



RIBBLE VALLEY
BOROUGH COUNCIL

1 1 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110654 P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr First name: Darren Surname: Norris

Company name:

Street address: 41 Dilworth Lane
Longridge

Town/City: Preston

County: Lancashire

Country: England

Postcode: PR3 3ST

Country Code: Telephone number: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title: Mr First Name: Ian Surname: McCarten

Company name: A-tekt architecture & design

Street address: 21 Powis Road
Ashton

Town/City: Preston

County: Lancashire

Country: United Kingdom

Postcode: PR2 1AD

Country Code: Telephone number: National Number: Extension Number:

Mobile number:

Fax number:

Email address: ian@atekt.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Construction of new, detached, triple garage with office space above.

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 41 Suffix:
House name:
Street address: DILWORTH LANE
LONGRIDGE
Town/City: PRESTON
County:
Postcode: PR3 3ST

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 361157
Northing: 437256

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Graeme Surname: Thorpe

Reference: 19/06/2011 00196

Date (DD/MM/YYYY): 09/06/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Advised that the proposed garage space was too close to the existing dwelling, which has now been revised.
Highways advised on line of sight when exiting the site to on coming traffic.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

New pedestrian access from Dilworth Lane. Formation of partial new footpath to entrance of office space from Dilworth Lane.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

As existing arrangement with 41 Dilworth Lane

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:Description of *existing* materials and finishes:

Stone / white render to existing dwelling

Description of *proposed* materials and finishes:

Stone wall to base and white render to upper section of gable end walls

Roof - description:Description of *existing* materials and finishes:

Gray slate to existing dwelling

Description of *proposed* materials and finishes:

Gray slate to match existing

Windows - description:Description of *existing* materials and finishes:

White colour finish PVC-u

Description of *proposed* materials and finishes:

White colour finish PVC-u to match existing

Doors - description:Description of *existing* materials and finishes:

White paint finish to timber doors to existing dwelling

Description of *proposed* materials and finishes:

White paint finish to and glazed vision panels, to match existing. White finish to main garage doors

Boundary treatments - description:Description of *existing* materials and finishes:

White picket fence / white render low level

Description of *proposed* materials and finishes:

White picket fence to match existing

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

Pea gravel to driveway

Description of *proposed* materials and finishes:

Pea gravel to driveway. Proposed to paving areas to side of Dilworth lane to Highways recommendations

Lighting - add descriptionDescription of *existing* materials and finishes:

Spots/pendants to main dwelling

Description of *proposed* materials and finishes:

ceiling spots

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

A-AT-045-001AP Location Plan

A-AT-045-002GP Proposed Garage+Office

AT-045-DSDL Part 1 Design & Access Statement - Existing

AT-045-DSDL Part 3 Design & Access Statement - Phase 2 Proposed Garage/Office space.

(Design & Access Statement to be read in conjunction with, Part 2 (Phase 1 - Proposed 2 storey conservatory) and Part 5 (Heritage Statement)

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	4	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☒

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒

Yes

☐

No

☐

Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Refer to Page 5, Fig.9 of the document AT-45-IMDL Design Statement Part 1 - Existing

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐

Yes

☒

No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐

Yes

☒

No

Will the proposal increase the flood risk elsewhere?

☐

Yes

☒

No

How will surface water be disposed of?

☐

Sustainable drainage system

☒

Main sewer

☐

Pond/lake

☐

Soakaway

☐

Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

b) Designated sites, important habitats or other biodiversity features

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

c) Features of geological conservation importance

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

14. Existing Use

Please describe the current use of the site:

Residential / Garden

Is the site currently vacant?

☐

Yes

☒

No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐

Yes

☒

No

Land where contamination is suspected for all or part of the site?

☐

Yes

☒

No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐

Yes

☒

No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒

Yes

☐

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒

Yes

☐

No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐

Yes

☒

No

Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

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18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	18.0	18.0	79.4	61.4
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0
C1 Hotels and halls of residence	0.0	0.0	0.0	0.0
C2 Residential institutions	0.0	0.0	0.0	0.0
D1 Non-residential institutions	0.0	0.0	0.0	0.0
D2 Assembly and leisure	0.0	0.0	0.0	0.0
Other Please Specify	0.0	0.0	0.0	0.0
Total	18.0	18.0	79.4	61.4

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
-----------	--------------	--	---	----------------------

19. Employment

If known please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	0	0
Proposed employees	2	0	0

20. Hours of Opening

If known please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A2	09:00:00	17:00:00					☒

21. Site Area

What is the site area?

2,324 sq metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role:

Declaration date:

☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role:

Declaration date:

☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

320110654

NOTES
This drawing must NOT be scaled.
The Contractor is to check all dimensions on site.
This drawing and the ideas and building works depicted are the copyright of A-telkt and may not be used copied or amended without the permission of A-telkt. All dimensions are to be checked by the contractor and client. Dimensions must be checked on site before construction and for verification of elements. Any discrepancies are to be reported to the Architect. This drawing is to be read in conjunction with all associated Architects or consultants details & specifications. This drawing is for illustrative purposes only and does not form part of any contract.

By	Date	Description	Revision
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A-telkt
architecture & design

21 Powis Road
Ashton
Preston
Lancashire
PR2 1AD
0177221946
07748225544

PROJECT
41 Dilworth Lane
Longridge,
Lancashire
PR3 3ST

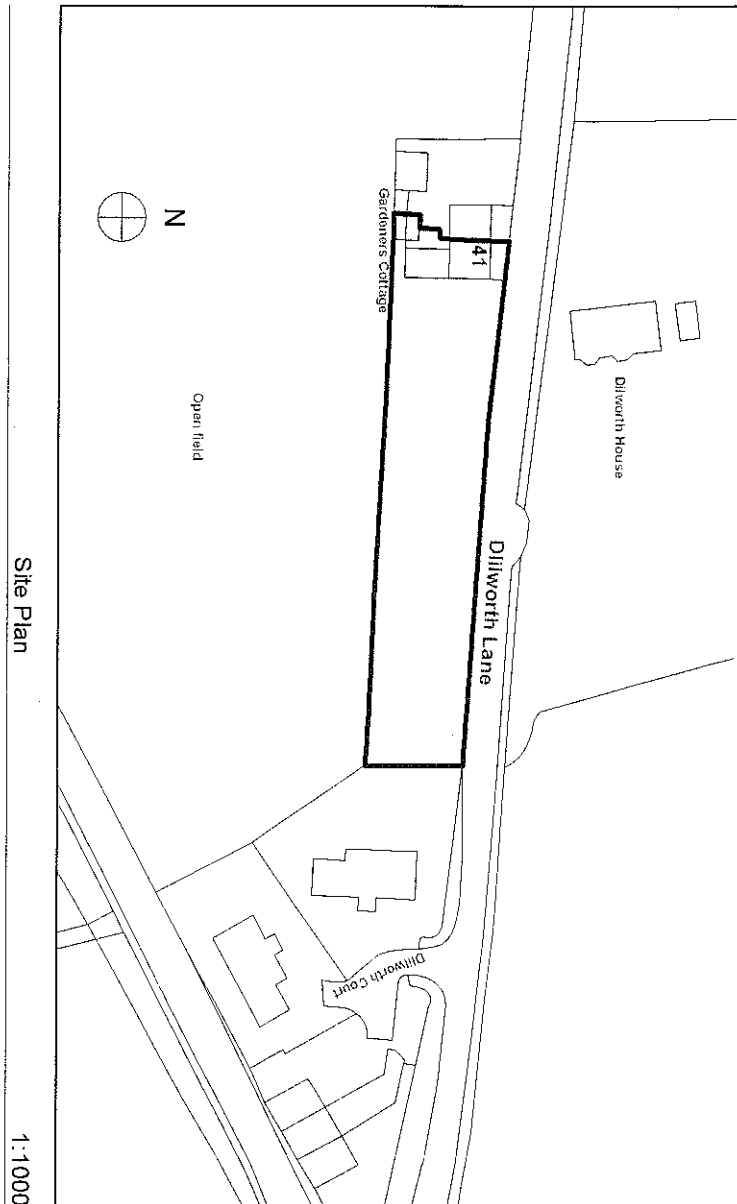
CLIENT
Mr/Mrs. Norris
41 Dilworth Lane
Longridge,
Lancashire
PR3 3ST

DRAWING ORIGINATOR JM
DRAWING TITLE
Location Plan

Job No.	045
Drawn date	12.07.11
Scale	1:1000@A3

Drawing status	Planning
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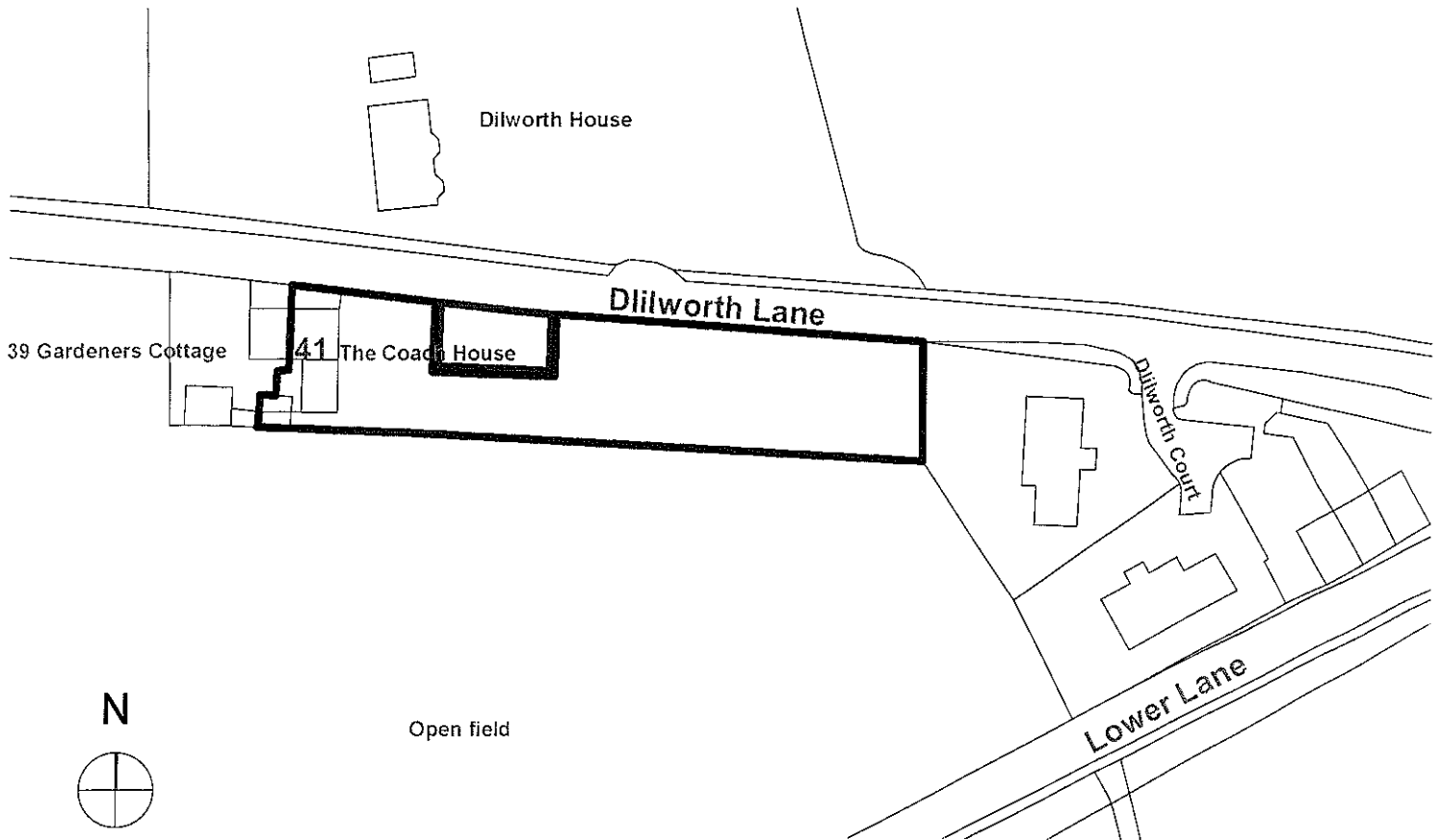
Discipline	Comp	Floor No.	Floor level	Drawing No.	Revision
A	AT	045	-	001AP	-



Site Plan

1:1000

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Location Plan

1:1250

A-tekt architecture & design	A-tekt 21 Powis Road Preston Lancashire PR2 1AD 01772721046 07748225544		Drawing Name
			Location Plan
CLIENT Mr /Mrs Norris 41 Dilworth Lane Longridge, Lancashire PR3 3ST	Job number	045	Drawing Status
	Drawn by	Date	Planning
			Drawing Scale
			1:1250 @ A4
			Drawing Number
			A-AT-045-001GP

Design Access Statement Heritage Statement

Prepared by A-tekt for



Ribble Valley
Borough Council

320110654P

A-tekt
architecture & design

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41 Dilworth Lane

Doc: AT-045-DSDL

41 Dilworth Lane
Longridge
PR3 3ST

Date 25.07.2011



Heritage & Design and Access Statement
41 Dilworth Lane, Longridge, PR3 3ST

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Design & Access Statement and Heritage Statement

Heritage & Design Statement to accompany an application for planning permission split into three phases * namely;

PHASE 1: Extension to existing dwelling

PHASE 2: Garage & Office space

PHASE 3: Three terrace dwellings

1. The Site

The site is situated South East of Longridge centre and houses a semi-detached property, namely 39 and 41 Dilworth Lane, also referred to as Gardeners Cottage and The Coach House respectively. The area of the entire site is approximately 2300m² the majority of which is private garden space (Fig. 1).



Fig 1. 39+41 Dilworth lane. Aerial view of site.

The surrounding area is predominantly residential, with open fields to the North and South of the site. To the North, directly opposite the property, lies Dilworth House. Within Dilworth Court, to the East, sits a three storey converted barn and two 2 storey stone faced dwellings. To the West lies a low scale, two storey housing estate.

* The naming of the phases bears no relevance to proposed timescales of construction, should planning be approved

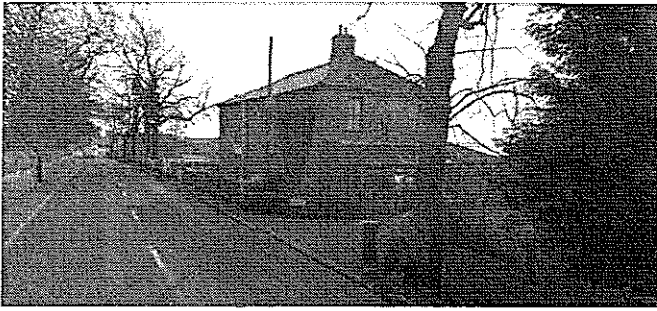


Fig 2. View from Dilworth Lane towards 39 Dilworth Lane



Fig 3. Dilworth Court Housing to the East of the site



Fig 4. East elevation Gardeners Cottage



Fig 5. South elevation 39 (left) & 41 Dilworth Lane



Fig 6. View down site towards Dilworth Court



Fig 7. Dilworth Court residential properties

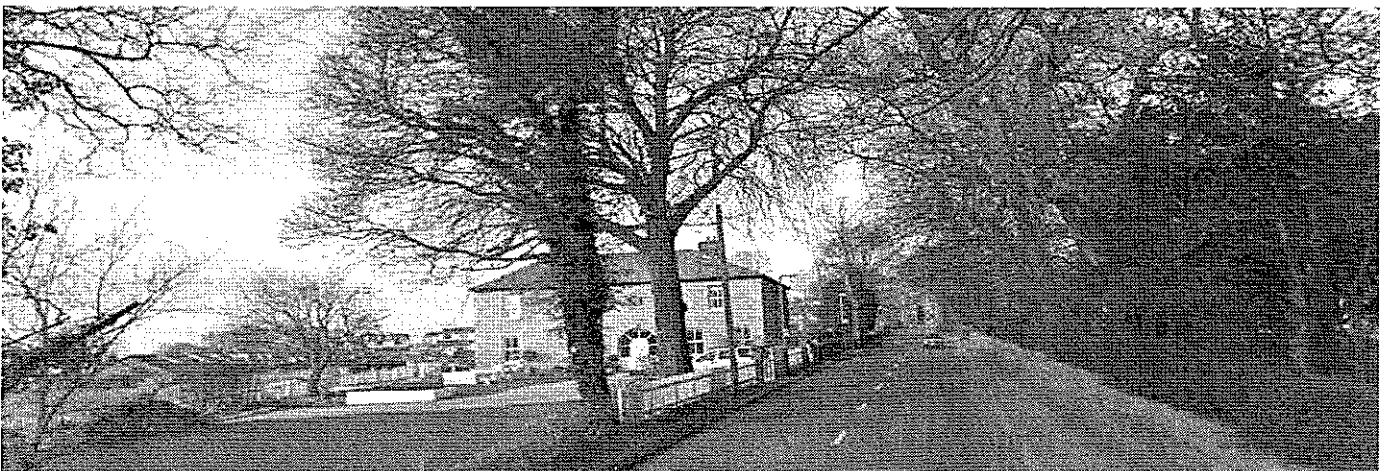


Fig 8. View towards 41 Dilworth Lane. Dilworth House to the right

The Coach House is predominantly made up of stonework façades, with a white render façade to the base of the South facing elevation. The main roof is gray slate and is hipped. The buildings exterior has a traditional appearance whilst the garden and interior spaces maintain a tasteful, contemporary flavour.

The garden itself has an extensive lawn area and is tree lined to the north of the site, there are however no TPOs allocated to any of the trees. The South of the site faces an open field. An area of raised decking is situated on the border of the garden, to the South and conceals a septic tank (see Fig. 9). Centrally within the garden is a white concrete pavilion with an open fire area built within. Although predominantly lawn, an area of pea gravel forms the vehicular access to the site.

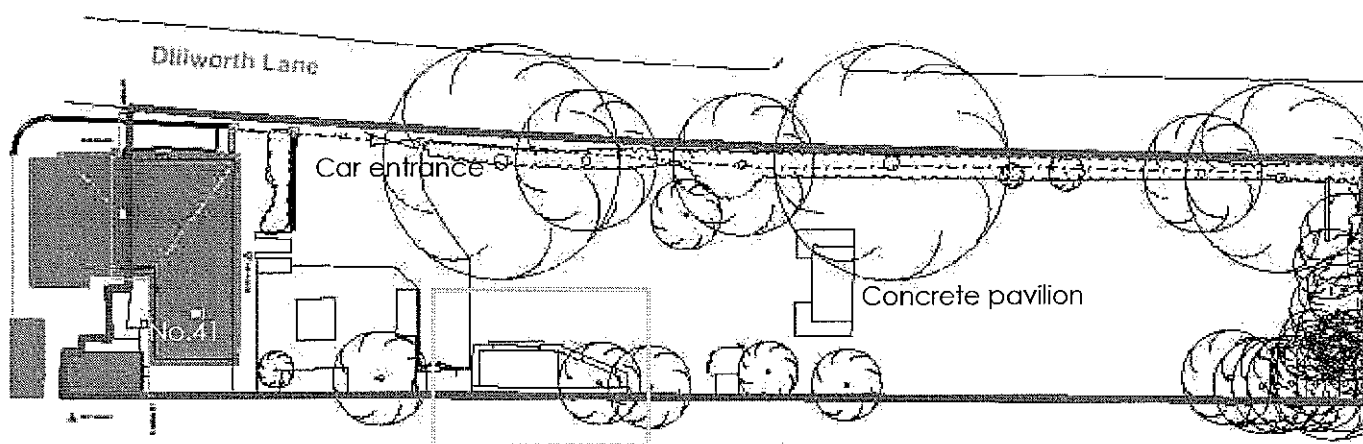


Fig 9. Orange box indicates area of septic tank.

3. PHASE 1: Two storey conservatory extension.

The aim was to create a light and airy dining / relaxation space that would connect the office space area to the main body of the building on ground floor and create an elevated area to take advantage of the Southern / Eastern views. The now single storey office building would then, in turn become a secure and sheltered play area.

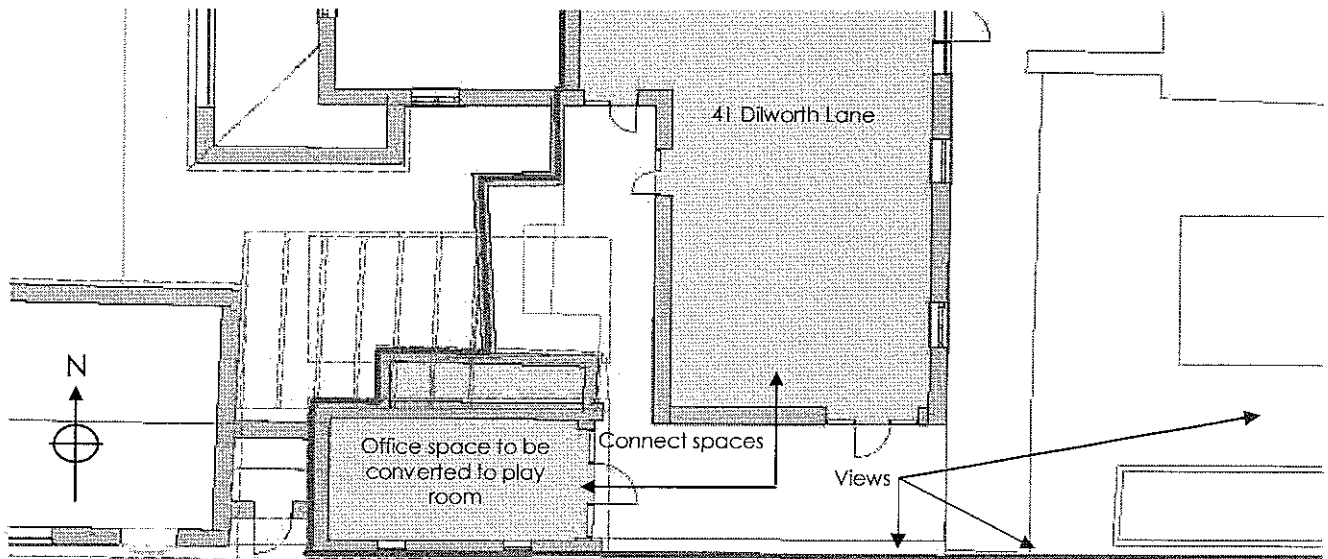


Fig 10. Ground Floor Plan indicating current office space and main body of house.

The proposals needed to utilize the Southern aspect and views and would therefore contain extensive glazing. Any structure attached to such a building is a new structure and it should be treated as such, it was not considered appropriate to introduce a pastiche. The extension needed to make the statement that this is a modern structure, no attempt should be made to disguise the fact that it is a modern addition. In actuality, quite the opposite should occur, the extension would celebrate the fact that it is a new building.

The proposals not only needed to be sympathetic to the traditional materials, it also needed to enhance the existing building. Although the main shell of the building is a traditional stone structure, as stated, the interior and exterior spaces are modern and for this reason, combined with the points previously stated, it was concluded a sympathetic contemporary aesthetic should be proposed.

Due to the sensitivity of the dwellings addition, an extensive design process was undertaken to discover the optimal design solution.

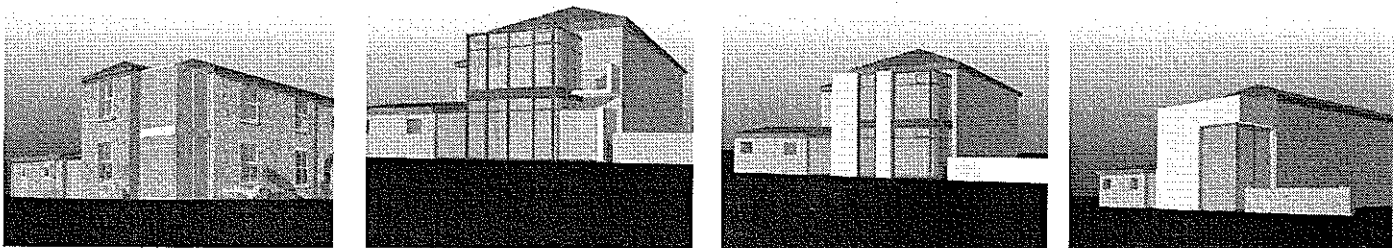
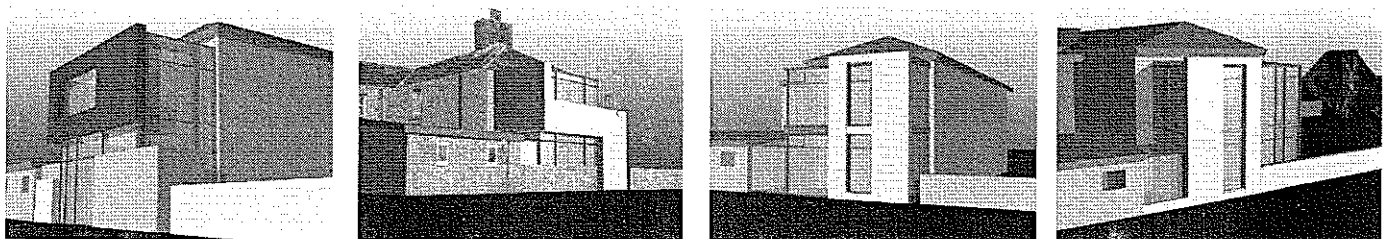


Fig 11. Sample of the visual exploration undertaken during design stage



PHASE 1: Proposals

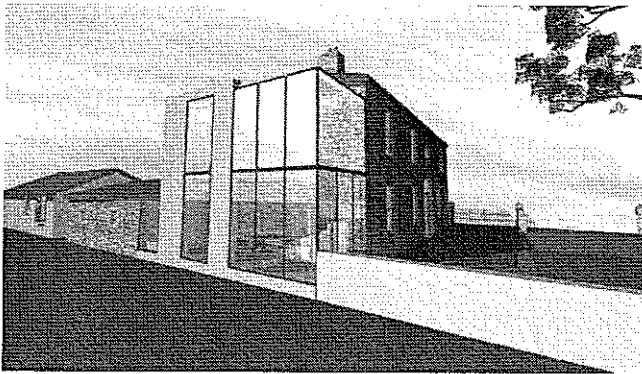


Fig 12. Proposal; South East Elevation. Picking up on with render already present.

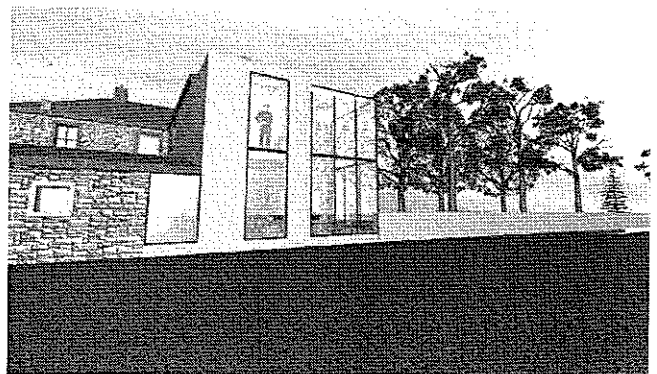


Fig 13. Proposal; South Elevation.

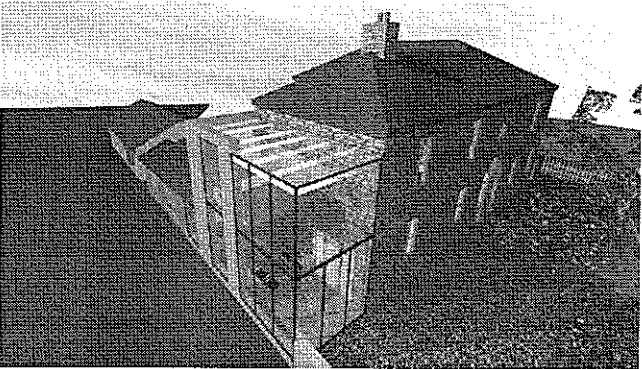


Fig 14. Proposal; Elevated view indicating glass roof to further reinforce the sympathetic connection to old and new.

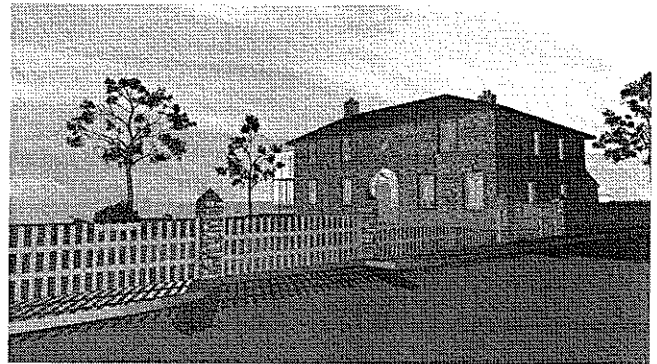


Fig 15. Proposal; View from street. The extensive use of glazing maintains low visual impact.

The proposal is, in effect, a two storey conservatory area, where light and heat can penetrate the space. The mezzanine level connected to the existing bedroom, visually links the ground floor dining area to the upper part of the extension, whilst allowing the user to enjoy elevated views to the South and East. Extending the roof of the office to meet the extension and inserting glazing between the two (as with the main building) defines a subtle bridging between old and new. The whole of the conservatory sits below the eaves of the dwelling, respecting the scale and presence of the house. The line of the transoms pick up on the symmetry of the window positions on the East façade. Any development within this area to the side of the house and below eaves height would only be visible to the public from one side, i.e. approaching No.41 along Dilworth Lane. It is for this reason too, that large expanses of glass were introduced, to create a low impact, translucent development. The absence of heavy structure to this elevation reduces the presence of the extension (Fig. 15). The West elevation possesses no fenestration to preserve neighbouring privacy. The materials chosen reflect the extensive use of white render throughout the site and to Dilworth House, sited opposite.

4. PHASE 2: Triple Garage and Office Space

The phase 1 proposals included the conversion of the existing office space into a play room. The office space therefore needed to be relocated and expand in size. As garage spaces were also required, it was concluded that combining the two would be the obvious solution. The septic tank to the south boundary prevented any development in this vicinity. The garages were therefore located to the street side, which also addresses ease of access for postal/delivery services. The garage/office would be sited to give maximum garden space and cause minimum disruption to the existing layout of the external space. It was important not to locate the garage/office space too close to the existing property and is therefore set over 20 metres away.

As the proposal would be visible from Dilworth Lane, it was decided a more traditional use of materials would be appropriate. A combination of stone and render is proposed, with a pitched slate roof to match that of the main dwelling.



Fig 16. Aerial view of proposed garages indicate significant clearance from main dwelling.



Fig 17. Aerial view of proposed garages showing dedicated street entrance. Building is set back over 2.2m from boundary.



Fig 18. Southeast elevation depicting the careful use of materials and fenestration, echoing that of 41 Dilworth Lane and Phase1 conservatory.



Fig 19. View from public realm.

The existing vehicular entrance would be maintained and a dedicated entrance to the office space from the public realm would be incorporated, directly from the street (Fig. 17). The proposal is set back over 2.2m from the boundary and low level fencing is utilized to allow unobstructed line of sight for cars exiting the site (Fig 20).

It was key to maximise the usable office space in the roof space as well as maintaining a low ridge line, which is no higher than the eaves of the house.

Although there are no TPOs on the site, the building should have minimal impact on the existing trees and it is proposed that two trees in this area are felled. It is also proposed further planting of new trees to be introduced on the site.

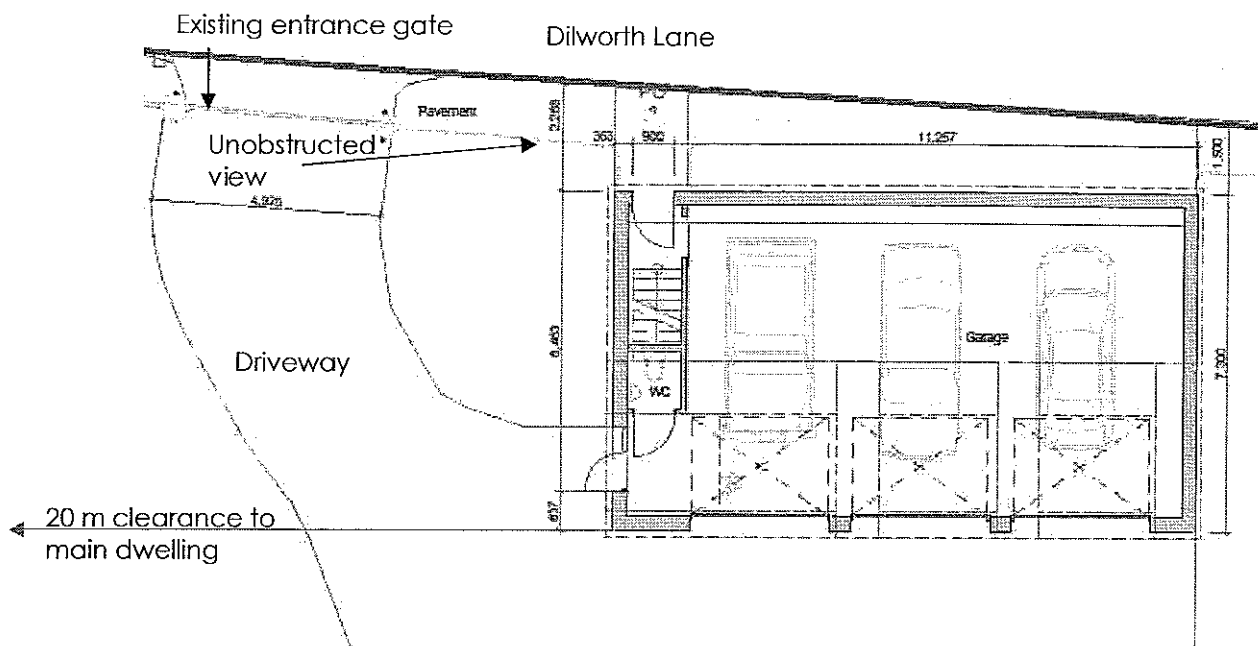


Fig 20. Plan of proposed garage, indicating unobstructed view towards oncoming traffic.

5. PHASE 3: Three new two storey dwellings

To the far East of the garden area, three 2 storey dwellings are proposed. The proposals respond to the need for additional housing within the Ribble Valley Borough and the sites proximity to the local amenities, pubic transport and schools, make it an ideal location for residential purposes. Scaling of the buildings was an important factor and the ridge height would not exceed that of the neighbouring Dilworth court or 41 Dilworth Lane. The layout works as a terrace arrangement, in order to maximize internal space whilst minimizing the amount of garden loss to The Coach House.



Fig 21. View towards 41.

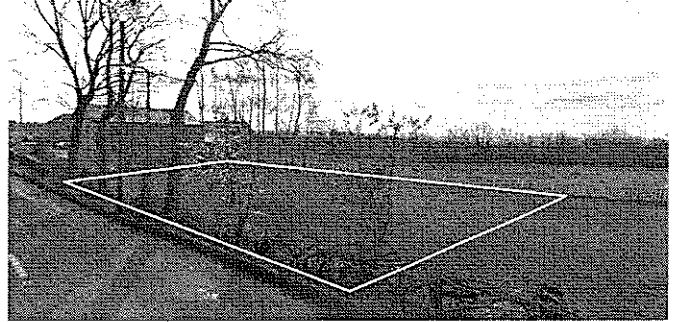


Fig 22. View towards Dilworth Court, indicating extent of site.



Fig 23. View towards Dilworth Court to East of site.

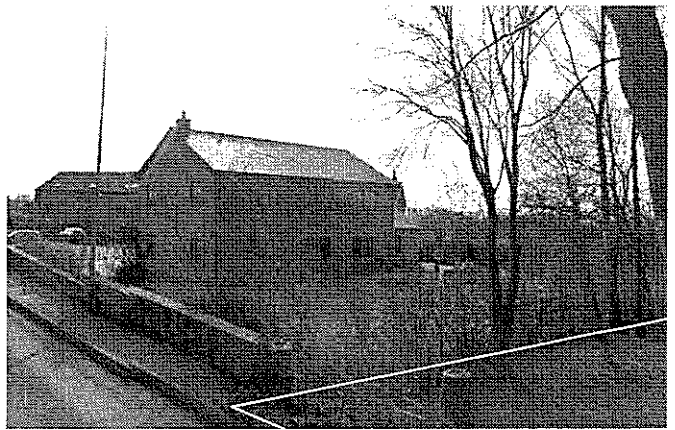


Fig 24. Dilworth Court residential development.

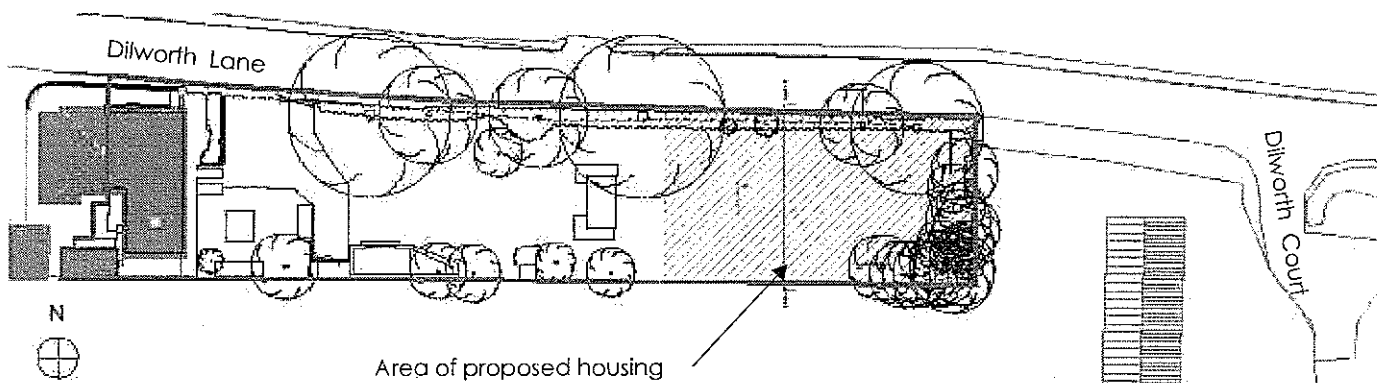


Fig 25. Site plan indicating area of proposed housing to East of the garden.

The internal layouts of the dwellings and the orientation of the building were determined by Southern aspects and views across the open field. The reception area to ground is situated to the street side but the open plan layout allows Southern light penetration and extended views. The kitchen and dining areas are situated on the South, allowing overspill and a flowing transition between interior and exterior spaces. Four bedrooms are situated on the First floor. The master bedroom possesses an en-suite as well as a balcony area, taking full advantage of the southern aspect. An exterior covered patio area provides the resident with an external space, which is both open and private. The privacy of the existing residents too has been considered, where balconies are enclosed and no fenestration exists to East and West façades.

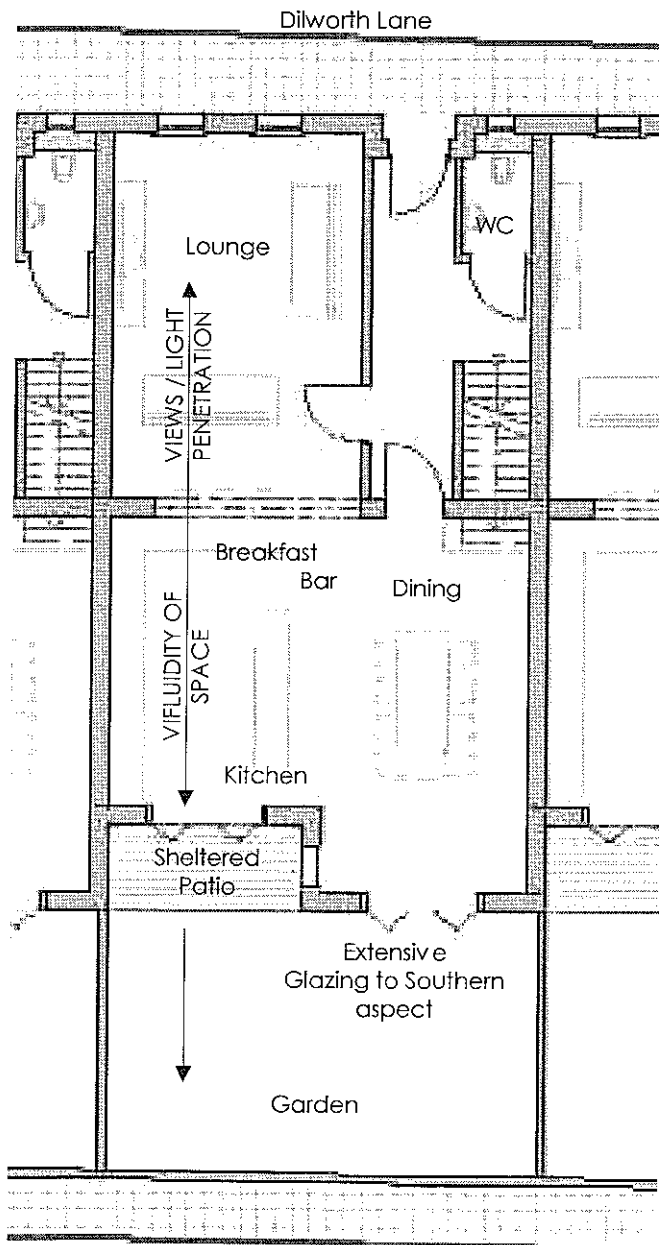


Fig 26. Typical Ground Floor Plan

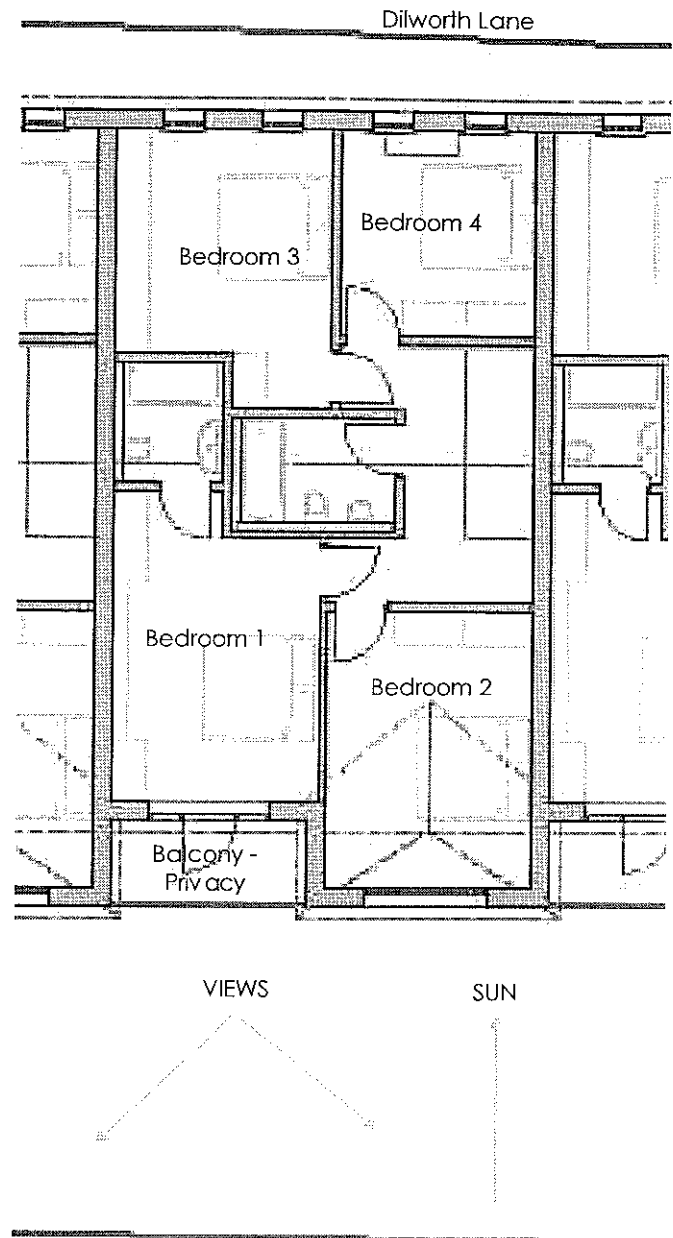


Fig 27. Typical First Floor Plan

The houses are set back from the main road to allow access to the front of the dwellings as well as providing line of sight for vehicular egress. The street façade faces North and therefore maintains reduced window sizes, compare to that of the rear. This reduces noise and thermal loss. The style utilized to this elevation reflects that of the local vernacular; stone window surrounds and a mixture of render and stone. The sand stone window surrounds can be seen on all neighbouring properties and they also provide a hard, straight, clean edge to install the windows within.

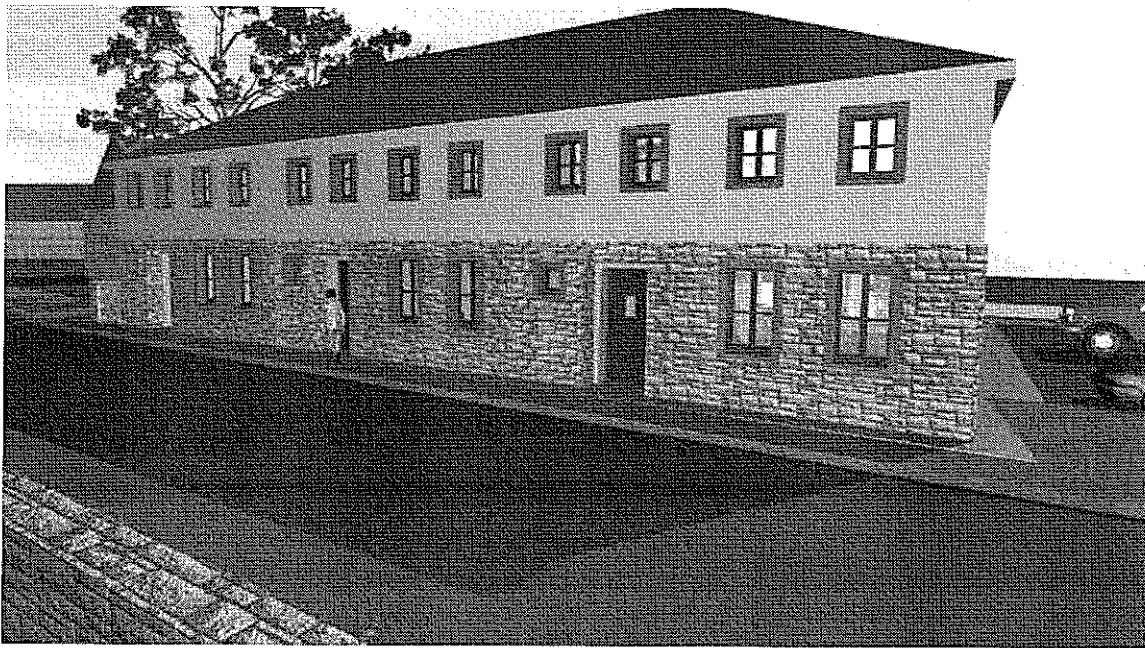


Fig 28. North Elevation. Traditional appearance.

Progressing to the rear (South), we observe a transition in character. Here the houses take on a contemporary feel, extending the white render to the complete façade. The light and open appearance echoes the aesthetics of the proposed phase I extension, whilst remaining sympathetic to the immediate surroundings. Extensive use of glazing increases sun exposure and radiates light throughout the interiors, as well as taking full advantage of views.

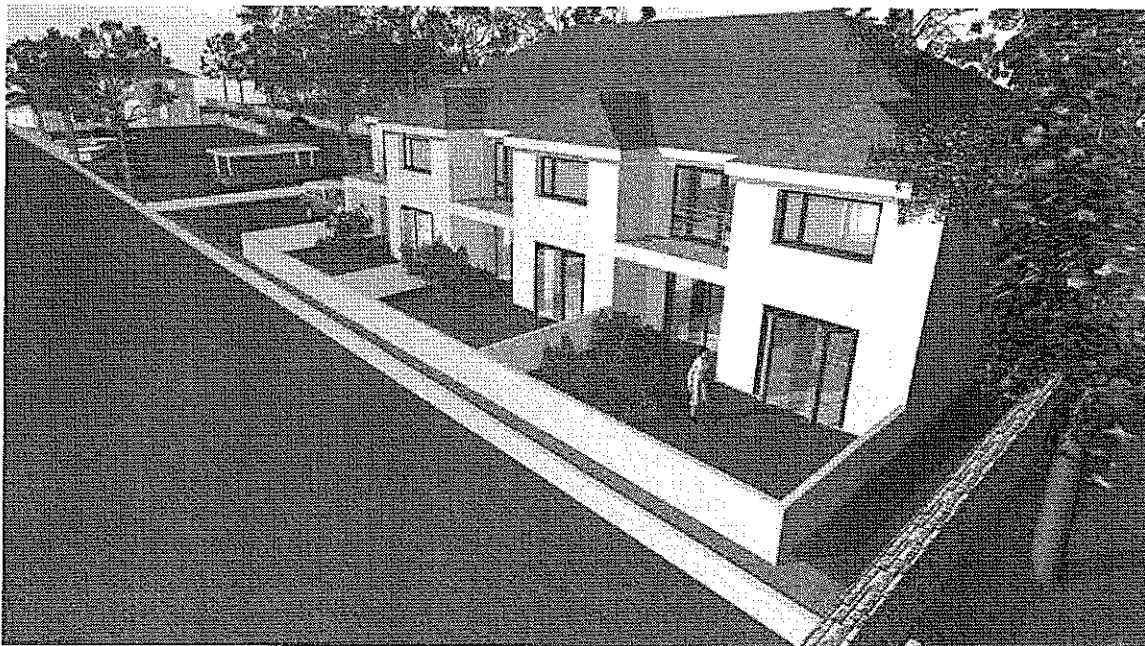


Fig 29. South Elevation. The building opens up and maintains a light and airy appearance,

Surface parking will be provided to the side of the development. Two spaces per dwelling are allocated, with one disabled bay, the nearest to the front entrances. Drop kerbs will be provided and all paving will be constructed to Highways standards. Tactile paving to be provided where necessary.

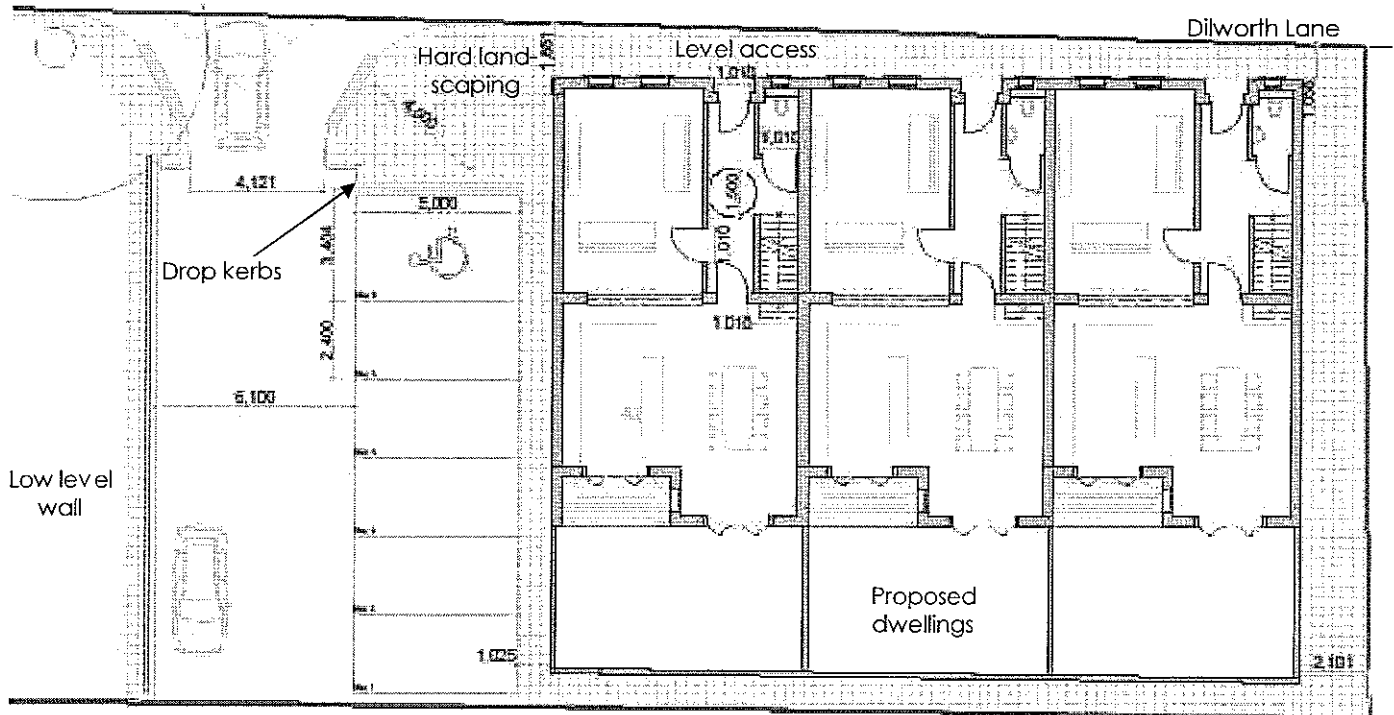


Fig 30. Parking arrangement

External pathways will be minimum 1 meter wide with minimum falls for drainage purposes. Level access is provided to the main entrance and is maintained throughout the ground floor. The entrance is also recessed to allow cover. A generous foyer is provided and a WC, an outward opening door allows easy access with a wheelchair and has the potential to install a shower unit (see fig 29). All doors to ground floor have a clear unobstructed opening of greater than 850mm and corridors over 1 meter wide.

The proposed development will be designed to achieve greater than Code level 3 under the code for sustainable homes.

To achieve this level or higher, it must be designed to be built 25% more efficient than a house built to Part L 2006 Building Regulation standards. This can be achieved by increasing the standard of building fabric to be thermally more efficient, such as:

- Roof structure and finishes, incorporating high performance insulation (insulation supplied to have Global Warming Potential (GWP) of 5 or less, in both their manufacture and composition).
- Internal partition walls to incorporate insulation
- High specification windows and doors, to include draught excluders throughout.
- Insulated separating floor
- High performance external envelope insulation (Insulation supplied to have GWP of 5 or less, in both their manufacture and composition).

A high efficiency condensing boiler to be employed and air permeability reduced by careful detailing.

The control of water is considered, such that no more than 105 litres of water per person per day is used. Devices such as dual flush WCs, aerating taps, showers (6-7 litres usage per minute) installed and smaller baths amongst other items are specified. The exterior spaces provide areas to dry clothes, discouraging the use of tumble dryers.

Due to the large expanses of glazing to the South, a high daylight factor will be achieved to all ground floor areas and the two main bedrooms facing South. The open plan arrangement will provide cross ventilation and higher degree of light penetration to Northern facing spaces.

Security is also considered, where energy efficient lighting is introduced to the parking, entrance and rear areas of the properties. Low level walls and absence of overgrown foliage, provide unobstructed views to and from the dwellings. High specification security, Low-E windows and doors to be installed.

Wherever possible suppliers will be sourced locally and considerate contractors will be sought.

Covered refuse storage will be provided to exterior of building and will have capacity to house recycling containers for each house, relevant to Ribble Valley Borough Council requirements.

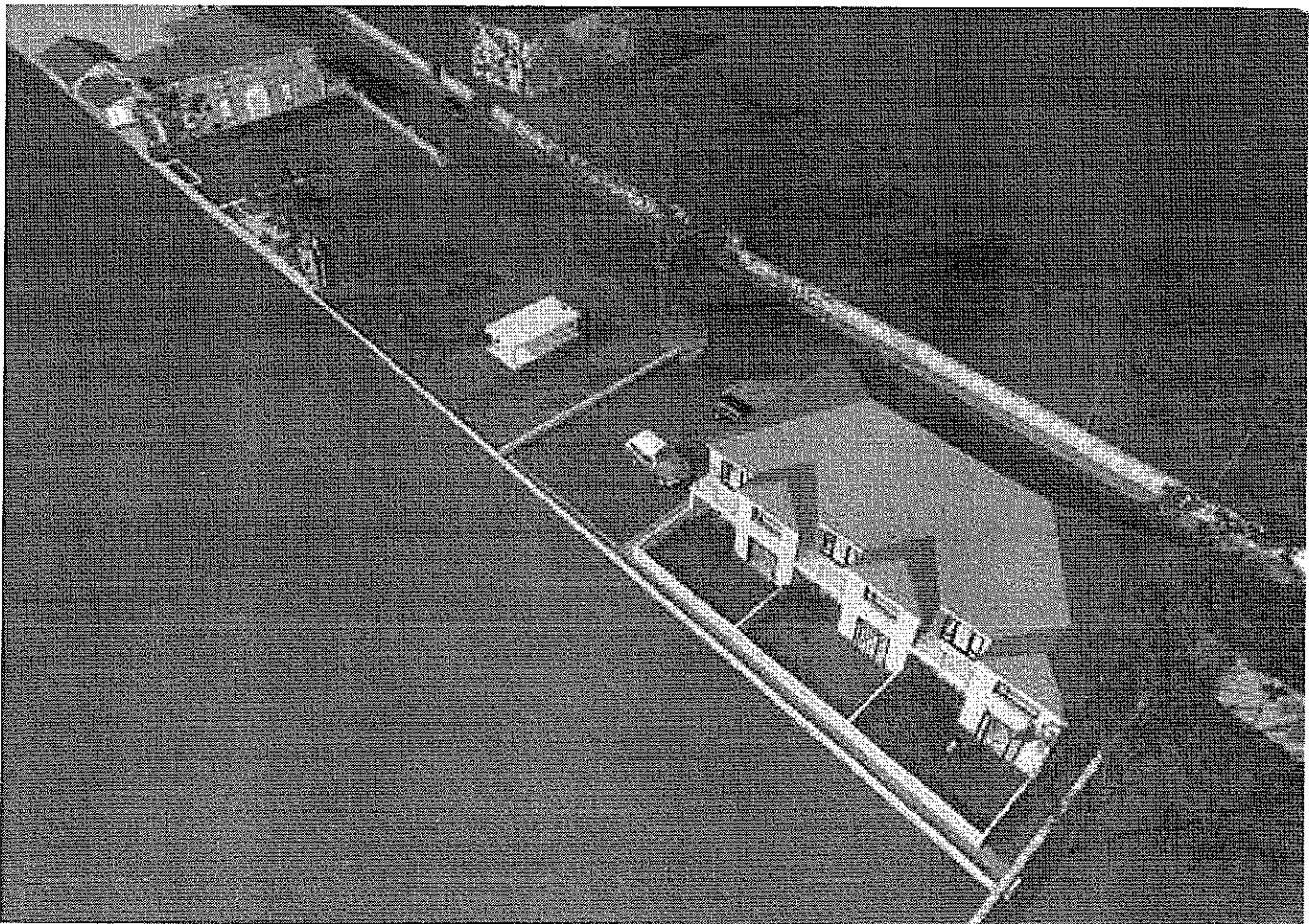


Fig 31.. Housing in relation to Gardeners Cottage.

6. Heritage Statement 41 Dilworth Lane, Longridge.

Sited directly opposite No 41 Dilworth Lane is Dilworth House (Fig. 30&31).

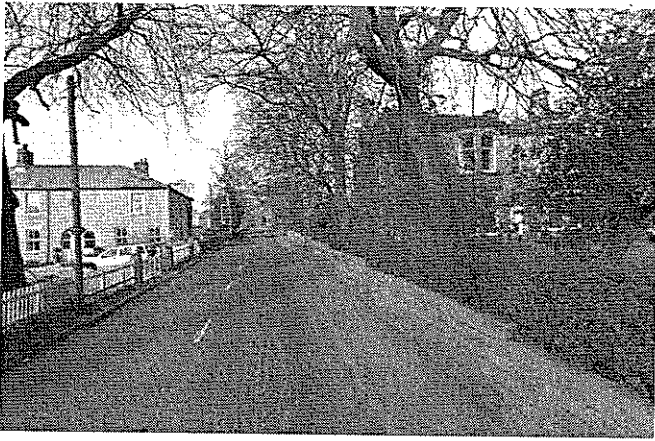


Fig 32. Dilworth House in relation to 41 Dilworth Lane



Fig 33. Dilworth House West elevation

41 Dilworth Lane was previously a coach house and formed part of the land that was Dilworth House farm (Fig 32), as did number 39, which was the gardener's cottage.

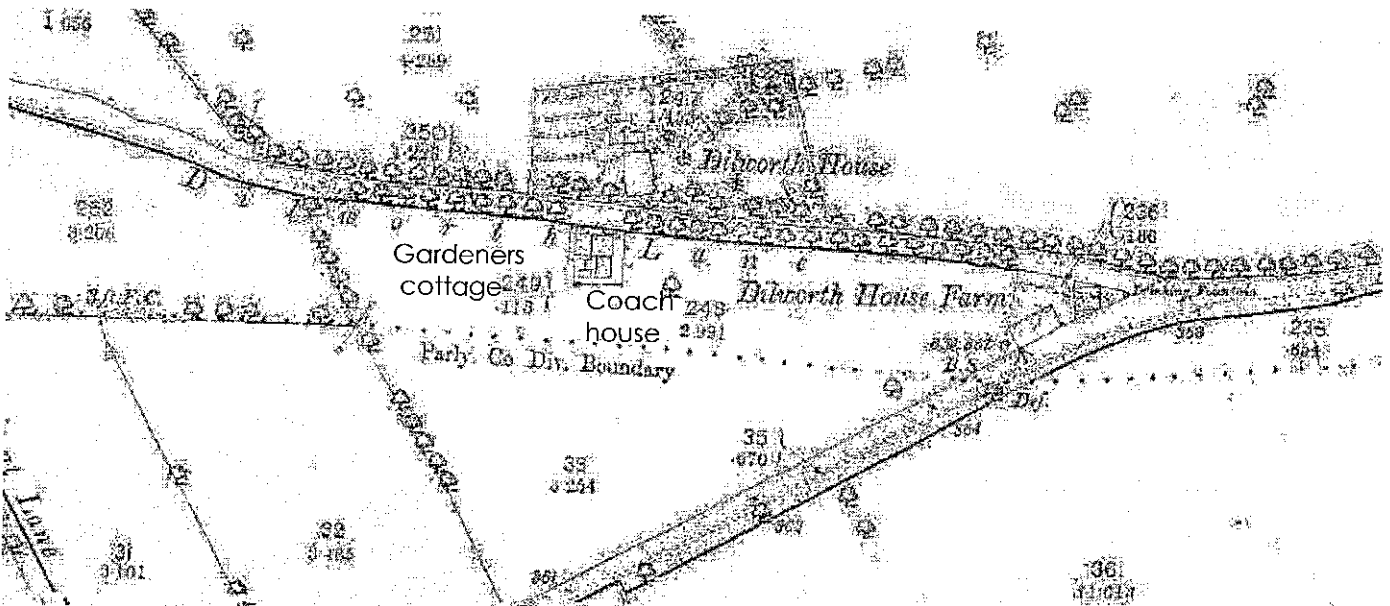


Fig. 34. First edition OS map, indicating the coach house situated on Dilworth House Farm.

As it was a coach house building to the farm, the cottage maintains no great historical significance, it is nevertheless an attractive property.

A two storey hipped roof property, now separated into two dwellings. Gardener's Cottage is predominantly a stone building sand stone window surrounds. Of particular note is the portal window situated centrally to the first floor of No.39, which was mirrored on No 41 when converted by Michael Rayner Associates in 1985. New double glazed windows replaced the single glazed timber units. The majority of the original building remains



Fig. 35 Photograph taken 1176. West elevation of No. 39 Dilworth Lane. Note the unusual portal window, later echoed in the conversion of Gardeners Cottage.



Fig. 36 Same elevation , as seen today depicts the large conservatory addition.

Historical Maps

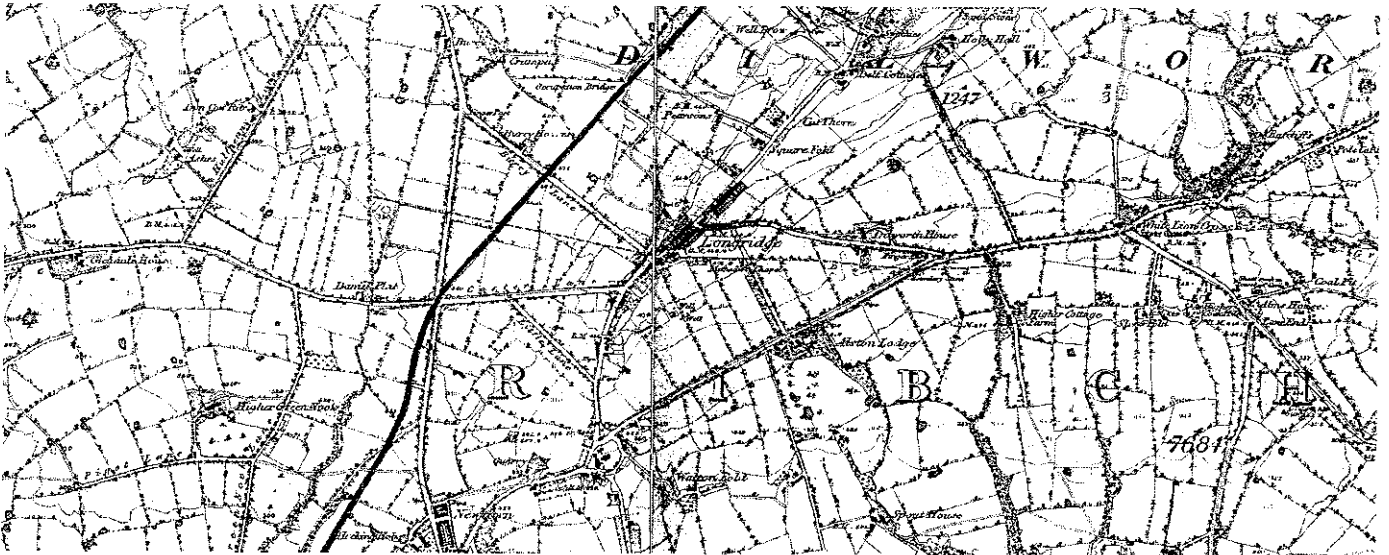


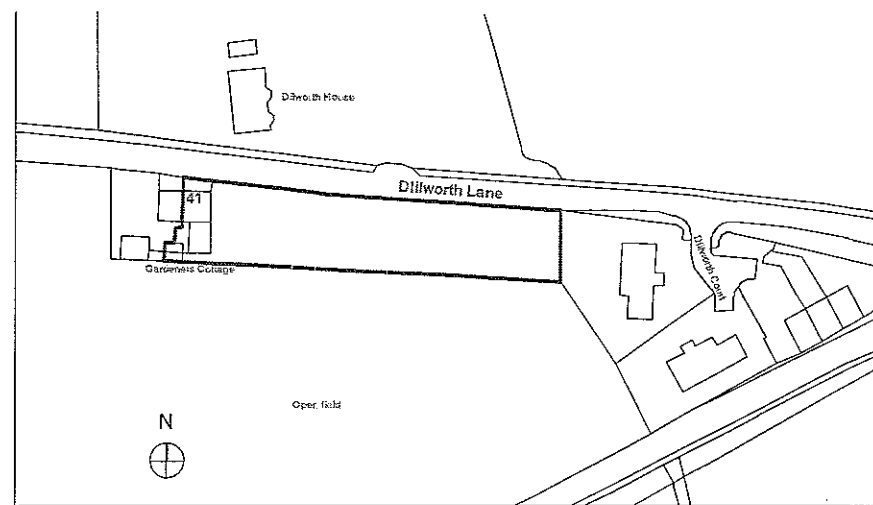
Fig. 37 Map 1845



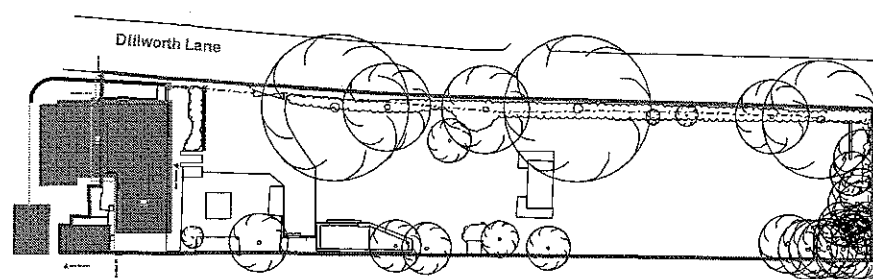
Fig. 38 Aerial view 1940



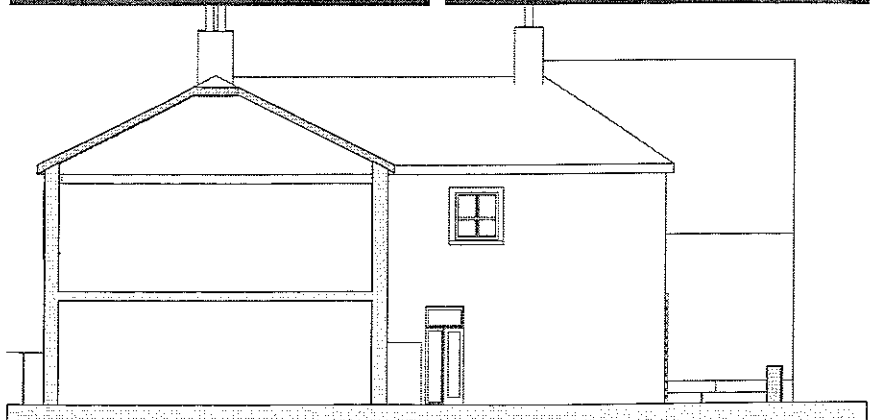
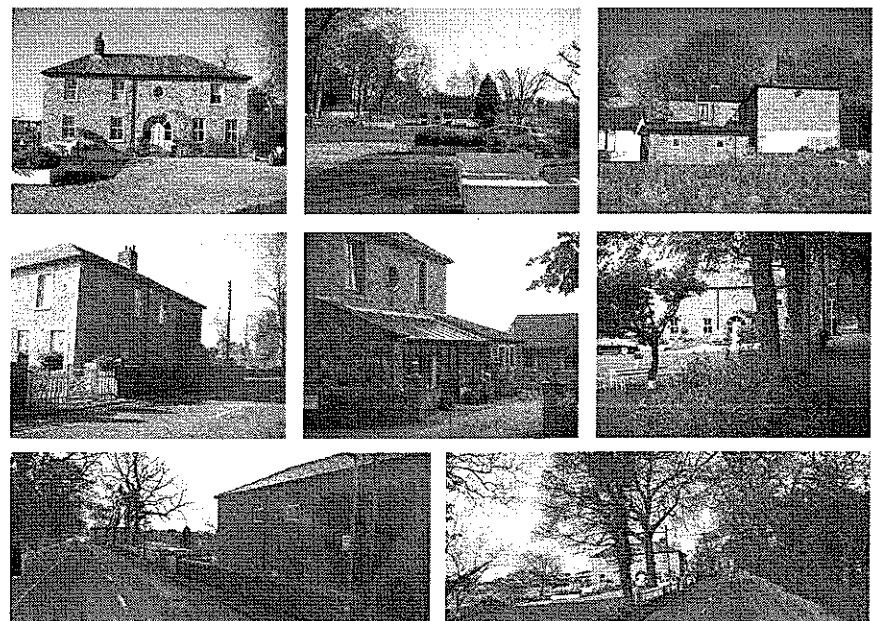
Fig 39 Aerial view 1960



Site Plan 1:1000



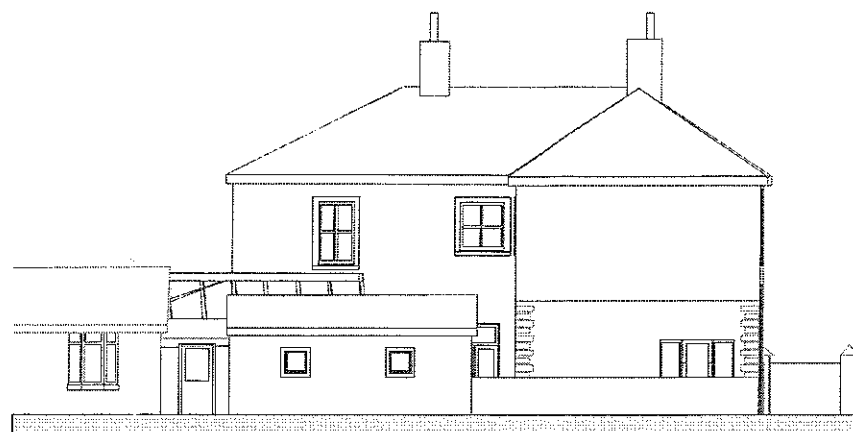
Block Plan 1:500



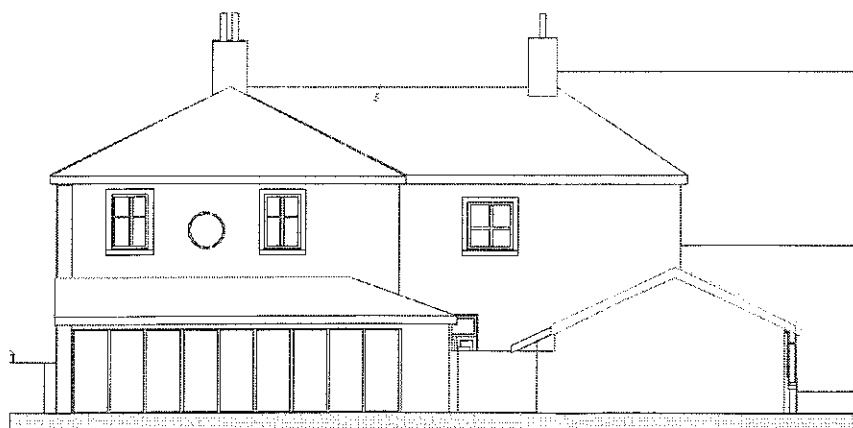
Section 01 1:100



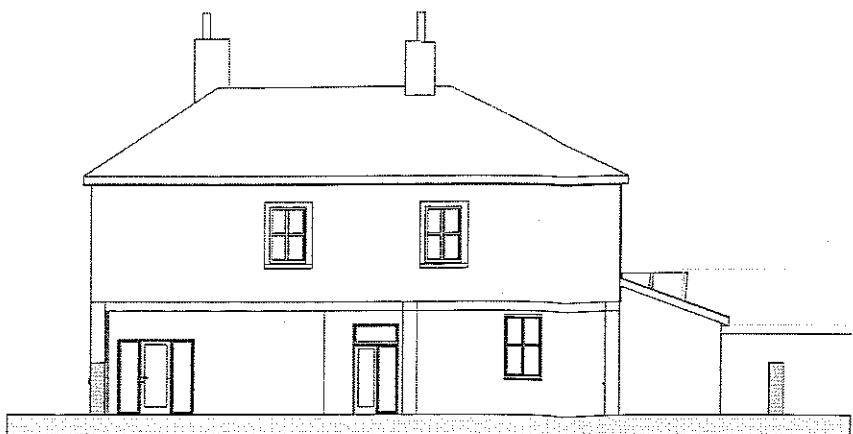
Elevation East 1:100



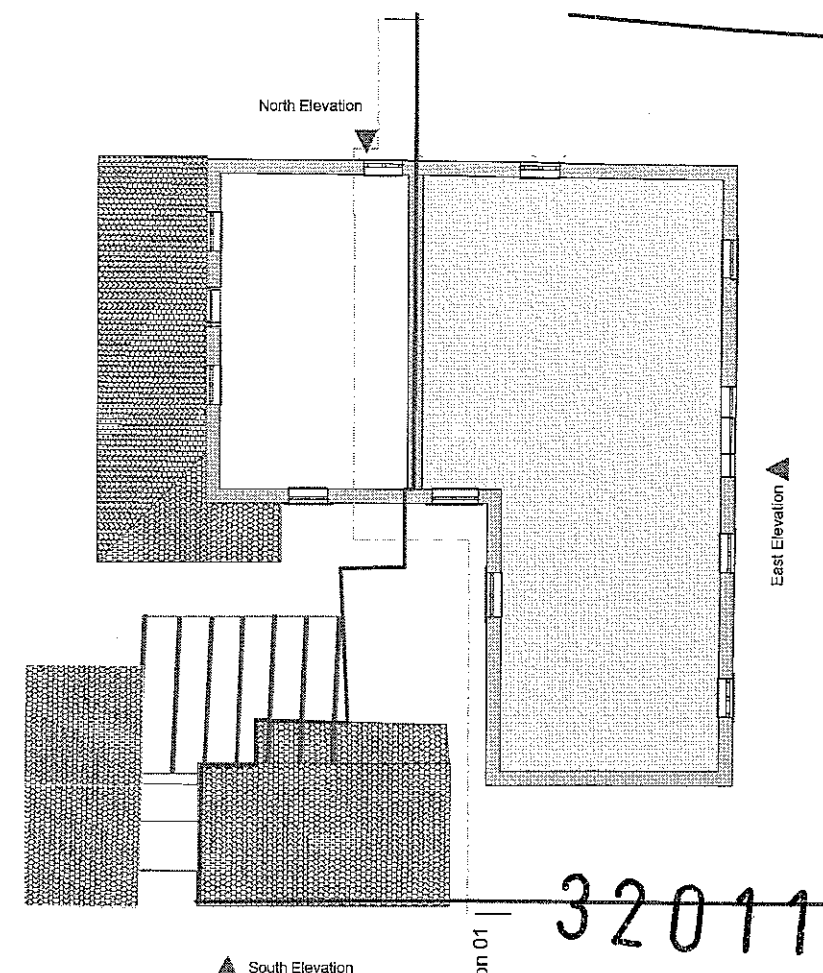
Elevation South 1:100



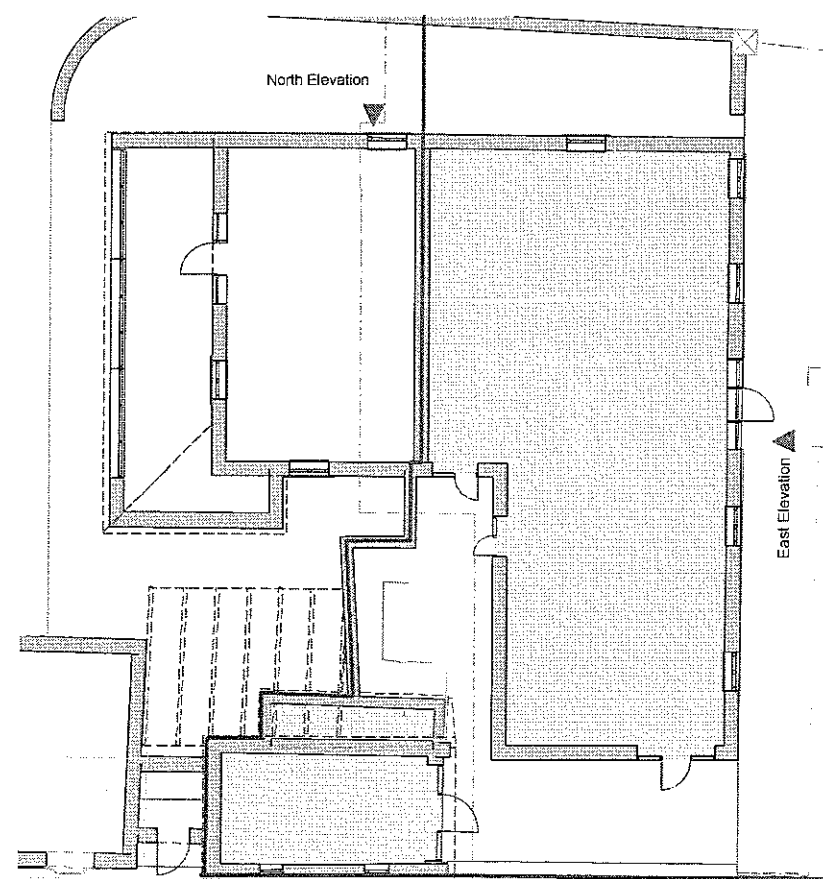
Elevation West 1:100



Elevation North 1:100



First 1:100



Ground Floor 1:100

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By Date Description Revision

320110654P

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architecture & design

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07746 225544

PROJECT
41 Dilworth Lane
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CLIENT
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Leeds
PR3 3ST

DRAWING ORIGINATOR: M
DRAWING TITLE
Existing Dwelling

Job No.	045
Drawn date	13.07.11
Scale	Varies GFA-1
Drawing status	Planning
Discipline Code	Comp
Proj No.	045
Floor level	-
Drawing No.	001P
Revision	-

PROPOSED

Dillworth Lane

Existing entrance to remain

Proposed PHASE 1
Triple Garage
Office Space

41

Proposed PHASE 1
(see separate application)

Proposed	Ground Floor	1:500
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[illegible]

Proposed Ground Floor 1:200

Elevated view

Gray slate roof to match 41 Dilworth Lane

White paint finish to PVC-u frame windows, to match 41 Dilworth Lane

Stonework to match 41 Dilworth Lane

White paint finish to wooden garage

Proposed South Elevation G4 1:100

Proposed East Elevation G1 1:100

Architectural drawing of a house elevation. The drawing shows a gabled roof with a circular window in the gable. The main body of the house has a stone wall and a door. Elevation markers are shown on the right side: +6.021, +5.062, +5.337, +3.337, +2.597, +2.010, and +0.000. A label 'White render' points to the upper wall. A label 'Stonework to match 41 Dalvorny Lane' points to the lower wall. A label '122' is on the left side. A label '44.700' is near the roofline. A label '40' is near the ground level.

Proposed West Elevation G3 1:100

Architectural drawing of a building section showing floor levels and structural elements. The drawing includes the following labels and dimensions:

- Top floor level: $+6.021$
- Intermediate floor level: $+2.507$
- Ground floor level: $+2.010$
- Basement floor level: -0.000

The drawing shows a cross-section of a building with a basement, ground floor, and two upper floors. A staircase is visible on the right side, connecting the ground floor to the upper floors. The drawing is oriented with North (N) at the top.

Proposed North Elevation G2 1:100

Architectural section drawing of a building. The drawing shows a cross-section of a structure with a gabled roof. A car is parked inside the main space, and a person is standing next to it. The drawing includes various dimensions and labels:

- Roof dimensions: 1.117, 2.103, 2.00, 0.228
- Roof height: 3.220
- Ground level: -2.910
- Roof slope: 42°
- Label: "Office space" with an arrow pointing to the right side of the structure.

Proposed Section G5 1:100

Elevated view



East view from fields looking towards 41 Dilworth Lane

A black and white photograph showing a north view from approaching 39 Dilworth Lane. The image features a large, two-story house with a gabled roof and a chimney. To the left, there is a smaller, single-story structure. The foreground is a grassy area, and the background shows more trees and a fence line.

Elevated view

320110654P

Proposed First Floor 1:100

Architectural floor plan of a building with four elevations: North Elevation G2, West Elevation G3, East Elevation G1, and South Elevation G4. The plan shows a rectangular building with a central 'Garage' area, a 'Section G5' area, and a 'Section G6' area. Dimensions are provided for all four elevations. The North Elevation G2 shows a total width of 11,257 and a height of 2,768. The West Elevation G3 shows a total width of 7,300 and a height of 6,453. The East Elevation G1 shows a total width of 7,300 and a height of 1,130. The South Elevation G4 shows a total width of 10,000 and a height of 1,645. The plan also includes a 'Pavement' area and a 'Garage' area.

proposed Ground Floor 1:100

By	Date	Description	Rev
IM	15.06.11	Boundary revision/ General area added	0

A-tekt
architecture & design

21 Powis Road
Ashton
Preston
Lancashire
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01772721046
07748225544

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CLIENT
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Lancashire
PR3 3ST

DRAWING ORIGINATOR IM
DRAWING TITLE
Existing &
PHASE 2
Proposed Triple Garage & Office Space

Job No.	045				
Drawn date	12.07.11				
Scale	Varies @ 1:1				
Drawing status	Planning				
Discipline	Comp	Proj No.	Floor	Drawing	Revisor