



RIBBLE VALLEY
BOROUGH COUNCIL

11 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No 320110656 P

Date received

Fee paid £

Receipt No:

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		Country Code:	National Number:	Extension Number:
	Longridge		Telephone number:		
			Mobile number:		
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	England				
Postcode:	PR3 3ST				

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		Country Code:	National Number:	Extension Number:
	Ashton		Telephone number:	01772721046	
			Mobile number:	07748225544	
Town/City:	Preston		Fax number:		
County:	Lancashire		Email address:		
Country:	United Kingdom				
Postcode:	PR2 1AD		ian@atekt.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Construction of two storey conservatory, with mezzanine, to South face of existing two storey dwelling.

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)

Description:

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

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: R9/2011/ENG/00196

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

Details of the pre-application advice received:

Use of materials and appearance discussed.

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

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

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 and white rendered facade

Description of *proposed* materials and finishes:

White render

9. (Materials continued)

320110656 P

Roof - description:

Description of *existing* materials and finishes:

Gray slate

Description of *proposed* materials and finishes:

Glass roof to falls

Windows - description:

Description of *existing* materials and finishes:

White frame finish PVC-u windows

Description of *proposed* materials and finishes:

Gray colour powder coated aluminium framed glazing, colour to match existing roof

Doors - description:

Description of *existing* materials and finishes:

Glass and solid PVC-u white colour finished frame

Description of *proposed* materials and finishes:

Glazed doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

Low level white render / white pickett fence

Description of *proposed* materials and finishes:

Low level white render to match existing

Lighting - add description

Description of *existing* materials and finishes:

Spots and pendants

Description of *proposed* materials and finishes:

Uplighters to existing face of South facade. Spots to underside of mezzanine level and pendant at high level

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:

1432-1 Site Land Survey
A-AT-045-001AP Location Plan
A-AT-045-001P Existing Layout
A-AT-045-002EP Proposed Conservatory
AT-045-DSDL Part 1 Design & Access Statement - Existing Site
AT-045-DSDL Part 2 Design & Access Statement - Phase 1 Proposed 2 storey conservatory
AT-045-DSDL Part 5 - Heritage Statement. (To be read in conjunction with, Part 3 (Phase 2 - Proposed Garages/office space) and Part 4 (Phase 3 - 3x new houses)

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

N/A

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

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

17. Residential Units

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

☐ Yes ☒ No

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

19. Employment

If known, please complete the following information regarding employees:

320110656P

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

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: Mr

First name: Darren

Surname: Norris

Person role:

Applicant

Declaration date:

10/08/2011



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: Mr

First Name: Darren

Surname: Norris

Person role:

Applicant

Declaration date:

10/08/2011



Declaration Made

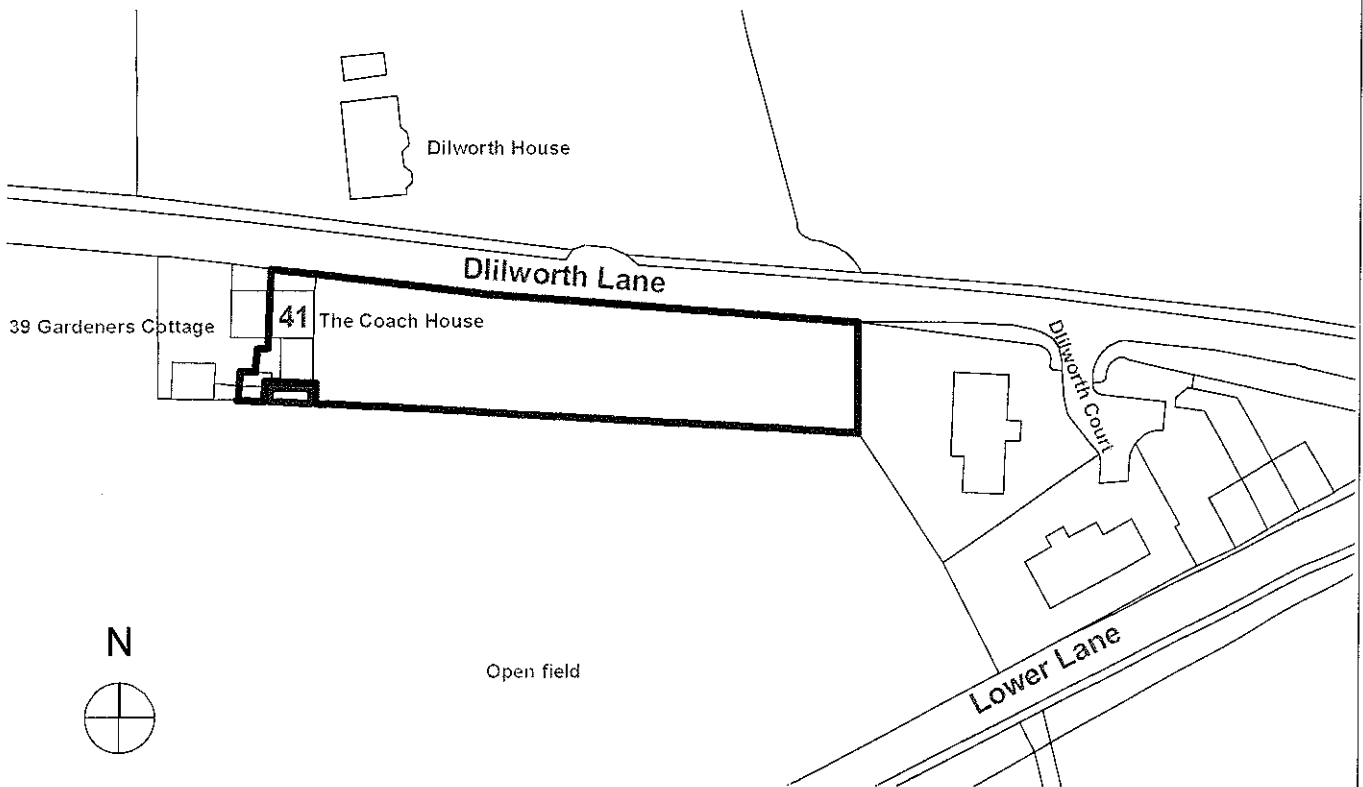
26. Declaration

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



Date: 10/08/2011

320110656P



Location Plan

1:1250

A-tek
architecture & design

A-tek
21 Powis Road
Preston
Lancashire
PR2 1AD

01772721046
07748225544

Drawing Name

Location Plan

Drawing Status

Planning

Drawing Scale

1:1250 @ A4

Drawing Number

A-AT-045-001EP

CLIENT

Mr /Mrs Norris

41 Dilworth Lane
Longridge,
Lancashire
PR3 3ST

Job number

045

Drawn by
IM

Date
17.08.11

Design Access Statement Heritage Statement

Prepared by A-tekt for



Ribbles Valley
Borough Council

320110656 P
A-tekt
architecture & design

Ian V McCarten ba(hons) barch arb
21 powis road
ashton
preston
lancashire

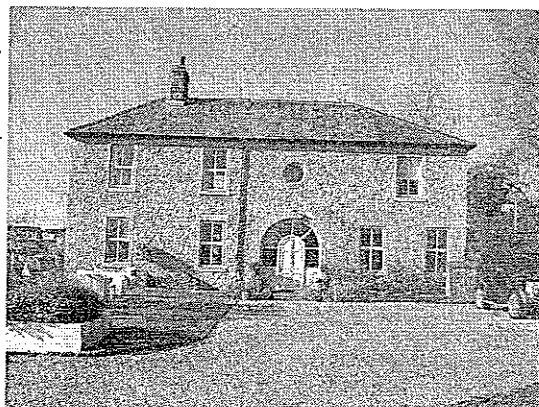
01772 721046
07984409807
www.atekt.co.uk
ian@atekt.co.uk

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

Contents

1.	The Site	Page 3
2.	41 Dilworth Lane; Coach House (existing property)	Page 5
3.	Phase 1. Two Storey Conservatory Proposal	Page 6
4.	Phase 2. Triple Garage & Office Space	Page 8
5.	Phase 3. Three New Two Story Dwellings	Page 10
6.	Heritage Statement	Page 15

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).

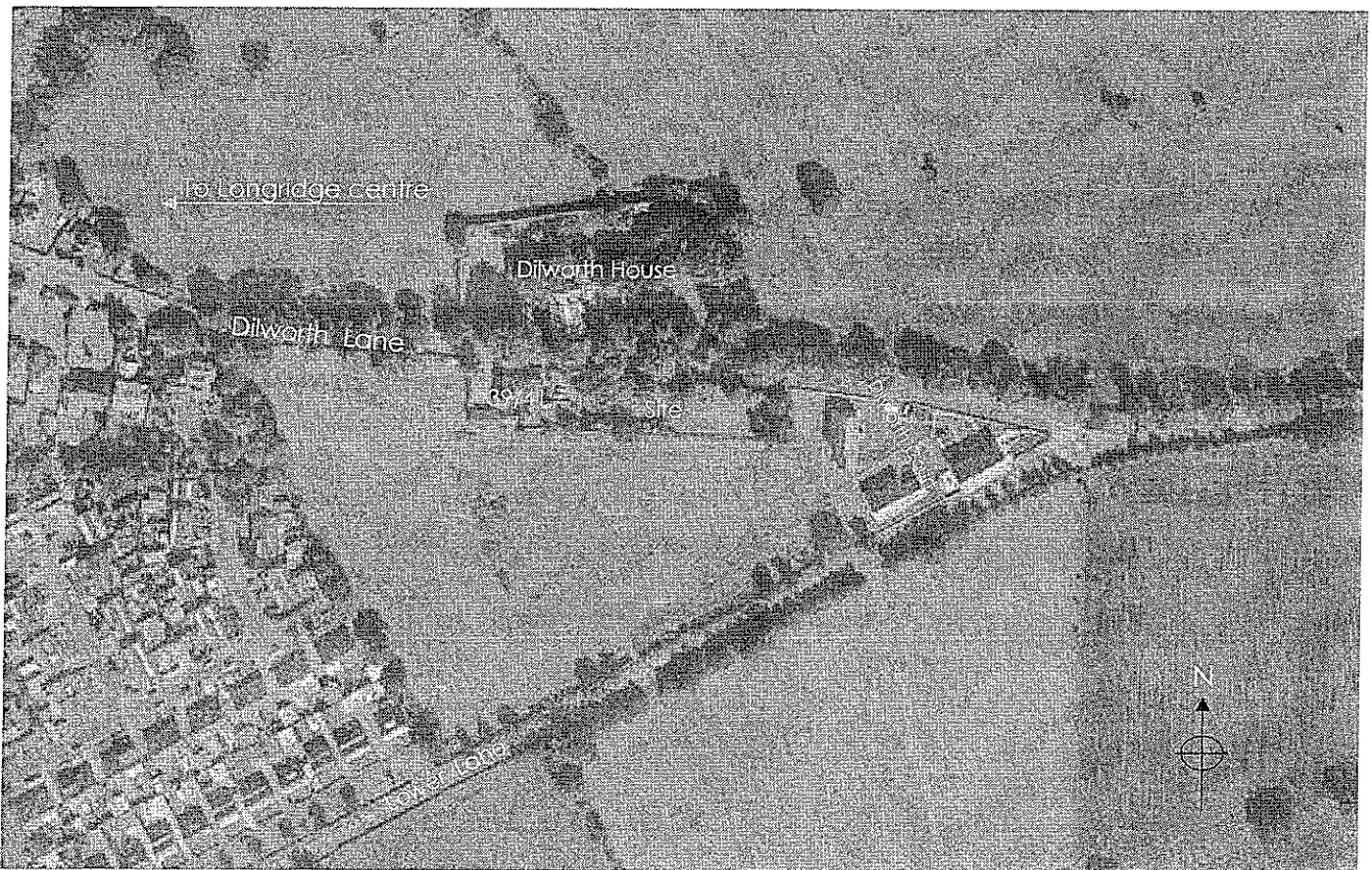


Fig 1. 39+41 Dilworth lane. Aerial view of site.

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

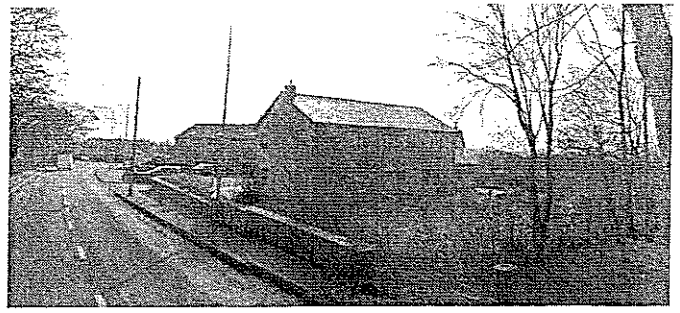


Fig 3. Dilworth Court Housing to the East of the site



Fig 4. East elevation Gardeners Cottage

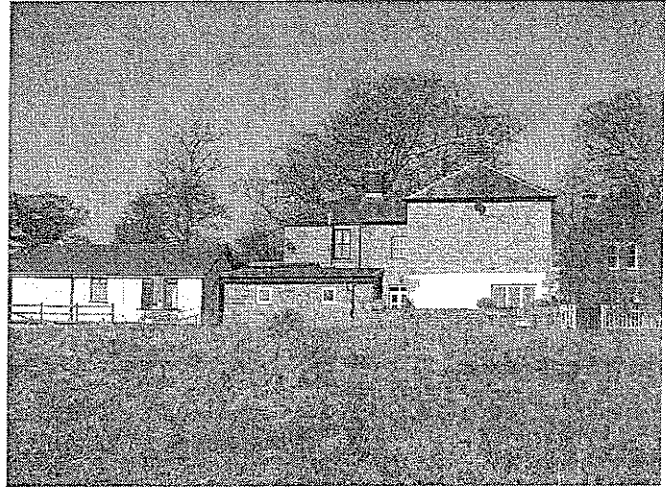


Fig 5. South elevation 39 (left) & 41 Dilworth Lane



Fig 6 View down site towards Dilworth Court



Fig 7. Dilworth Court residential properties

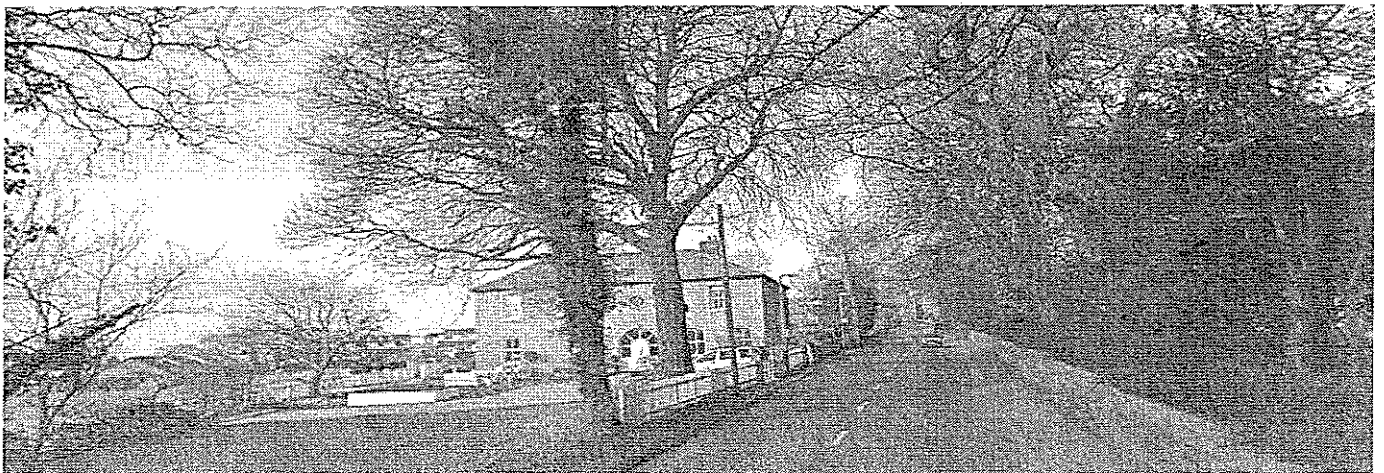


Fig 8 View towards 41 Dilworth Lane. Dilworth House to the right

2. 41 Dilworth Lane, The Coach House

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.

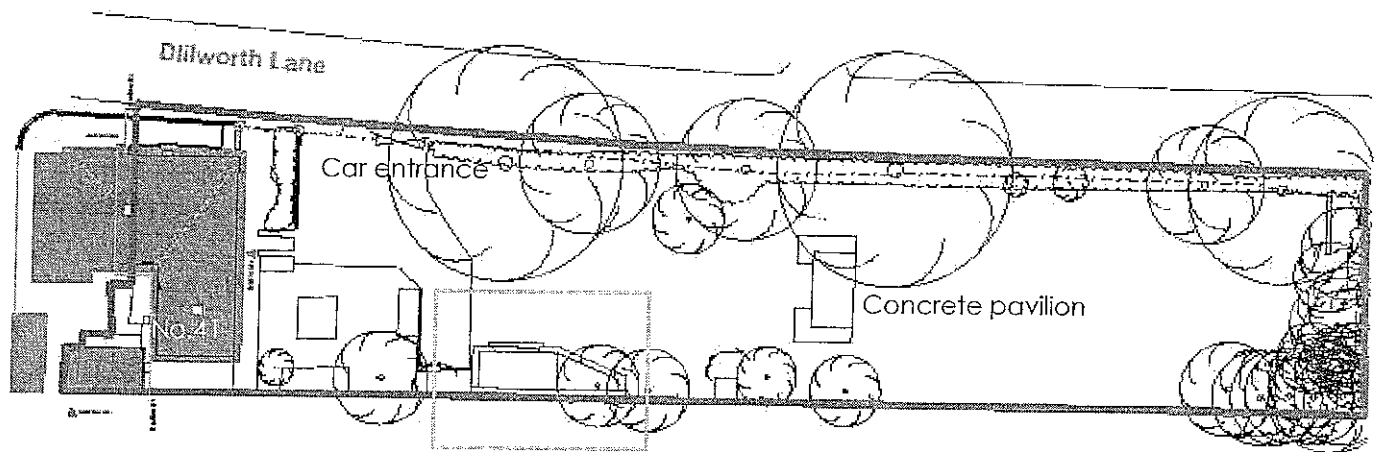


Fig 9. Orange box indicates area of septic tank.

3. PHASE 1: Two storey conservatory extension.

320110656 P

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.

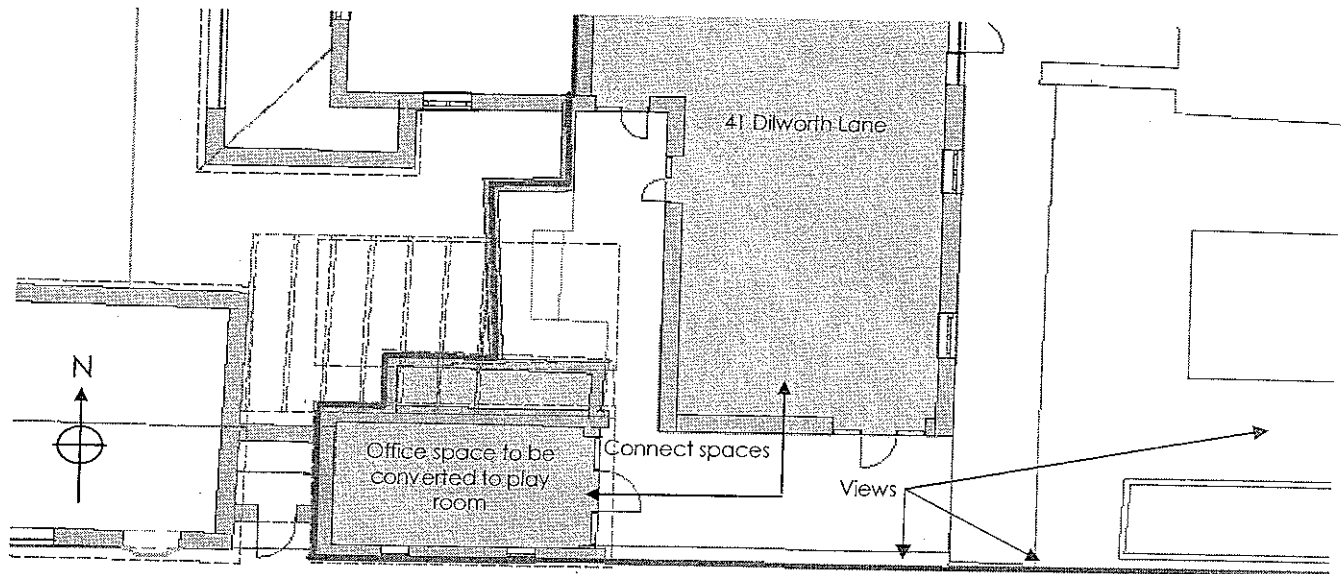


Fig 10. Ground Floor Plan indicating current office space and main body of house

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.

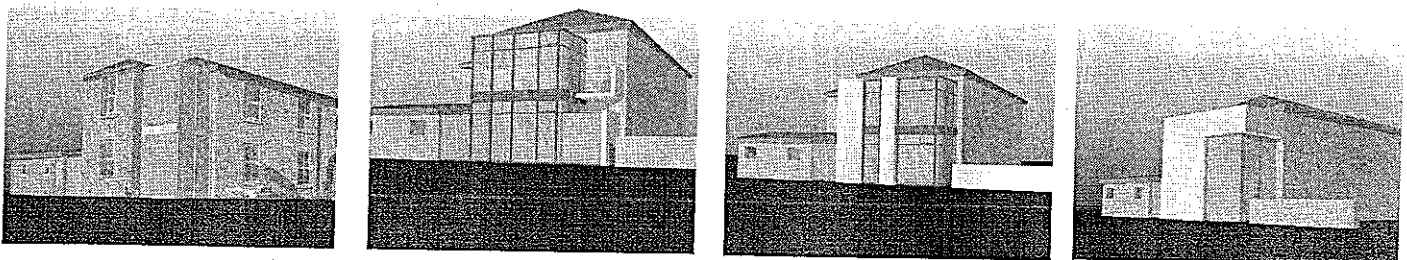
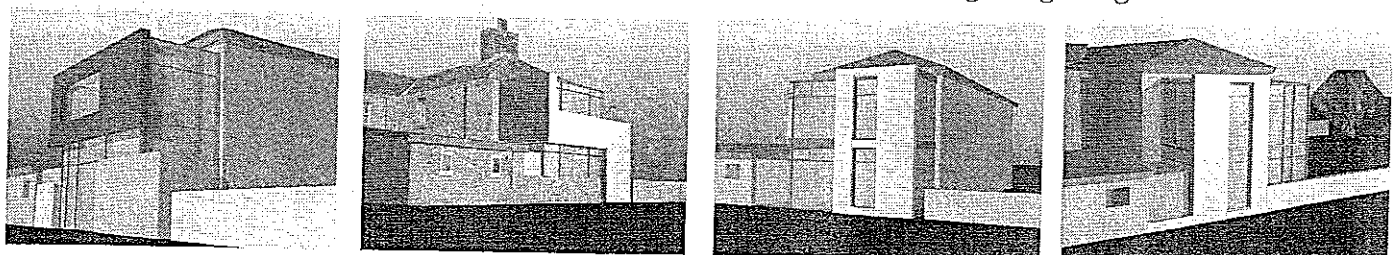


Fig 11. Sample of the visual exploration undertaken during design stage



PHASE 1: Proposals

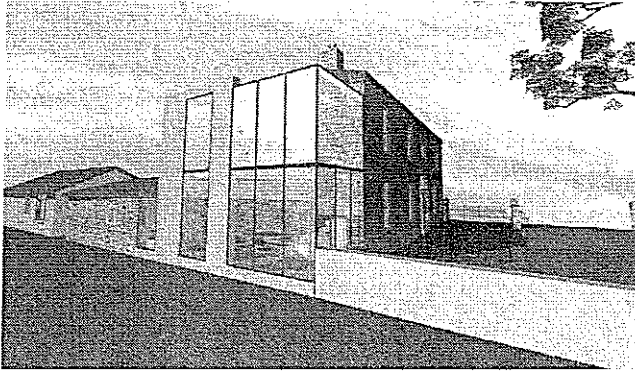


Fig 12. Proposal; South East Elevation. Picking up on with render already present.

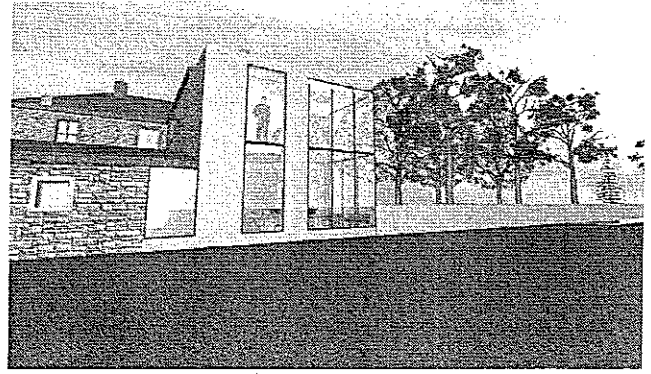


Fig 13. Proposal; South Elevation

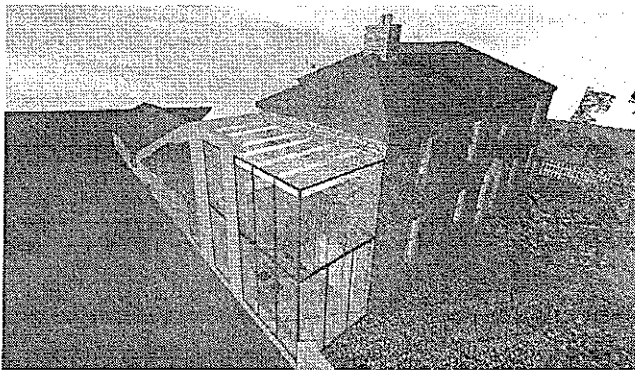


Fig 14. Proposal; Elevated view indicating glass roof to further reinforce the sympathetic connection to old and new.

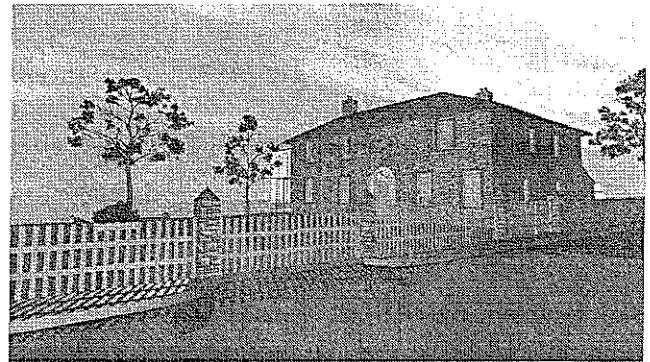


Fig 15. Proposal; View from street. The extensive use of glazing maintains low visual impact.

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.

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

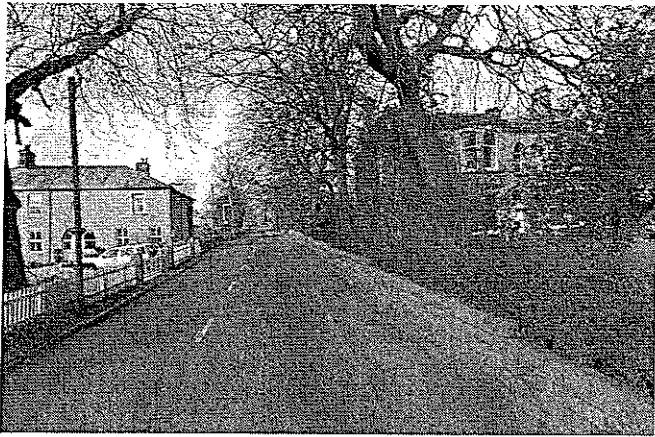


Fig 32. Dilworth House in relation to 41 Dilworth Lane



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.

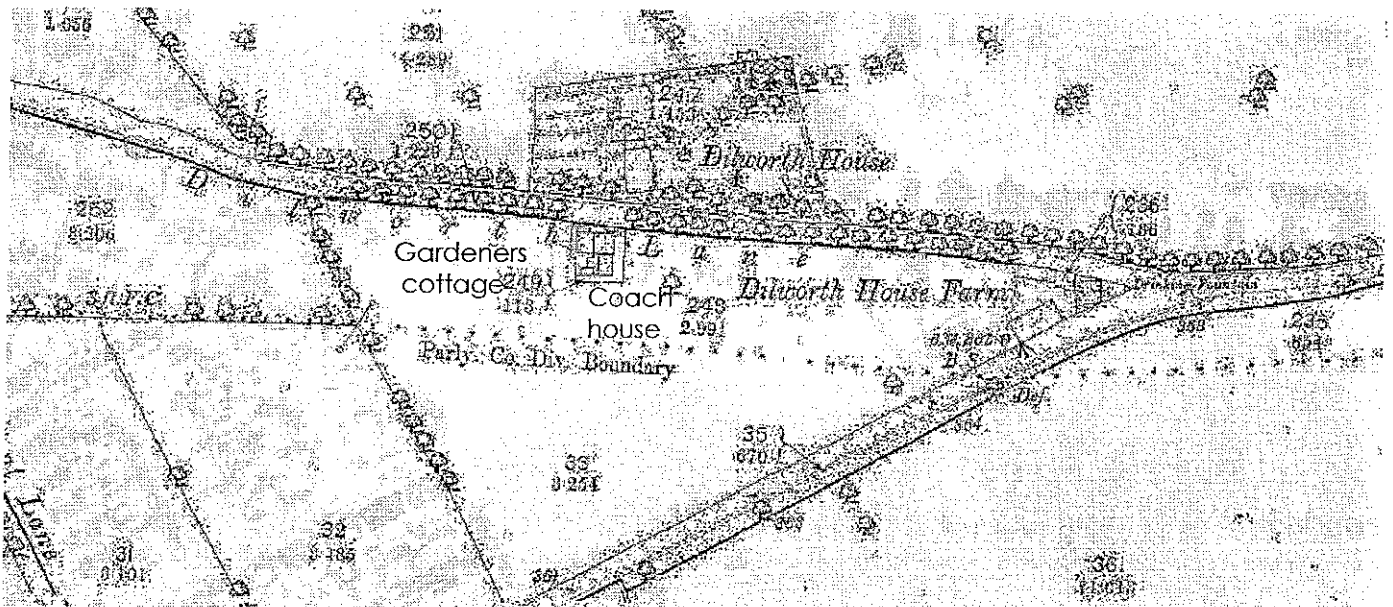


Fig 34. First edition OS map, indicating the coach house situated on Dilworth House Farm.

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. Gardeners 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

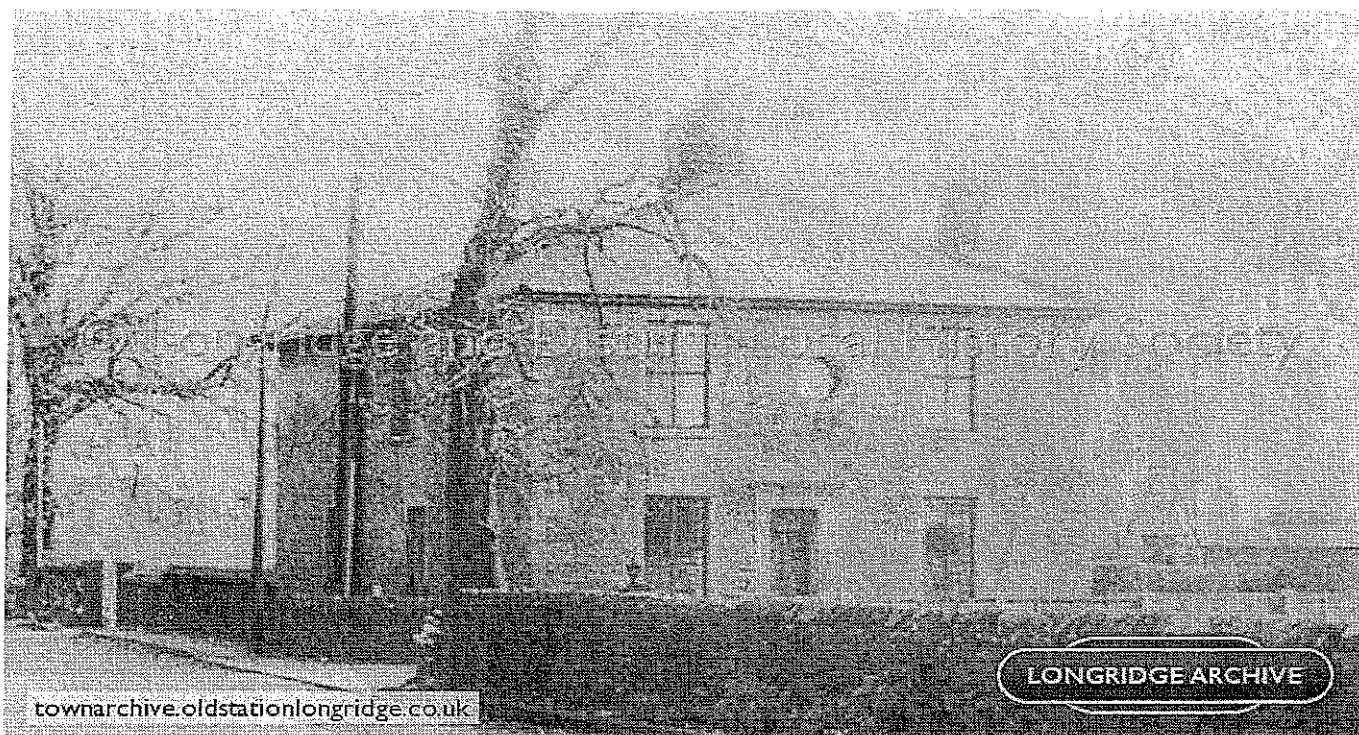


Fig. 35 Photograph taken 1176. West elevation of No. 39 Dilworth Lane. Note the unusual portal window, later echoed in the conversion of Gardeners Cottage.



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

Historical Maps



Fig. 37 Map 1845



Fig. 38 Aerial view 1940

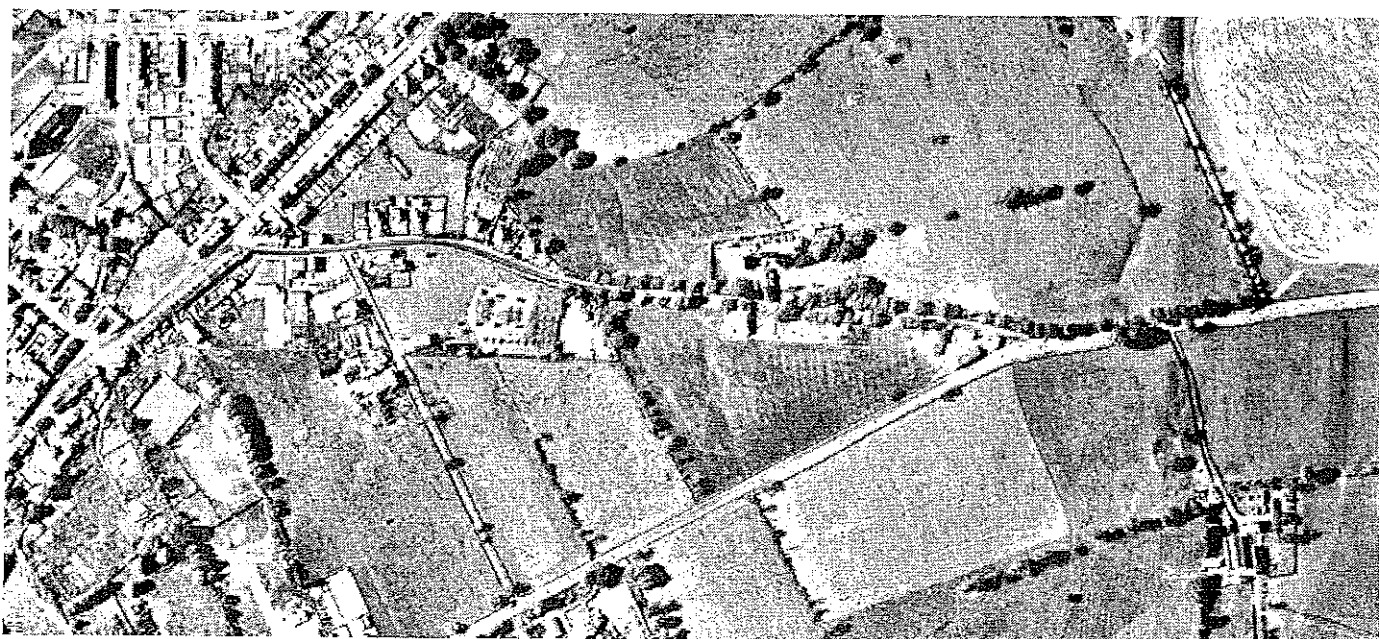
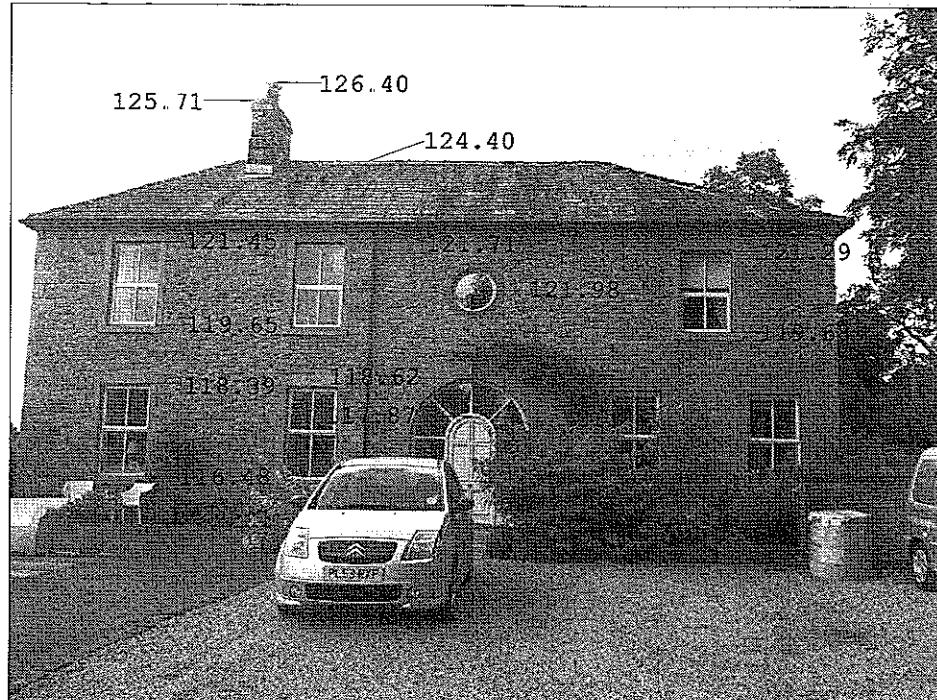


Fig. 39 Aerial view 1960

References:

Ribble Valley Borough Council
Lancashire County Council
Longridge Archive
MARIO maps



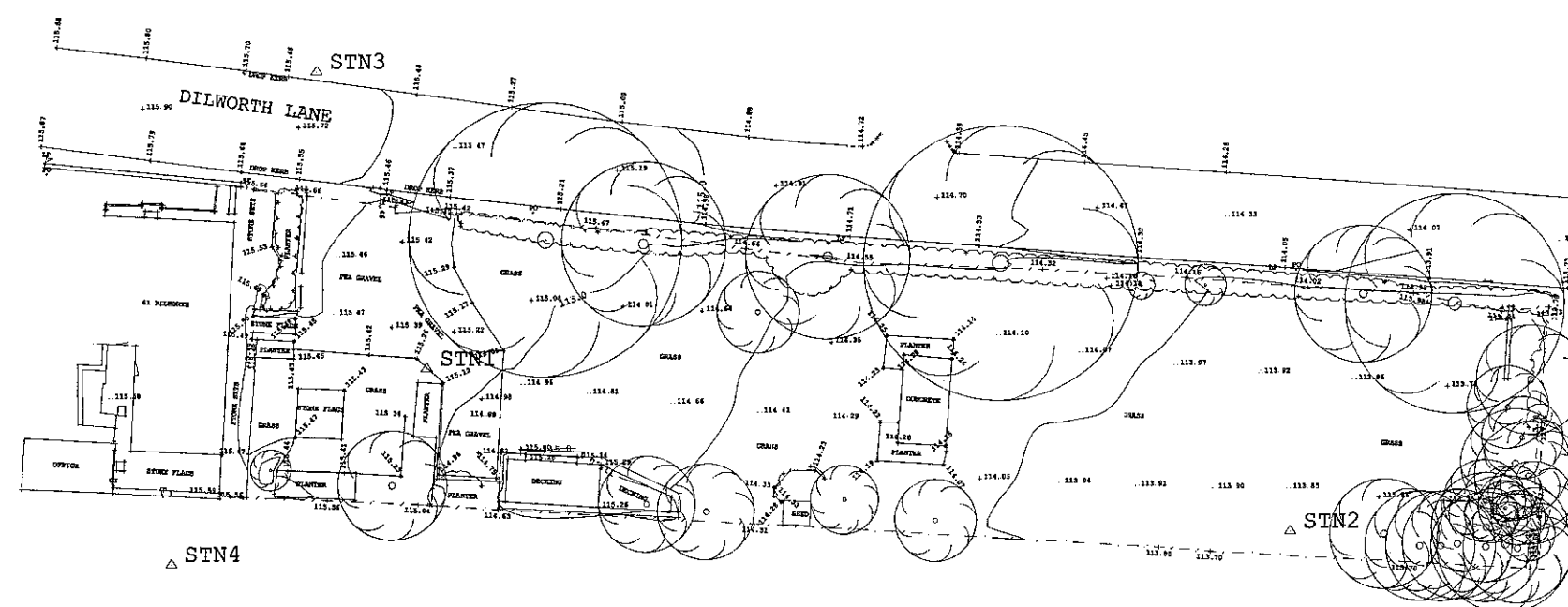
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SURVEY ORIENTATED TO MAGNETIC NORTH

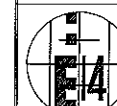
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Subject : SITE SURVEY
Comment : created using ISS v9.80.10
Comment : created on 2011.07.01 22:04
Comment : units of survey are metres

Station	Easting	Northing	Level
STN1	361177.344	437247.161	115.267
STN2	361240.356	437235.596	113.934
STN3	361169.140	437268.750	115.701
STN4	361158.771	437232.902	115.401



All elevations relate to O.S.B.M.
Survey grid to National Grid using
OSGB36(2) Transformation

G J BROOKES LTD
LAND SURVEYORS & SITE ENGINEERS



14 Joyce Avenue
Blackpool Lancashire
FY4 4HL
Tel: 01253 766135 Mobile 07973 266034
email gjbrokestld@hotmail.com

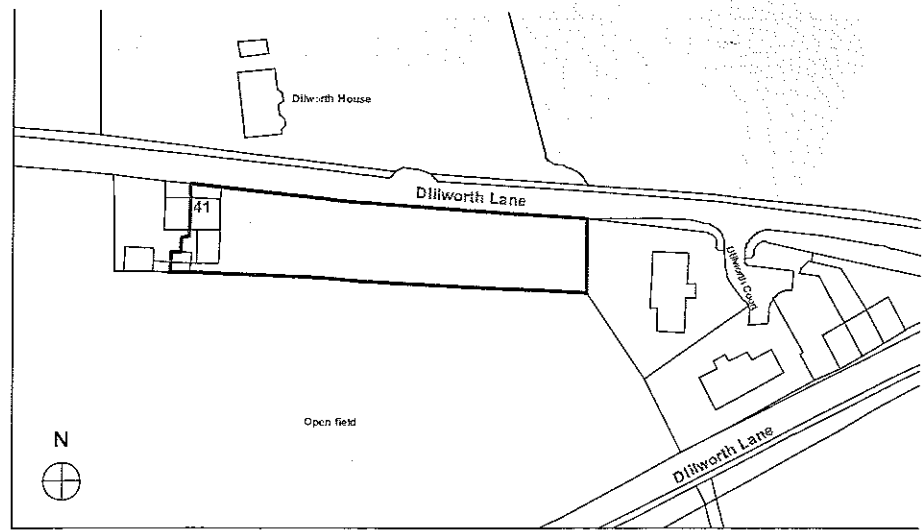
Client
Complete Property Management

Issue To Mr D Norris

Project
Proposed Development
41 Dilworth Lane
Longridge Preston

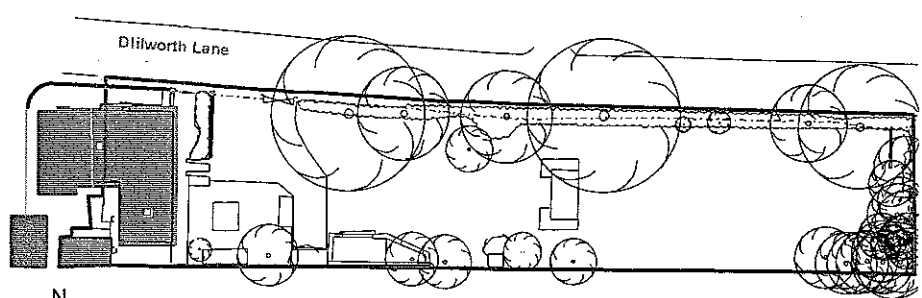
Title
Site Survey

Date 1/07/2011	Scale 1:250@A1		
Drawn By G.J.B.	Job No.	Dwg No.	Rev
Checked By	1432	1	



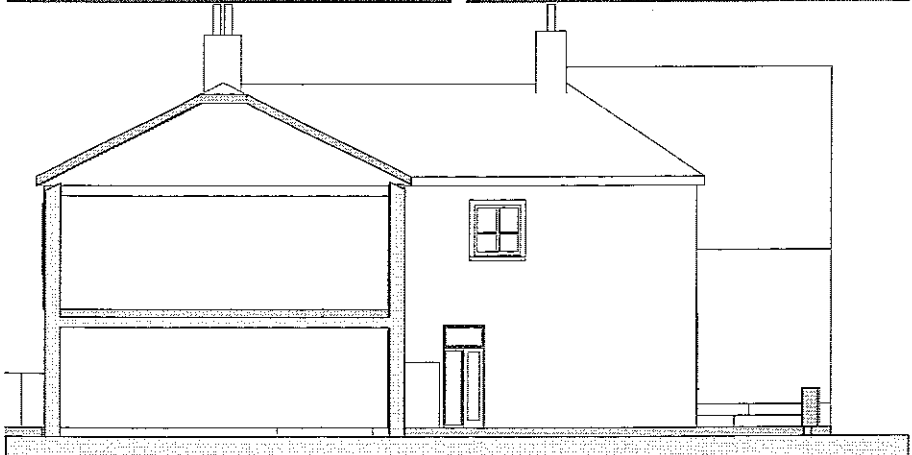
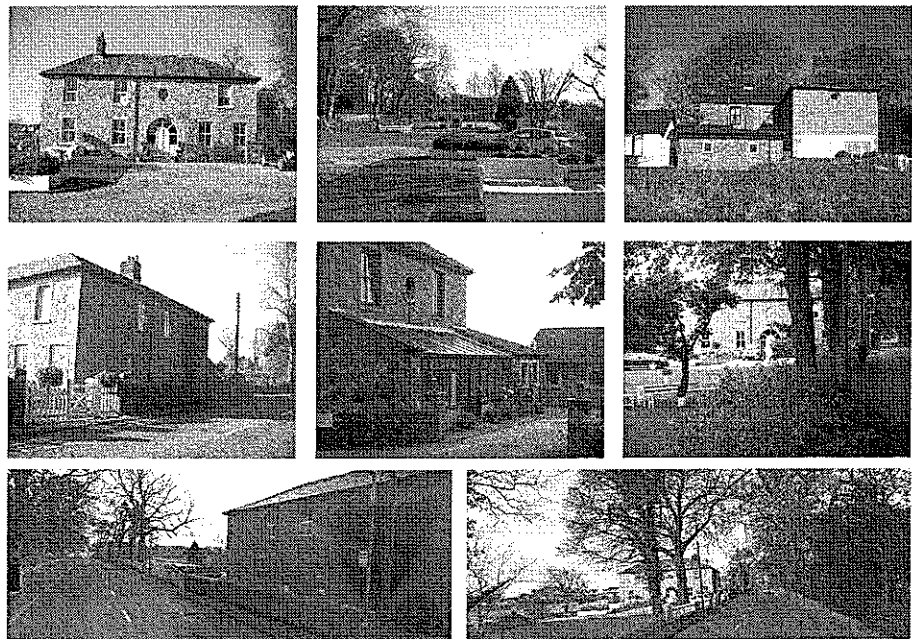
Site Plan

1:1000



Block Plan

1:500



Section 01

1:100



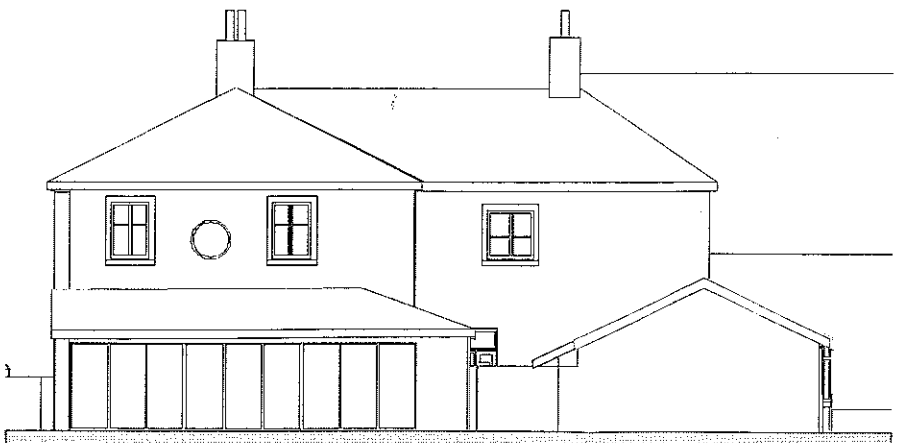
Elevation East

1:100



Elevation South

1:100



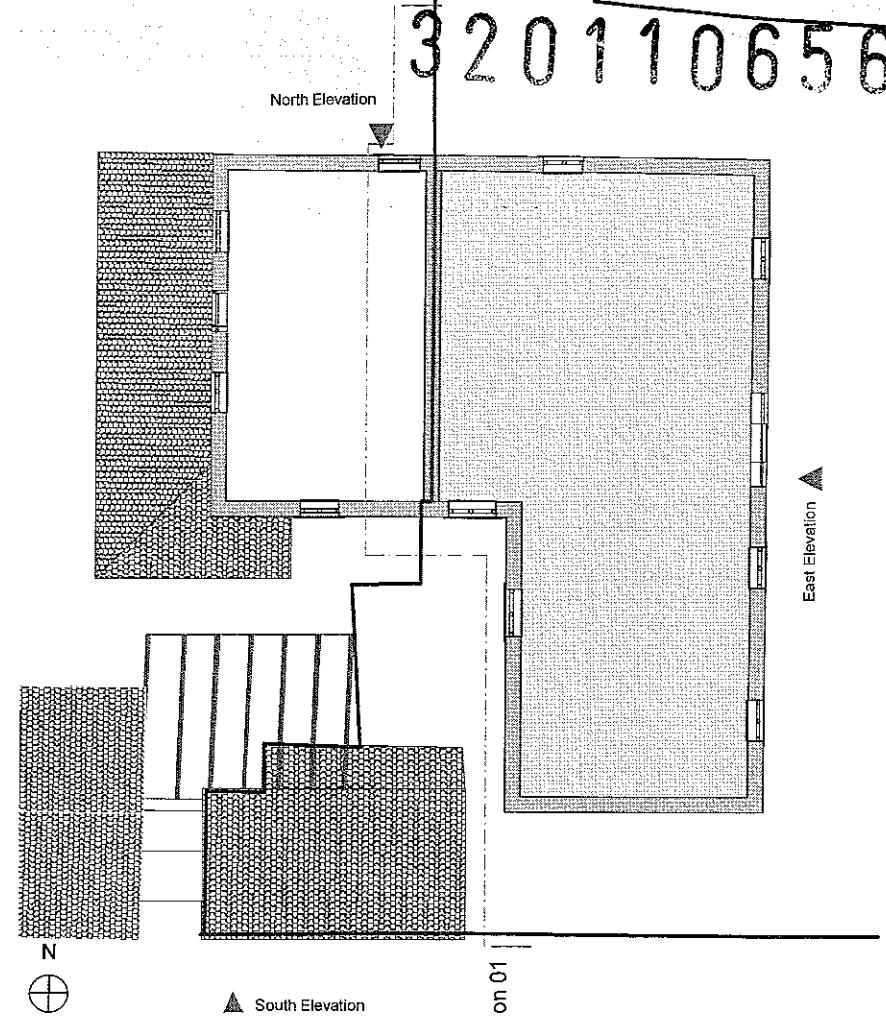
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1:100



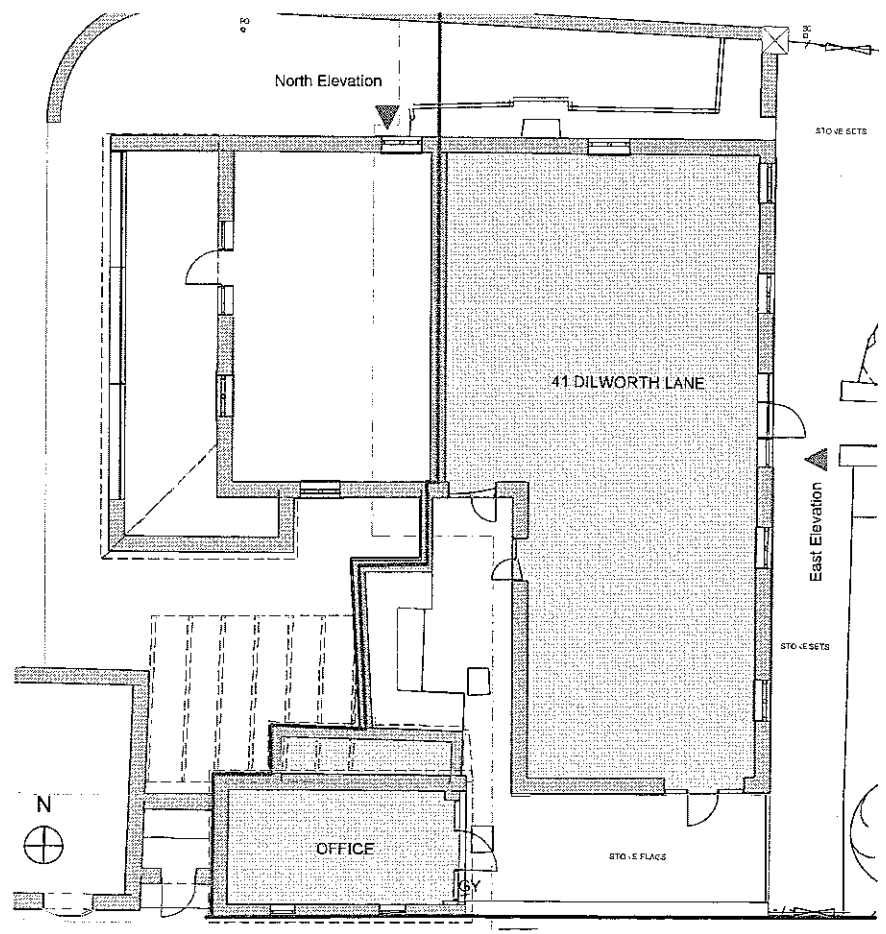
Elevation North

1:100



First

1:100



Ground Floor

1:100

NOTES
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By Date Description Revision

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CLIENT

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DRAWING ORIGINATOR BA

DRAWING TITLE

Existing Dwelling

Job No.

045

Drawn date

12.07.11

Scale

Varies @ A1

Drawing status

Planning

Discipline Code

Comp

Proj No.

045

Floor level

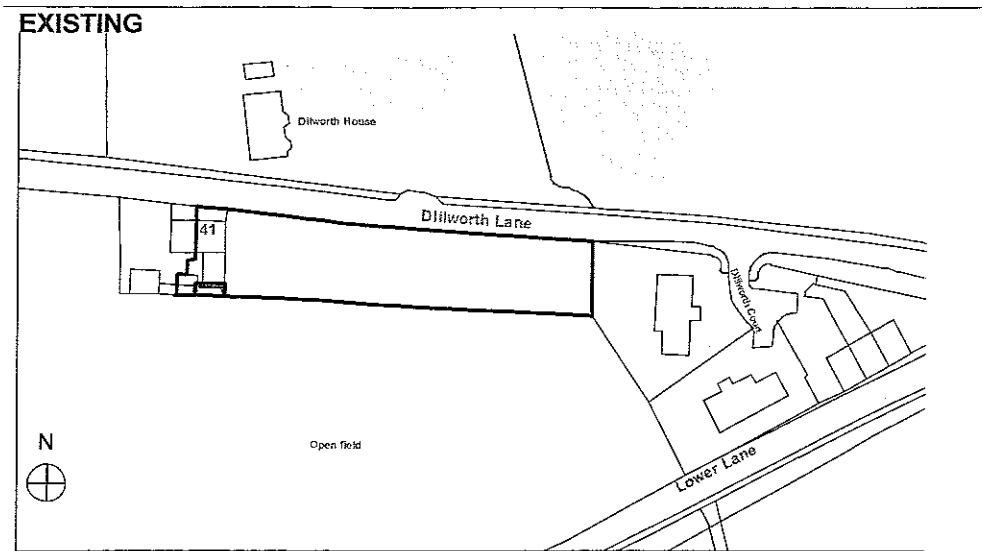
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Drawing No

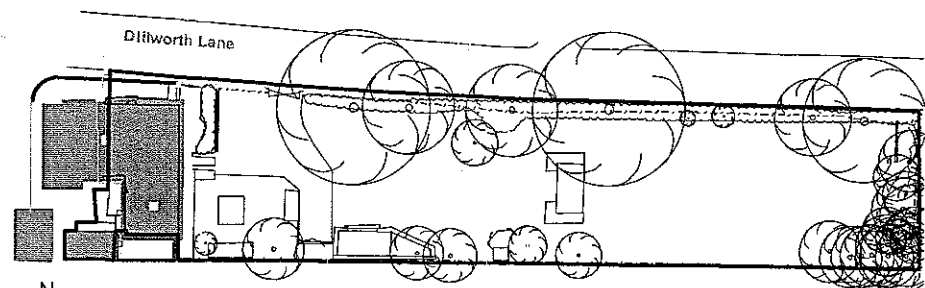
001P

Revision

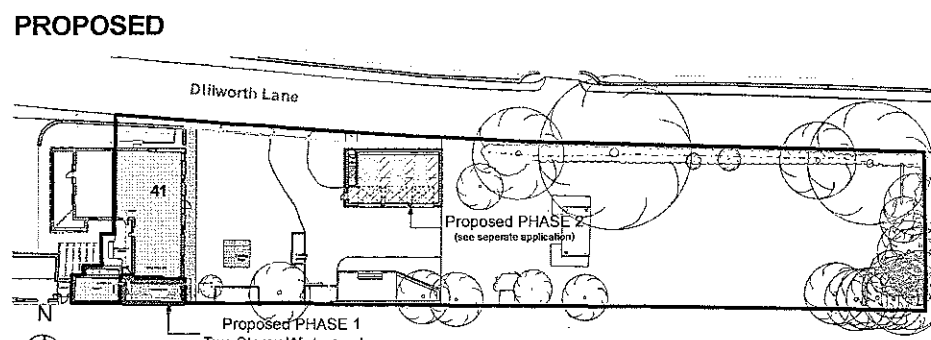
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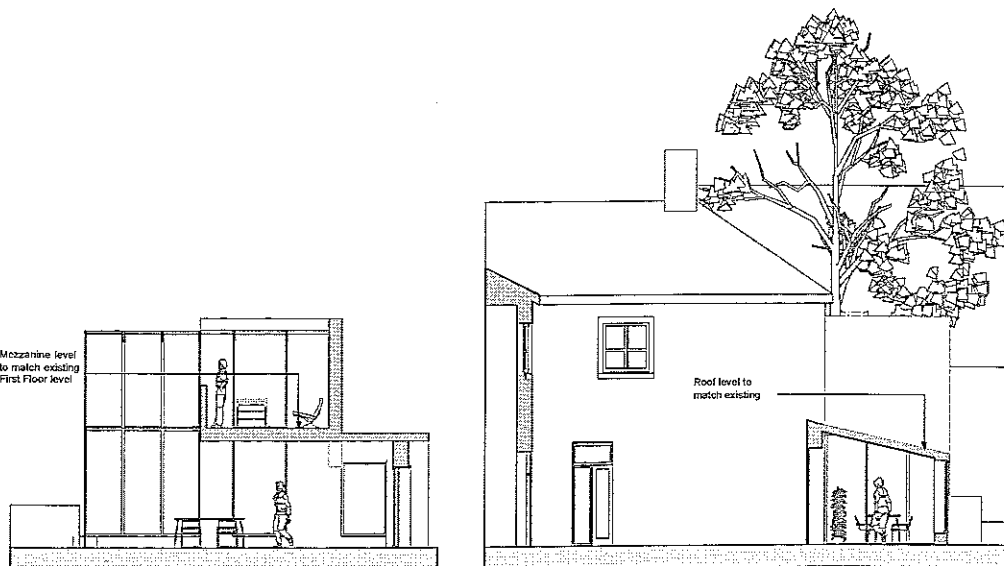
Existing Site Plan 1:1000



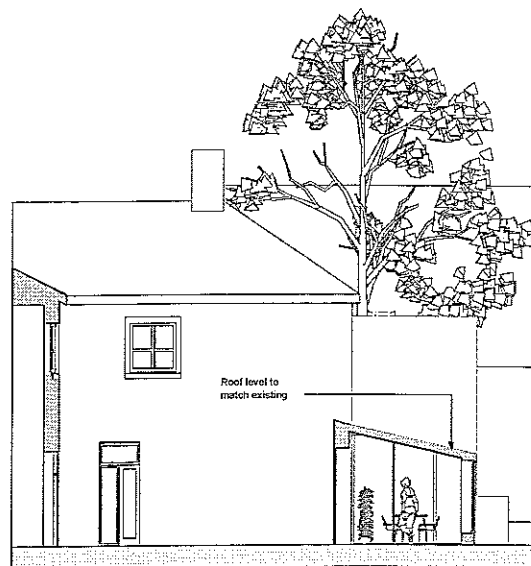
Existing Block Plan 1:500



Proposed Ground Floor 1:500



Proposed Section E4 1:100

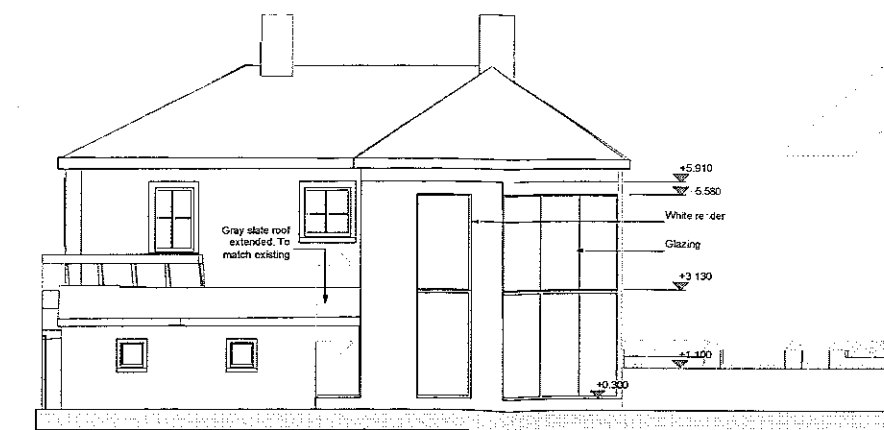


Proposed Section E3 1:100

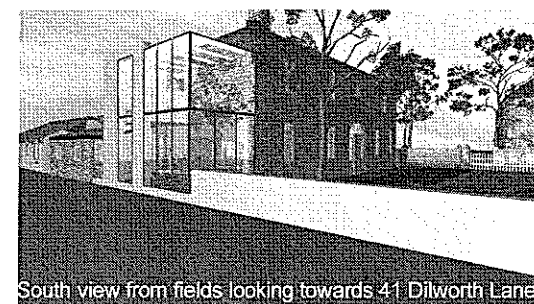
PROPOSED



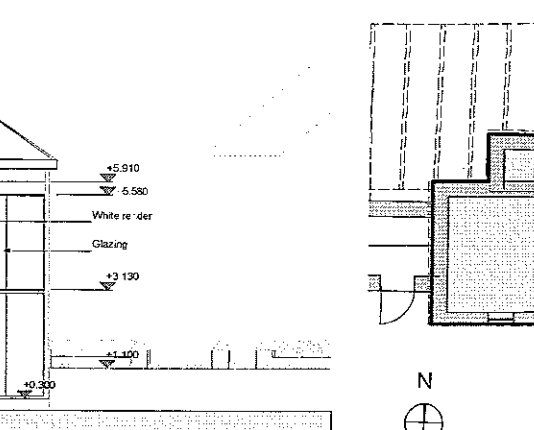
Proposed East Elevation E1 1:100



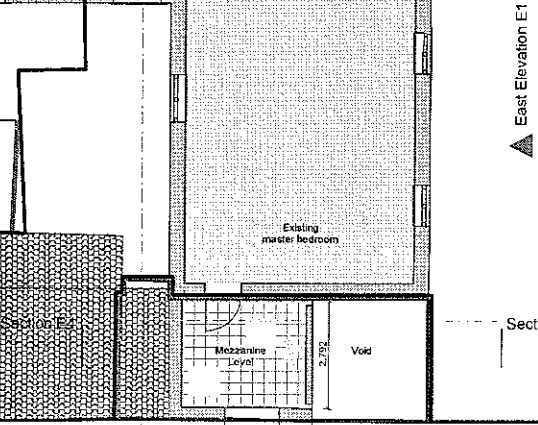
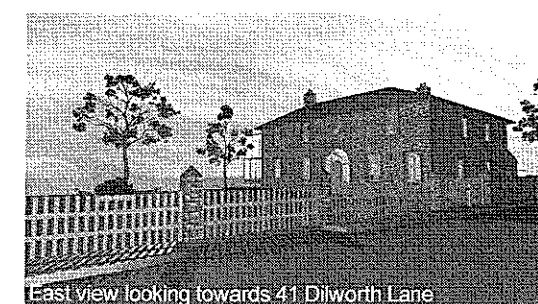
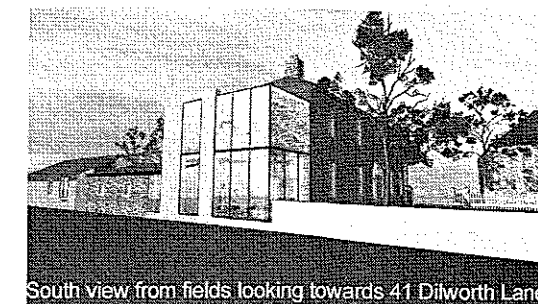
Proposed South Elevation E2 1:100



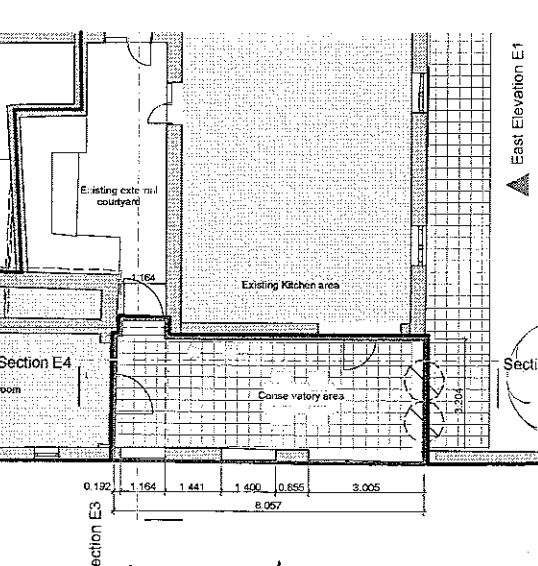
Proposed East Elevation E1 1:100



Proposed South Elevation E2 1:100



Proposed First Floor 1:100



Proposed Ground Floor 1:100

PROPOSED

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By	Date	Description	Revision
IM	18.08.11	Boundary revised	01

320110656P

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DRAWING ORIGINATOR IM
DRAWING TITLE
Existing &
PHASE 1
Proposed Two Storey Wintergarden

Job No. 045

Drawn date 12.07.11

Scale Varies @ A1

Drawing status Planning

Discipline	Code	Comp	Proj No	Floor level	Drawing No.	Reviser
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A	AT	045	-	002EP	01	
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