

136 WITHINGTON ROAD, WHALLEY RANGE

MASSING OPTION DOCUMENT

DECEMBER 2023

OLLIER SMURTHWAITE ARCHITECTS

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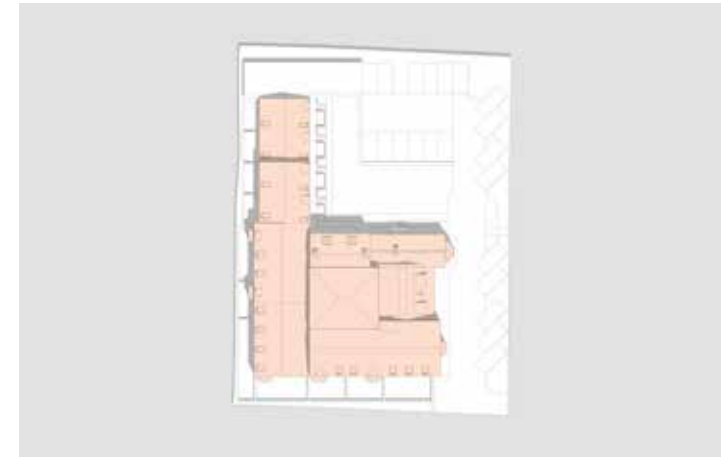
INTRODUCTION

This document has been created as an addendum to the Design and Access Statement to explore alternative massing options. The proposed design breaks down the previous massing and reduces overlooking. National Farm Building Types (Historic England, 2014) has been studied to inform a design responsive to the historical context of the site.

01 MASSING OPTION DEVELOPMENT

DEVELOPING THE SITE PROPOSAL

The previous proposal rebuilt the existing low quality extension to the south west and referenced the historic outbuilding, following the western site boundary. Features were replicated from the existing surrounding buildings such as the bay and dormer windows.



PREVIOUS MASSING - PLAN VIEW



PREVIOUS MASSING - SOUTH ELEVATION



PREVIOUS MASSING - WEST ELEVATION



PREVIOUS MASSING - EAST ELEVATION



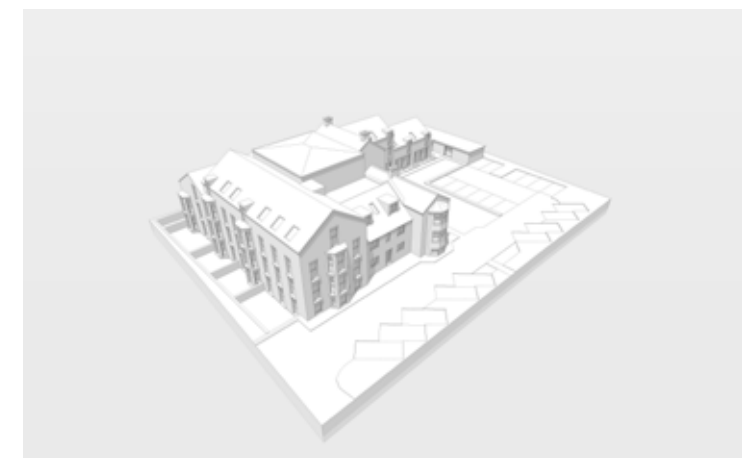
PREVIOUS MASSING - FROM WHITBY AVENUE



PREVIOUS MASSING - FROM WITHINGTON ROAD



PREVIOUS MASSING - FROM WITHINGTON ROAD



PREVIOUS MASSING - AERIAL VIEW

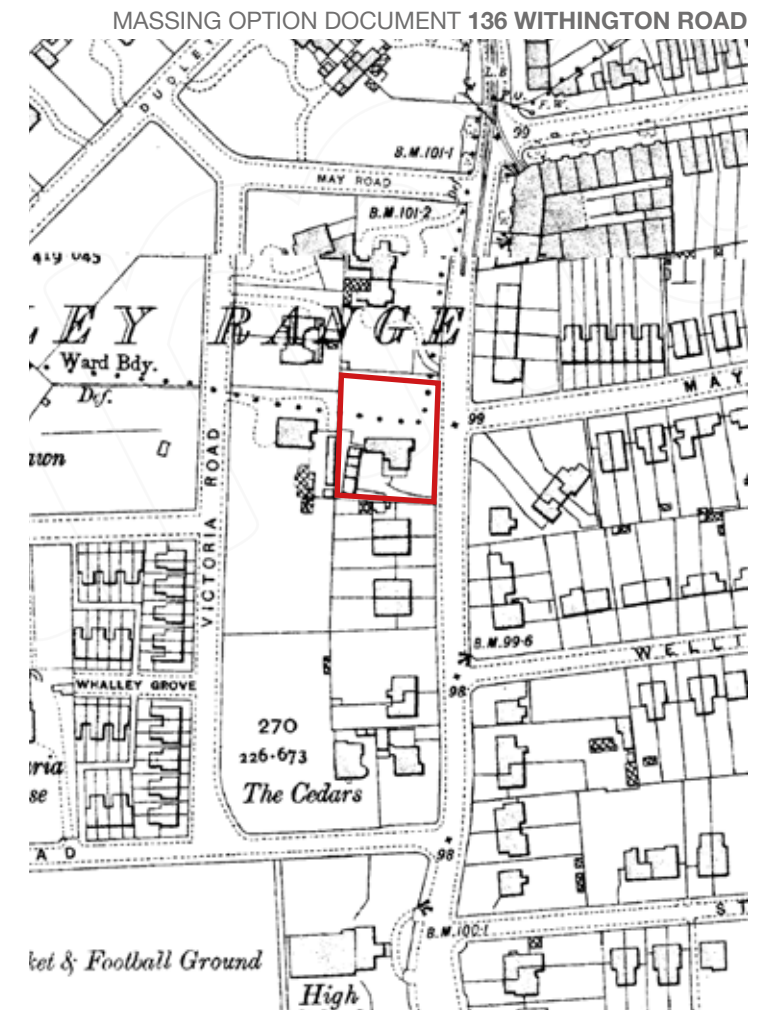
01 MASSING OPTION DEVELOPMENT

HISTORIC FARM SITE PLAN

A revised massing has been considered for the site. This new massing takes references from the sites history as a farm house and farm out buildings.



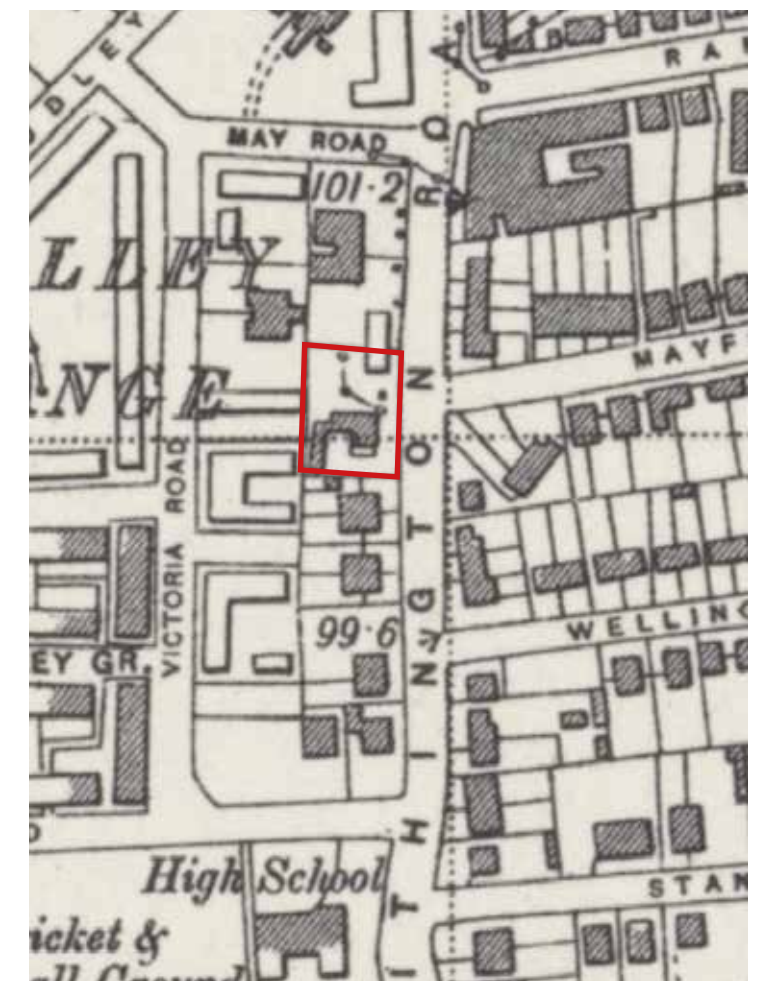
1848



1900's



1920's



1930's

02

INSPIRED BY FARM ARCHITECTURE

FARM PRECEDENTS GUIDE

We have used the *National Farm Building Types* document produced by English Heritage to inform the revised design. The document presents the culmination of research into character and significance of English farm buildings.



National Farm Building Types

02 INSPIRED BY FARM ARCHITECTURE

FARM PRECEDENTS GUIDE

The farm guide details all sorts of farm buildings their geographical location in the uk and the approximate time period when they were used along with details on the functions.

NATIONAL FARM BUILDING TYPES

BUILDING TYPES – A DETAILED GUIDE

This document summarises the character and significance of the principal types of farm building in England, adding detail to the NATIONAL FARMSTEADS CHARACTER STATEMENT. Both documents use a consistent terminology for describing farmsteads and their building types, now incorporated into a new thesaurus which will allow users to identify and apply standardised indexing to farmstead types and their functional parts. This will be of use to Historic Environment Records and it is hoped to anyone involved in the recording of farmsteads. It is intended to be a dynamic indexing tool which will evolve with further use; suggested additions and/or amendments can be made by using the on-line form at <http://fishforum.weebly.com/submit-a-candidate-term.html>.



The maps in this document show the distributions of listed buildings for some building types, and show the National Character Areas which are introduced and tabulated at the end of the NATIONAL FARMSTEADS CHARACTER STATEMENT.

Farm buildings were required for the following range of functions, some of which were often combined into a single range rather than specialist individual buildings.

Storing and processing crops

- A **barn** for storing and processing the harvested corn crop over the winter months was the basic requirement of farms, and corn could also be stacked in yards adjacent to the barn.
- Grain was stored in a **granary**, which could be detached, sited over another farm building, incorporated in the barn or in the farmhouse.
- In some parts of the country, **hop kilns** or **oasts**, **cider houses** and **fruit stores**.

Transport

- Cartsheds** typically face routes and tracks. **Forges** are rare.

Housing and managing farm animals

Farm animals were highly valued for their manure, provided motive power and produce for export from the farm on the hoof or as finished goods. They required one or more yards to aid free movement and the management of stock.

- Straw was taken from the barn to **cattle housing** yards and **stables** to be used as bedding. The resulting manure was then forked into carts and returned to fertilise the surrounding farmland.
- Pigsties** were built on most farms, and particularly on dairying establishments where there would have been whey – a waste product from cheese making – to feed them on.
- Sheep** rarely required buildings, it being more usual to

find yards around upland and downland farmsteads.

- Farm birds required **hen houses**, **goose houses**, **doveholes** and more rarely **dovecotes**.

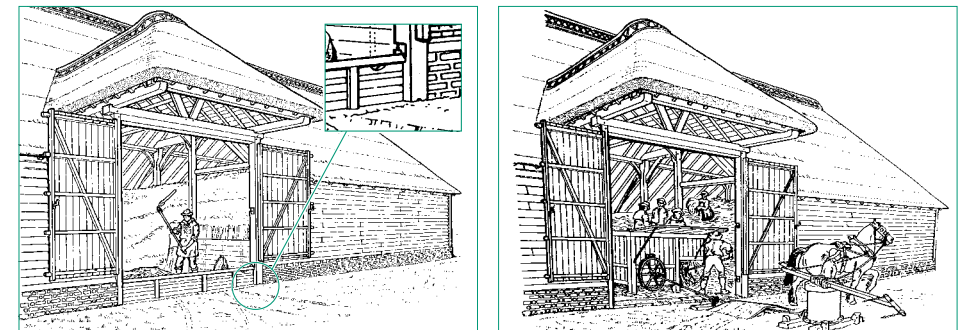
Storage was also required in hay lofts or **hay barns** for hay from surrounding fields and meadows. Hedgerows, woodland and rough ground was also an important source – especially upland and wood pasture areas – of holly and ash, bracken and also gorse from roadside verges and common land. Root crops, primarily turnips, and then imported feed such as oilcake became increasingly widespread from the late 18th century and required their own **root houses** and **mixing houses** which were incorporated into farmstead plans.

Brewing, baking and dairy products

Purpose-built **dairies** are very rare as they were commonly sited within the farmhouse along with **cheese rooms** in some areas. **Bakehouses** and **brewhouses** were commonly detached. **Malthouses** and **kilns** for drying corn are very rare.

A range of other buildings can also be found in a farmstead, including **boiling houses** for animal feed; **forges** or dog kennels incorporated beneath granary steps.

NATIONAL FARM BUILDING TYPES

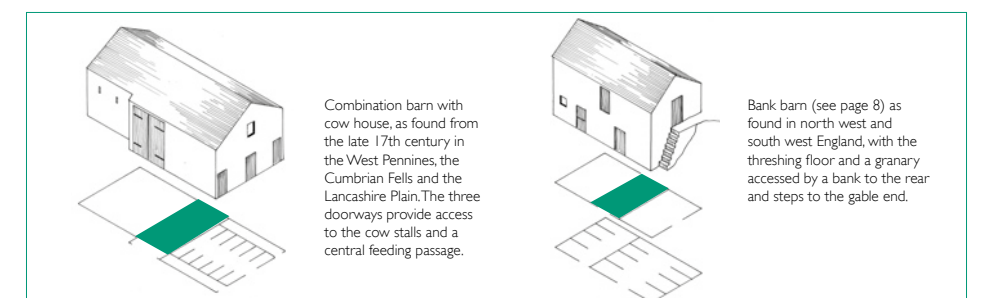
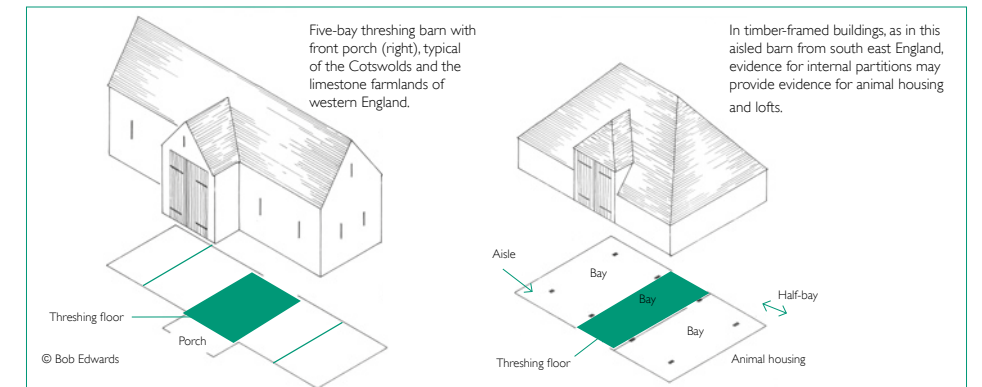


Threshing the corn crop by hand continued to be the predominant way of processing the crop into the 19th century, especially in southern England and East Anglia. The sheaves of corn were beaten with a flail to separate the grain from the straw, the latter being stored in the bays either side of the threshing floor. The grain and chaff (the husks) were then winnowed to separate them by throwing the grain into the air; the through-draft from the opposing doors blowing the chaff away from the grain. Across the opening was a low board which fitted into slots on the door posts to prevent animals getting into the barn and retain the grain on the threshing floor. The introduction of the portable threshing gear and steam engines in the 1850s lowered the cost of machine threshing and enabled its more widespread introduction. © English Heritage

BARN TYPES

Whilst all barns contain a threshing floor and storage bays, there are significant distinctions between:

- Threshing barns which contain one or more threshing floors and bays for storing the sheaves of unthreshed corn and often the straw after threshing.
- Combination barns which were built to also house other functions, notably storing grain and carts or housing animals and their fodder.



02 INSPIRED BY FARM ARCHITECTURE

FARM PRECEDENTS GUIDE

We've picked building typologies that were typical for this area and the time when this was a farm.

NATIONAL FARM BUILDING TYPES

CART SHED

A building used for housing and protecting carts, waggons and farm implements from the weather, often open-fronted.

The cart shed housed not only carts for transporting muck to fields, the harvest to the farmstead and grain to market, but also the implements needed (primarily for arable cultivation) on the farm. It could also accommodate the coach or pony trap.

Typical features

- Open-fronted and sometimes open at each end, positioned facing routeways and often close to the stables. One or two bays may be enclosed with doors for the storage of small implements.
- In many areas cart sheds are combined with first-floor granaries, accessed by external steps. These may have evidence for hatches for dropping sacks of grain from **granaries** into carts; hoists for hauling grain; steps to granaries with internal grain bins and louvred windows.
- Trap houses may also form part of the domestic service buildings near the farmhouse.

Significance

- The size of cart sheds reflects the size and function of the farm – larger examples are found on large arable-based farms.
- Pre-19th-century examples are rare. The earliest surviving cart sheds date from the 17th century but the majority are late 18th or 19th century in date.
- The largest cart sheds are found on large corn-producing farms.



Single-bay cartsheds, as here in the Yorkshire Dales with steps to a first-floor granary, are typical of upland farms. Photo © Jeremy Lake



A four-bay cartshed with an additional implement shed, marked by lockable doors, on a large corn-producing farm in the Hampshire Downs. Photo © Bob Edwards



External steps mark the entrance to a granary sited above a 2-bay cartshed in the Oswestry Hills, attached to a stable. The whole range testifies to the intensification of arable farming in the mid 19th century in this upland area. Photo © Jeremy Lake



Coach houses can incorporate a stable, as here, and a first-floor loft for hay and/or for housing a stablehand. Photo © Worcestershire County Councils

COACH HOUSE

A building similar to a cart shed used for storing a coach or pony trap, but situated closer to the farmhouse.

Typical Features

- Has a large opening, usually with a door.

Significance

- Survival is quite common as the building easily lends itself to conversion to a garage.

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NATIONAL FARM BUILDING TYPES

HAY BARN

An open-fronted building for the storage of hay. The objective, whether the hay was stacked outside or under a roof, was to prevent moisture entering the centre of the stack or heap of hay.

Typical features

- Most comprise open-sided structures with roofs supported on high brick, stone or timber piers.
- Early 18th century and earlier examples in timber can be open-fronted, with an overhanging roof and sometimes a high 'skirt' of planks or other material to protect the bottom of the hay stack from rain and moisture.



An early-mid 19th century hay barn of a type found around the Lake District, this example being located in the South Cumbria Low Fells. Photo © Jen Deadman

Significance

- Most examples are mid-late 19th century, and concentrated in the western half of England.
- Recent recording has revealed evidence for 18th century and earlier timber-framed hay barns in the Hampshire Downs and East Anglia.



A mid-late 19th century hay barn on a planned farmstead built to house a large herd of dairy cattle, and the hay needed to feed them, in north Shropshire. Hay barns of this type, with brick piers or (as here) timber posts, are commonly associated with the large dairying farmsteads of this period found across the plains of Lancashire, Cheshire, Shropshire and Staffordshire. Photo © Jeremy Lake



Recent fieldwork in Suffolk has found evidence for field barns which were converted into barns for storing and threshing corn in the late 18th and 19th centuries. They are virtually indistinguishable from barns, but 18th century and earlier maps can show them located within cattle pastures. Photo © Steve Podd

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02 INSPIRED BY FARM ARCHITECTURE

FARM PRECEDENTS GUIDE

The scale of these election types also relate in size and scale to the new proposed buildings and their forms.

NATIONAL FARM BUILDING TYPES

PIG HOUSING

Structures providing secure housing for pigs.

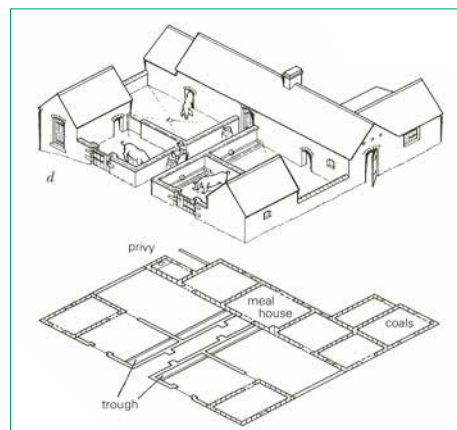
On most farms only a few pigs were kept for domestic use and here they were normally fed on kitchen scraps or whey and so **pigsties** were often placed near the kitchen or dairy. Pigs were most commonly kept in dairying areas or market-gardening areas, such as the Fens, where whey (a by-product of dairying) or potatoes were available for feed. Larger-scale **piggeries** were found on larger farms where commercial fattening was practised. Imported feed sustained the growth of the pig industry in the inter-war period, more specialist producers taking the 'Danish' or 'Scandinavian' system as a model for the industrial housing of pigs. The American battery system of housing poultry was used for pigs from the late 1920s.



A pigsty in the North York Moors, with feeding chutes. Photo © Jen Deadman



A range of 19th century pigsties built on a large farm in the South Downs after the farm moved to dairying. Photo © Bob Edwards



A large-scale piggery. A chimneystack marks the position of a meal house (also called a boiling house) for preparing feed, with access to a feeding passage. © English Heritage



Pop holes to a hen house above a pigsty in north Shropshire, an unusually decorative arrangement. Photo © Jeremy Lake



Pigsties with a hen loft in Dartmoor. Photo © Philip White

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NATIONAL FARM BUILDING TYPES

POULTRY

Hens usually ran freely about a farmyard, but were encouraged to nest safely away from predators and so that the eggs could be more easily collected.

The combination of a hen house located above a pig house was described as a **poultiggery** in some areas (for example in North Shropshire and Northumberland). Geese could be housed in free-standing pens or alcoves in farmyard walls.

Typical features

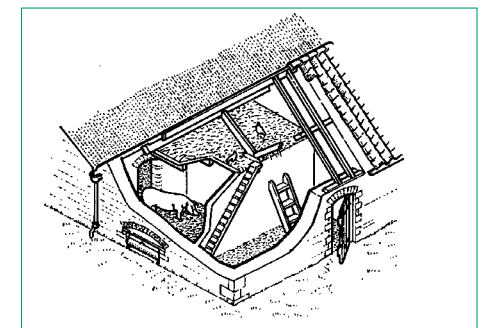
- Hen houses usually include a small pop hole for the hens as well as a full-sized door for human access for feeding and egg-collection.
- The walls could be lined with nest boxes.
- Geese could be housed in pens, either free-standing or built against a wall.

Significance

- Hen houses were usually relatively short-lived buildings and there are few survivals that can be described as historic.
- Where historic examples do survive they usually form part of another building, such as a pig house: it was thought the chickens would keep the pigs warm and the pigs would frighten foxes away.
- Historic pens for geese are also rare and significant.



Goose pens in Herefordshire. Photo © Jeremy Lake



This drawing of a Lincolnshire pigsty shows a hen loft with secure internal access to collect eggs. © English Heritage

ROOT STORE

Room or cellar for storing root crops, which were widely introduced as part of improved crop rotations and for the feeding of cattle in farmsteads from the later 18th century.

Typical features

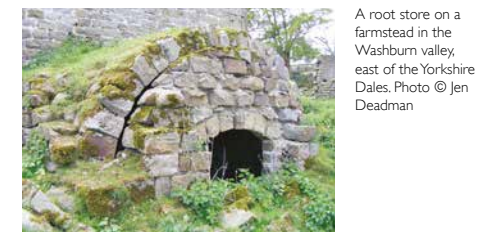
- A room incorporated within the farmstead, usually in cattle housing or a combination barn, or a separate building. The latter are more easy to identify, and appear to be concentrated in north east England.
- Earth-covered root stores are found in the Pennines and the moorland fringes of Devon and Cornwall, either on farmsteads or isolated.

Significance

- Significant as an integral part of improved farmyard planning.



Double doors enabled roots to be tipped into this root house on a planned farmstead in the Tyne Valley in Northumberland, from which it was distributed to the cattle yards. Photo © Jeremy Lake



A root store on a farmstead in the Washburn valley, east of the Yorkshire Dales. Photo © Jen Deadman

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03 UPDATED PROPOSAL

AMENDED TYPICAL FLOOR PLAN

The amended layout moves the proposed extension away from the site boundary and reduces the number of windows to avoid any overlooking issues. The mews houses have been separated from the main building to break up the massing and have rotated to form a courtyard. The mews houses now have larger private gardens.

Bin and bike provision remain the same but the bin and bike store have been separated and relocated to break up the massing further.

The number of parking spaces has reduced by 3 from 21 to 18 spaces.



03 UPDATED PROPOSAL

PREVIOUS FLOOR PLAN WITH
OUTLINE OF REVISED LAYOUT



03 UPDATED PROPOSAL

ROOF PLAN VIEW



PLAN VIEW

03 UPDATED PROPOSAL

SOUTH ELEVATION



SOUTH ELEVATION

03 UPDATED PROPOSAL

WEST ELEVATION



WEST ELEVATION

03 UPDATED PROPOSAL

EAST ELEVATION



EAST ELEVATION

03 UPDATED PROPOSAL

AERIAL VIEW FROM THE
NORTH WEST



AERIAL VIEW

03 UPDATED PROPOSAL

AERIAL VIEW FROM THE
NORTH EAST



AERIAL VIEW

03 UPDATED PROPOSAL

AERIAL VIEW FROM THE
SOUTH EAST



AERIAL VIEW

03 UPDATED PROPOSAL

AERIAL VIEW FROM THE
SOUTH WEST



AERIAL VIEW

03 UPDATED PROPOSAL

VIEW FROM WHITBY AVENUE



STREET VIEW - FROM WHITBY AVENUE

03 UPDATED PROPOSAL

VIEW FROM WITHINGTON
ROAD



STREET VIEW - FROM WITHINGTON ROAD

03 UPDATED PROPOSAL

VIEW FROM WITHINGTON
ROAD



STREET VIEW - FROM WITHINGTON ROAD

03 UPDATED PROPOSAL

VIEW OF THE COURTYARD



GROUND VIEW

03 UPDATED PROPOSAL

VIEW OF THE MEWS HOUSES



GROUND VIEW

03 UPDATED PROPOSAL

HISTORIC & MODERN FARM BUILDING PRECEDENTS

This page contains some examples of Georgian farm buildings built around the same time as Rose Cottage to give an idea of the character of the historic outbuildings that would have formed part of the original farm.

To the right are some more contemporary examples of farmhouse/barn inspired dwellings. These examples reference the materials, scale and massing of traditional farmhouses whilst providing fenestration and detailing required for modern dwellings.



18TH AND 19TH CENTURY FARM BUILDINGS



GEORGIAN FARM BUILDING STYLE



MODERN FARM BUILDINGS