was clear that the existing extension had to go. It is incongruous with the original and meanly constructed. It was also clear that any new extension should acknowledge the existing stone cottage and the site. The building sits close to Hewitts Lane, and it was decided to place the extension to the west, leaving three elevations of the original untouched and visible from the lane.
- 3.05 It was necessary to break down the new accommodation, with small elements reflecting the (architectural) scale of the original, and to assemble them sensitively. The sketch below shows the first ideas for massing the elements.



Preliminary massing sketch

- 3.06 It was felt necessary to have part of the extension constructed in matching materials with small openings, with a solidity matching the original. It is linked to the original with a lighter, lower block; initially this was to be glazed but later amended to zinc cladding. The link allows the original to be read as a distinct element.

- 3.07 The client's request for a well-lit Family Room is met through a separate, single storey block with larger window openings and roof lanterns. This is separated visually by tall slit windows where it meets other elements.



Proposed plans

Heritage

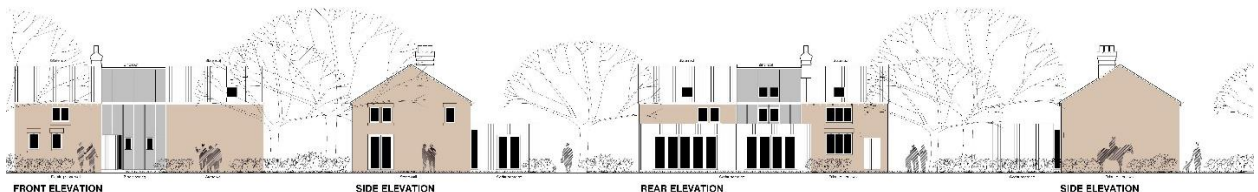
- 3.08 The existing building, an undesignated heritage asset, remains unchanged both internally and externally. There will be no loss of historic fabric. Even the chimney breast, stack and staircase (none of which are original) will be retained. Views from the lane remain intact.

Materials

- 3.09 The materials were chosen in relation to the massing philosophy. The main extension is constructed in stone with a pitched, slated roof to match the existing, in accordance with Knowsley Council's policies. The link to the existing is clad in zinc, as a lighter contrasting material. A patina forms on zinc with a soft bluish/light grey colour, a foil to the stone and slate.
- 3.10 The single storey element is clad in vertical timber boarding as a further contrast, referencing the agricultural setting. Western red cedar has a rich variety of colours giving a soft contemporary look but will gradually fade to a silver-grey colour. The flat roof to this element will be grey GRP with two roof lanterns.

Scale

- 3.11 The (architectural) scale of the extension respects the original building; the size of new elements reflects the original. New ridges are no higher than the original, with new first floor rooms sitting within the roofspace, with low windows. Additional rooflights will provide good daylighting of these rooms.
- 3.12 The elevations read sympathetically to the original, reflecting its scale and materials.



Proposed elevations

Form

- 3.13 The main elements, including the link, have traditional pitched roofs, reflecting the original. The single storey element has a flat roof as a foil, allowing roof lanterns to be placed.

Orientation

- 3.14 The Family Room is sited to be south-facing affording sunshine throughout the day. Bedroom windows are either south or west facing.

Boundary treatment

- 3.15 The north and west boundaries are fairly well planted, if only on the adjacent sites. The east boundary to Hewitts Lane is largely open and hedging will be planted for privacy and security. A metal gate, similar to the existing, will reference the agricultural aspect of the site. The gate has been set into the site from its current position to allow a car to pull in prior to entering without disturbing other road users.

Parking

- 3.16 Knowsley Council's parking standards calls for 3 cars to be accommodated within the site. This is a five-bedroom house and it is possible that other cars of family and visitors will require accommodating on site as there is no possibility of on-street parking due to the narrowness of the lane.
- 3.17 Parking five cars on site may give rise to an untidy appearance, contrary to Knowsley Council's policies, so they will be accommodated in a timber carport, constructed over the existing concrete bases to the north of the site. The vertical boards will match the single storey element but will have small gaps, referencing the surrounding agricultural buildings. The roof will be slated. Section 6.17 of Knowsley's Householder development: Supplementary Planning Document calls for landscaping and boundary treatments to soften the appearance of, or screen, parked cars.

Services

- 3.18 There is an established network of electric and water service mains in the area. There is an early form of septic tank on site, which will be replaced by an underground treatment plant, safely discharging into the brook. Surface water will be taken to soakaways, subject to satisfactory percolation tests, or directly into the brook.

Energy conservation

- 3.19 The house will be designed in strict accordance with Building Regulations Part L, with high standards of insulation and energy-saving measures, according with Knowsley Council's policies. Heating will be provided by a ground source heat pump.

Crime prevention

- 3.20 The layout allows good supervision of Hewitts Lane from living areas. The site will be bordered with hedging and gated, providing a "defensible space" which assists in natural surveillance and security.