

# CINDER LANE

Design & Access Statement

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# INTRODUCTION

## Design & Access Statement

### 1.1 Introduction

The purpose of this statement is to support the full planning application for the extension and alteration of Cinder Lane Farm, a Non-designated Heritage Asset. The design statement will expand upon the following headings:

### 2. Context

- 2.1 Location
- 2.2 Site
- 2.3 Relevant Planning History
- 2.4 Character of Surrounding Area

### 3. Proposed Development

- 3.1 Use
- 3.2 Site Context
- 3.3 Amount
- 3.4 Layout
- 3.5 Scale
- 3.6 Landscaping
- 3.7 Appearance
- 3.8 Access

### 4. Planning Policy Context and Appraisal

- 4.1 National Planning Policy Framework
- 4.2 Local Planning Policy
- 4.3 Green Belt Designation

### 5. Non-designated Heritage Asset

- 5.1 Cinder Lane Farm and it's Status
- 5.2 Current Proposal and Compliance

### 6. Conclusion

- 6.1 Summary



# CONTEXT

## Design & Access Statement

The application site lies to the south-east of the Over Peover settlement area, amongst a small cluster of residential properties that are abounded by agricultural plots and is designated as Greenbelt.

This application seeks permission for the sensitive extension and alteration of the existing farmhouse at Cinder Lane Farm as well as the demolition of derelict outbuildings across the site. The proposal is a creative re-use of a former agricultural cluster and focuses on the sensitive restoration and renovation of the main dwelling.

### 2.1 Location

The site is located on Cinder Lane, adjacent to Cherry tree cottage.

Knutsford is situated to the east of M6 south of Manchester and has become a commuter town for those working in Manchester.

### 2.2 Site

The application site boundary has an area of 2743 m2.

The proposed scheme will focus on creating a dwelling that blends the existing with a contemporary extension seamlessly. The proposed extensions and alterations will provide a spacious family home that will stand the test of time.

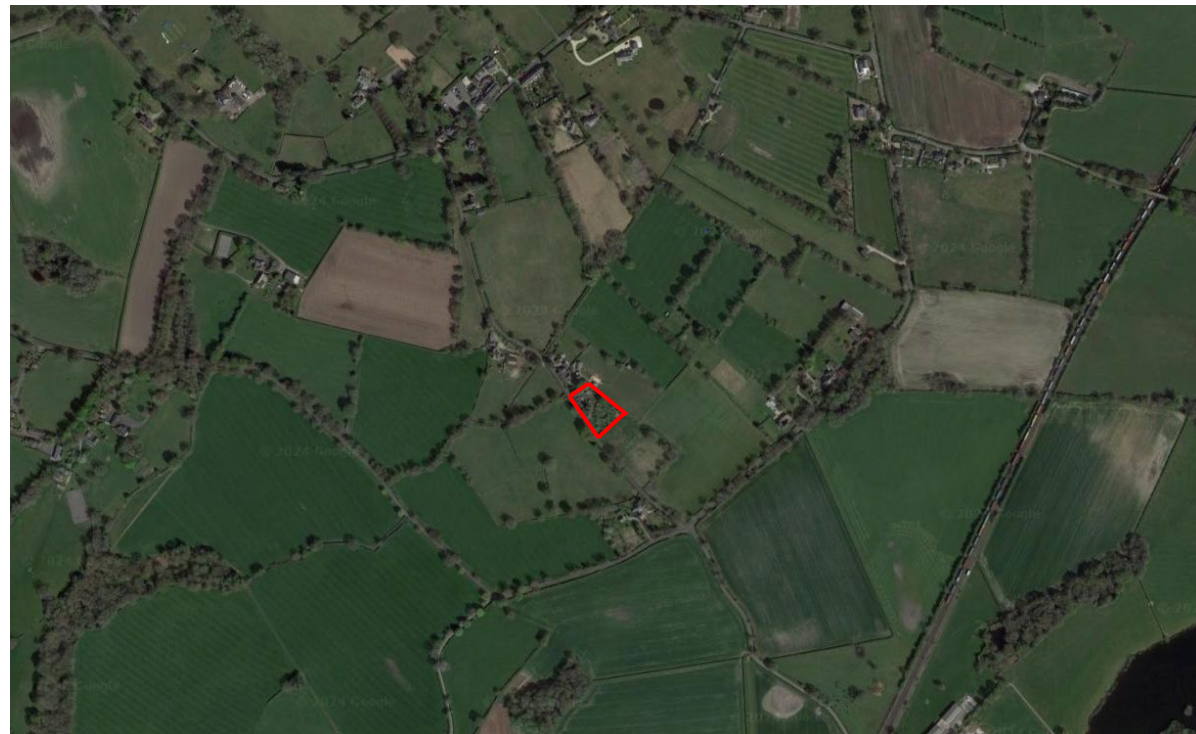
### 2.3 Relevant Planning History

**Application Reference Number:** 23/3169M

**Application Type:** Full Planning

**Proposal:** Replacement of an existing dwelling with numerous outbuildings followed by the erection of a new dwelling.

**Status:** Withdrawn



## Previous Application 23/3169M



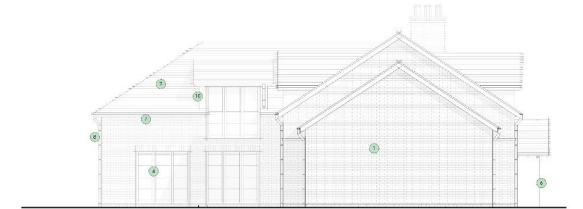
Proposed Ground Floor Plan  
1:100



Proposed First Floor Plan  
1:100



Proposed Elevation - South-West (Front)  
1:100



Proposed Elevation - North-West (Side)  
1:100



Proposed Elevation - North-East (Rear)  
1:100



Proposed Elevation - South-East (Side)  
1:100

# CONTEXT

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### 2.4 Character of Surrounding Area

The area surrounding the site is a mix of architectural styles. As shown in the key below many surrounding buildings are composed of red brick and render



- Red Brick
- Render
- Timber Cladding
- Unknown

# CONTEXT

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The site is currently vacant with the existing farmhouse and associated buildings in a state of disrepair.

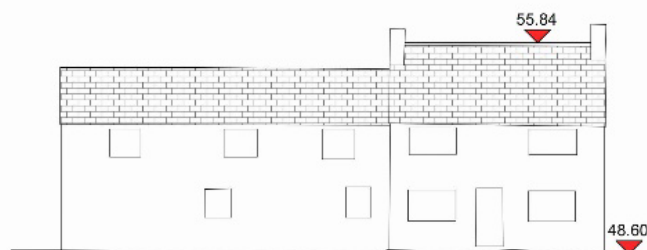
The principal elevation facing Cinder Lane, whilst sound in terms of construction, is not airtight with glazing missing from windows. As noted in a comment from the previous application, the chimneys need remedial work imminently as within the last year or so, the chimney pot has blown off with the wind and the stack has been seen to visibly move in windy conditions.

The single storey extension to the rear is unfinished and feels disjointed from the rest of the farmhouse in terms of materiality and design.

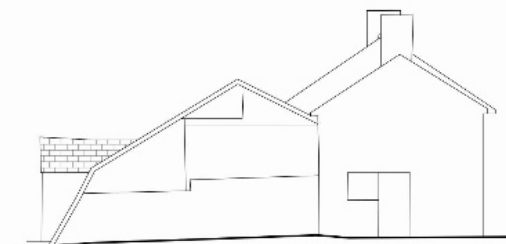
The expanse of abandoned outbuildings is clear in the photographs to the right and clearly impact the openness of the Greenbelt. The discarded waste across the site is unsightly and needs to be remedied.



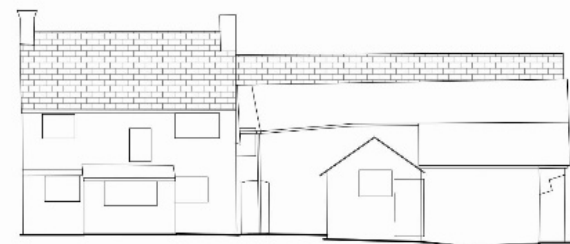
Existing Farmhouse Elevations



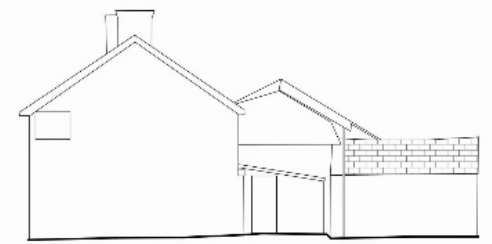
Front



Side



Rear



Side

# PROPOSED DEVELOPMENT

## Design & Access Statement

### 3.1 Use

The creative re-use and sensitive extension of a former farmhouse involves a single-story oak framed link to connect to a 1.5 storey contemporary extension. The proposed extensions will add much needed space for this family dwelling, with a large open plan kitchen, dining and family area with a master suite sitting tucked away from the road at first floor level with a private terrace that overlooks the picturesque landscape round the site.

### 3.2 Site Context

The suite is currently overgrown and in an unkempt condition. Multiple dilapidated outbuildings are scattered across the site with the existing farmhouse close to the boundary at Cinder Lane. The farmhouse is being retained and renovated in its entirety, with works to remove the lean-to barn currently attached and the removal of a single storey rear extension.

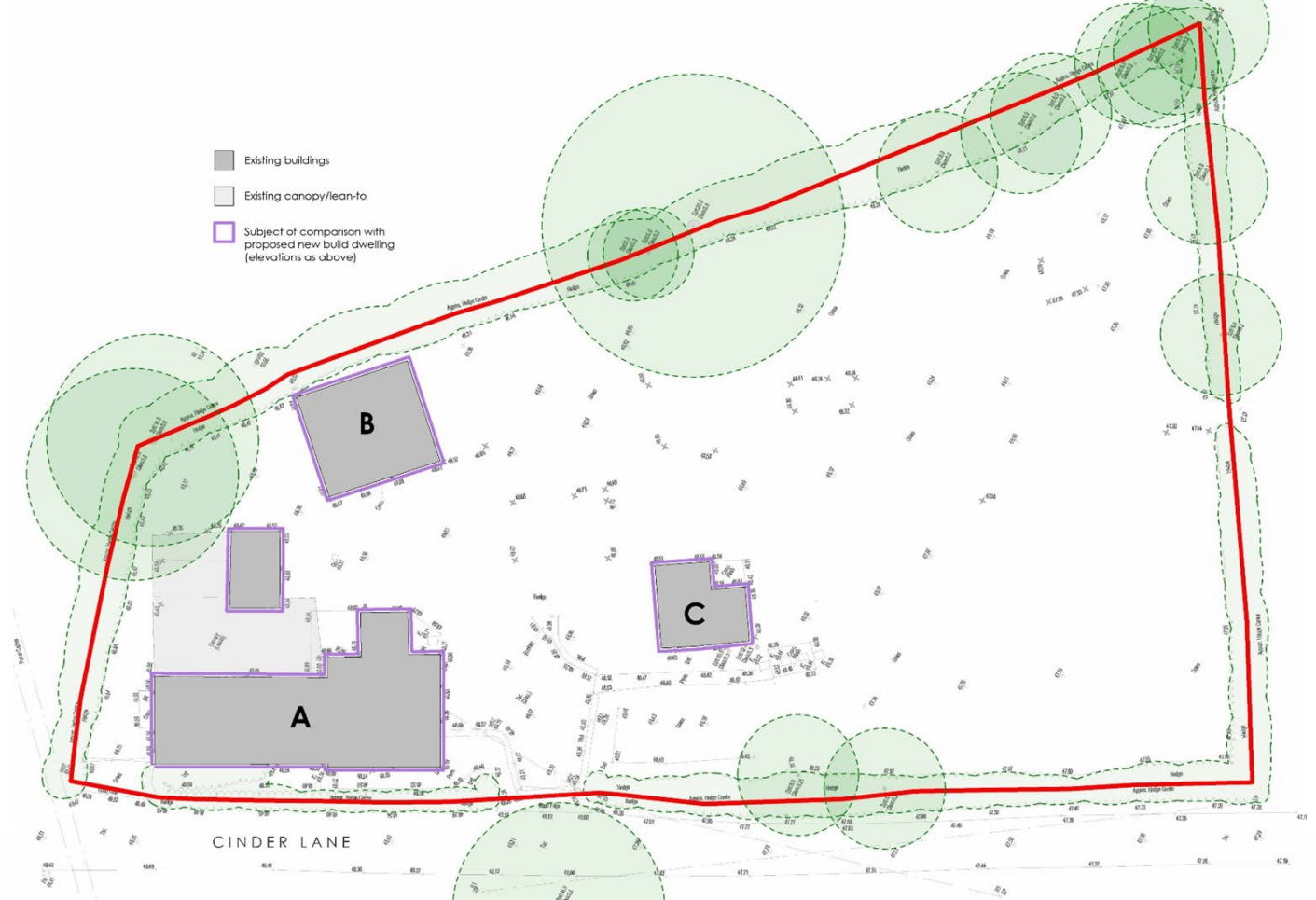
The farmhouse is a Non-designated heritage asset, so it was integral to consider the appropriate scale and mass of the proposed development, especially the location of proposals.

### 3.3 Amount

Building	Gross External Area (m2)	Gross Internal Area (m2)	Construction
A (Existing)	240	213	Brick/ Block
B	53	47	Brick/ Block
C	27	24	Brick/ Block

Building	Gross External Area (m2)	Gross Internal Area (m2)	Construction
Existing	240	213	Brick/ Block
B + C	80	71	Mixture
Total	320	284	---

Building	Gross External Area (m2)	Gross Internal Area (m2)	Site Coverage %
Existing	320	284	7.7
Proposed	414	365	9.6
Increase %	29	29	1.9



Existing Site Plan



Proposed Site Plan

# PROPOSED DEVELOPMENT

## Design & Access Statement

### 3.4 Layout

The layout has been carefully considered to seamlessly blend the existing with the proposed. The single storey link creates a large open plan kitchen/ dining area that spills out into the family and snug area. The main living areas of the dwelling at ground floor have been tucked away from Cinder Lane ensuring maximum privacy for the occupants.

The master suite sits above the family room with dressing, en-suite and a master bedroom that frames the view overlooking the garden and surrounding landscape.

The retrofit of the existing farmhouse has 3 double bedrooms, two of them having an en-suite and one main bathroom. The layout provides a dwelling that creates modern, sustainable living for the occupants and ensures that the Non-Designated Heritage asset is respected and brought back to a condition better than the original.

### 3.5 Scale

The dwelling is in proportion with the site whilst leaving ample garden space. The extension has been set back from the main dwelling to ensure that overall impact on the streetscape has been minimised.

With the demolition of the outbuildings, the developed portion of the site has decreased allowing for a more 'open' feel when experiencing the site from Cinder Lane. Both accesses have been retained to the site to ensure that the established streetscape remains intact and allow for the residents to utilise both sides of the site.

The ridge of the extension is lower than the existing dwelling to ensure that the proposed is subservient to the main dwelling. This is also highlighted in the expanse of glazing on the extension to lessen the overall mass of the south elevation.



Proposed Ground Floor Plan



Proposed First Floor Plan

# PROPOSED DEVELOPMENT

## Design & Access Statement

### 3.6 Landscaping

Simple landscaping will be constructed to create garden space, with the majority to the right of the dwelling. The proposal has a large covered area for entertainment that overlooks the landscaped garden.

### 3.7 Appearance

The design principle behind the proposal was to create a seamless transition between traditional and contemporary architecture. The oak frame glazed link is single storey to balance the two scales of development, with the proposed extension being of a smaller nature in comparison to the existing.

The existing dwelling will be adorned with a diamond brick detail on either side of the formal entrance to frame the elevation. The use of brick details is mirrored on the extension; however, a triple stack soldier course is used to create a band around to reduce the feel of overall scale and mass.

This is reflected in the choice of facing materials, with facing brick to match the existing, oak frame glazing and dark grey powder coated aluminium glazing. All these elements will blend seamlessly with the retained structure.

The roof in its current state is a mixture of slate and stone roof slab tiles. The proposal will utilise slate to across the proposal to align with the local vernacular.

The large expanse of glazing on the extension will allow natural light to pool within the open plan spaces at ground floor and create a bright and airy master bedroom.

### 3.8 Access

The site is accessed via 2 entrances off Cinder Lane. The second access will be primarily for family arrival with plenty of space for parking. The first entrance will be used as a guest arrival space that leads on to the formal entrance space.

Bins for domestic waste, plastic and recycling will be collected by local authority vehicles as existing.



North East (Side) Elevation



North West (Rear) Elevation



South East (Side) Elevation








South West (Front) Elevation

## Precedent Imagery



## Materials

-  Glazing
-  Brick to match existing
-  Stack Solider Course
-  Oak Frame
-  Slate Roof

# PLANNING POLICY CONTEXT APPRAISAL

## Design & Access Statement

### 4.1 National Planning Policy Framework (NPPF)

Extensions and alterations to an existing detached house near Knutsford complies with the National Planning Policy Framework (NPPF) as it aligns with several key principles outlined in the policy.

Firstly, the NPPF emphasizes the importance of delivering a sufficient supply of homes to meet the needs of present and future generations. An extension to an existing building upgrades the current housing stock and ensure that the character of an area is not lost.

Secondly, the NPPF encourages sustainable development, which includes building homes in accessible locations that reduce the need for extensive travel and promote the use of public transport, cycling, and walking. A central location in Knutsford ensures residents can easily access local amenities, services, and employment opportunities.

Lastly, the development supports the NPPF's objective of making efficient use of land while preserving the character and distinctiveness of the local area, which is crucial in a town like Knutsford known for its heritage and community feel.

\*The design is considered to accord with policies within the NPPF\*

### 4.2 Local Planning Policy

Policy PG 2 – Settlement Hierarchy

“In the Key Service Centres, development of a scale, location and nature that recognises and reinforces the distinctiveness of each individual town will be supported to maintain their vitality and viability.”

The proposal utilises the design aesthetic surrounding the site and is of a similar scale. This contextual design approach demonstrates adherence to the stated guidelines.

Policy SD 1 – Sustainable Development in Cheshire East

“2. Prioritise investment and growth within the Principal Towns and Key Service Centres;

...

9. Provide a locally distinct, high quality, sustainable, well designed and durable environment;

...

13. Support the achievement of vibrant and prosperous town and village centres;”

The proposed design would allow growth the Key Service Centre (Knutsford), create a high-quality build that is similar to the surrounding residential properties, and consequently would benefit the local economy. Additionally, the proposed scheme is built with sustainability in mind.

### 4.3 Green Belt Designation

The site sits within the Green Belt on the edge of the Over Peover settlement area, it is not within a conservation area and does not contain any tree preservation orders.

It does however sit at northern most edge of the Jodrell Bank Observatory consultation zone (World Heritage Site buffer zone).

Policies PG3 of the adopted Cheshire East Local Plan Strategy and RUR13 of the Cheshire East Site Allocations and Development Policies Document state that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building is acceptable.

The national Planning Policy Framework follows a similar approach as long as the proposal does not result in a disproportionate addition over and above the size of the original building. At the heart of this Framework is a presumption in favour of sustainable development.



# NON-DESIGNATED HERITAGE ASSET

## Design & Access Statement

### 5.1 Cinder Lane Farm and it's Status

Cinder Lane Farm has been recognised as a non-designated heritage asset during the course of the previous application (23/3169M) due to its illustrative value as an example of an early farm group, and its architectural and historic interest in terms of its plan, fenestration, detailing and materials.

Non-designated heritage assets are buildings, monuments, sites, places areas or landscapes that have been identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets.

Paragraph 195 of the NPPF states that heritage assets are an “irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

### 5.2 Current Proposal and Compliance

Policy SE 7 of the Cheshire East Local Plan concerns the Historic Environment and states that “the character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.”

Policy SE 7 goes on to note that for non-designated heritage assets there is a requirement that “the impact of a proposal on the significance of a non-designated heritage asset should be properly considered, as these are often equally valued by local communities. There should be a balanced consideration, weighing the direct and indirect impacts upon the asset and its setting, having regard to the scale of any harm or loss.”

The current proposal follows on from application (23/3169M) and takes the previous feedback into consideration the feedback previously given.

**“Policy GEN1 of the SADPD states that “wherever possible, retain and creatively re-use existing buildings as part of new development”.**” The proposal retains the existing farmhouse that fronts on to Cinder Lane with extensions and alterations sitting behind and obscured by the principal elevation.

...

**“The presumption should be that heritage assets should be retained and re-used wherever practicable and proposals that cannot demonstrate that the harm will be outweighed by the benefits of the development shall not be supported”. CELPS SE7**

The adaptive reuse of the farmhouse cleverly blends traditional agricultural architecture with contemporary styling. The extensions and alterations will future proof the Non-designated Heritage Asset and retain the character of the street scene for years to come.



# CONCLUSION

## Design & Access Statement

### 6.1 Summary

This application seeks to gain full planning permission for the extensions and alterations of a Non-designated Heritage Asset to provide a 4-bedroom detached dwelling.

The site lies to the south-east of the Over Peover settlement area and is part of a small cluster of residential dwellings abounded by agricultural plots and is designated as Greenbelt. The proposal compliments the local vernacular and is sympathetic in terms of scale and mass to the surrounding dwellings. The proposal adheres to the Cheshire East Local Plan. In particular, Policy SD 2, as it contributes positively to the area's character and identity, reinforcing and enhancing the local distinctiveness with careful consideration given to the height, scale, form and grouping as well as the material choice and external design features.

The proposal improves the openness of the green belt with the demolition of the various outbuildings and the reduction of hard standing across the site. The extension to the rear of the farmhouse keeps the building line consistent with the local area and with the proposal being set back from the principal elevation, there is limited impact on the street scene.

Overall, the proposal is sympathetic and considerate to the heritage of site in terms of scale, mass and design and is an aspirational example of creative re-use within the Greenbelt. On that basis, we believe that officers should look favourably on this application.



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