

Design Access Statement Heritage Statement

Prepared by A-tekt for



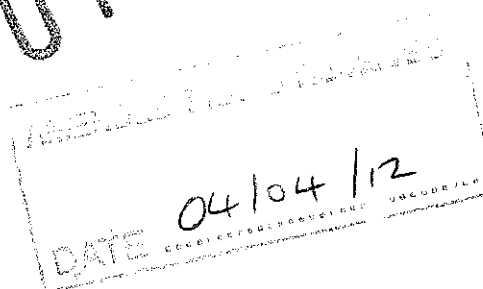
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Borough Council

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41 Dilworth Lane

Doc: AT-045-DSDL-02

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: Conservatory

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 bares 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

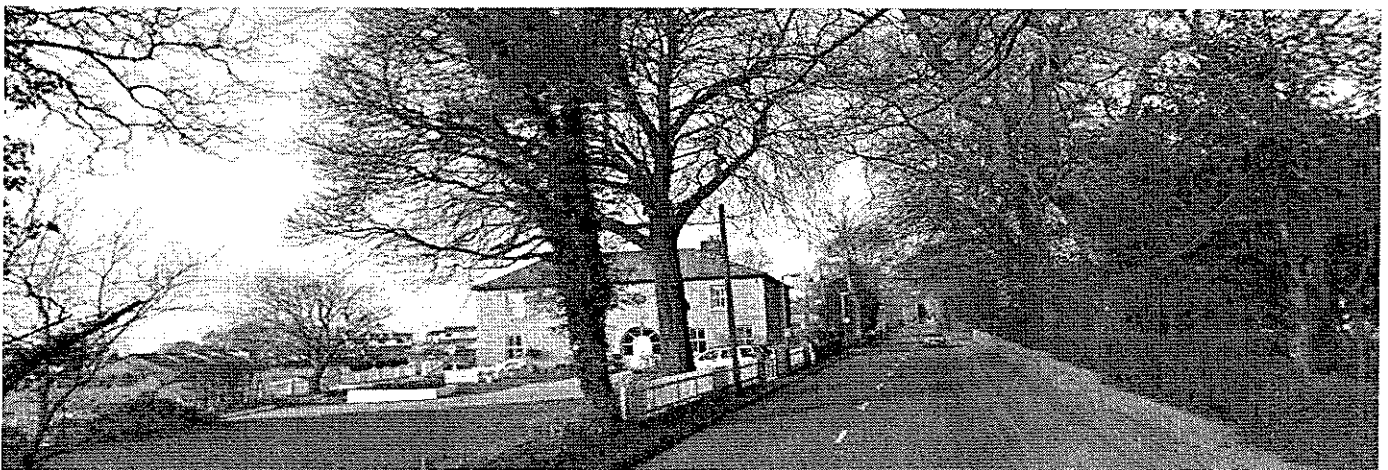


Fig 8 View towards 41 Dilworth Lane. Dilworth House to the right

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.

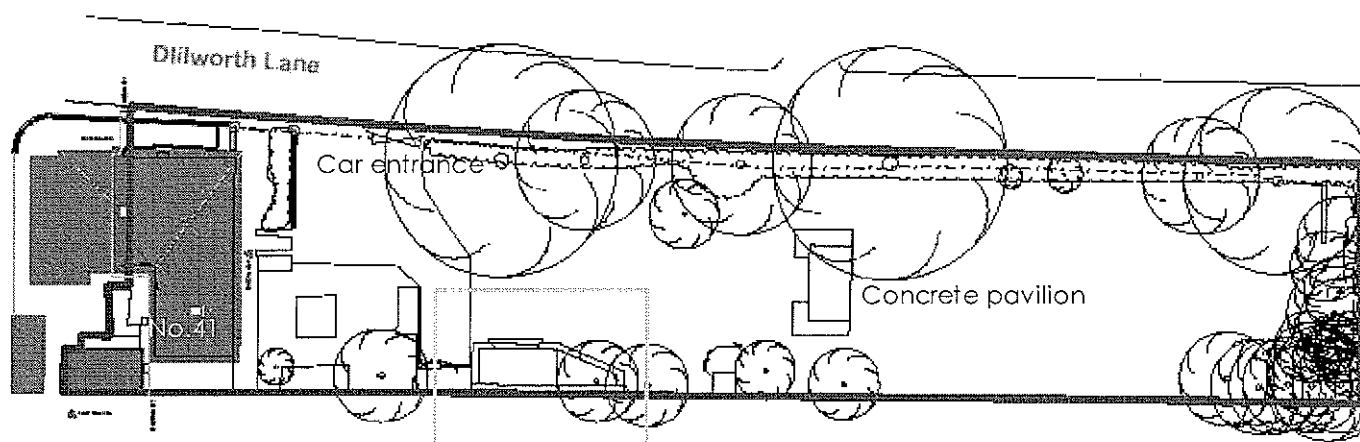


Fig 9 Orange box indicates area of septic tank.

3. PHASE 1: Single storey conservatory.

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 take advantage of the Eastern views. The single storey office building would then, in turn become a secure and sheltered play area and the office relocated.

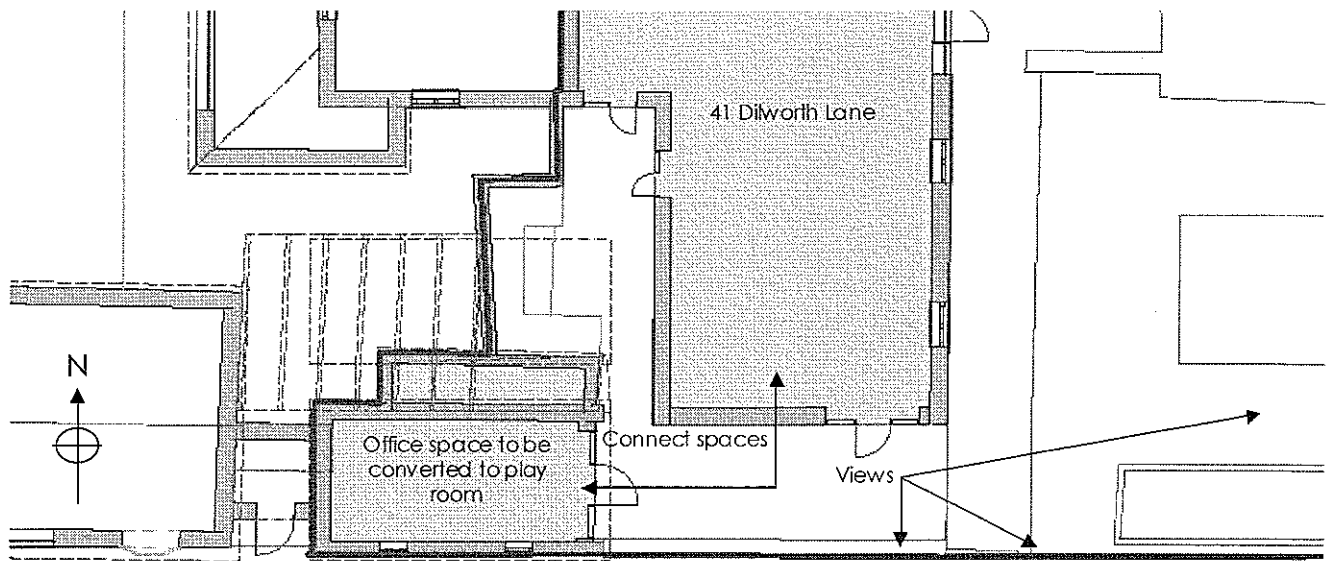


Fig 10. Ground Floor Plan indicating current office space and main body of house

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, originally for a two storey development, to discover the optimal design solution.

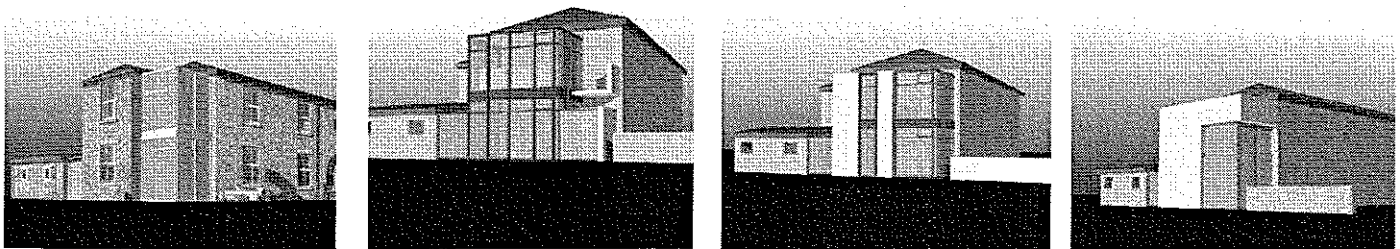


Fig 11. Sample of the visual exploration undertaken during design stage



PHASE 1: Proposals



Fig 12 Proposal; West Elevation, 39 Dilworth Lane Elevation

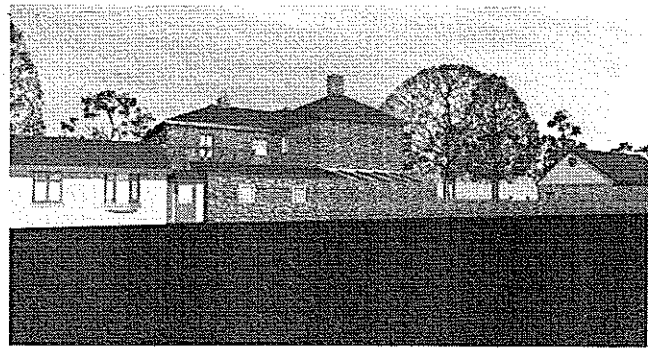


Fig 13. Proposal; South Elevation.



Fig 14. Proposal; East Elevation 41 Dilworth Lane

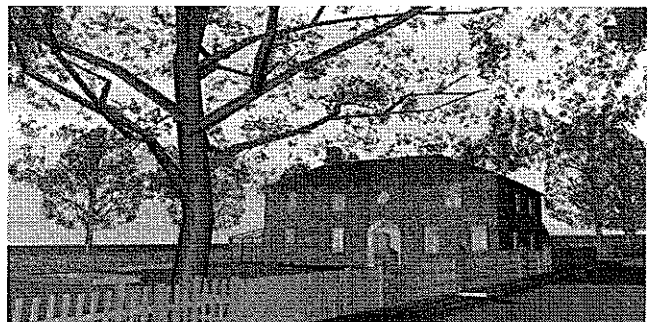


Fig 15. Proposal; View from street, maintains low visual impact

As the original two storey conservatory was considered too intrusive, the proposal has become a single storey conservatory area, where light and heat can penetrate the space. The roof of the office extends to meet the glazed roof of the conservatory defines a subtle bridging between old and new. As a housing development is proposed to the South, the whole of this elevation is a stone wall, to create privacy and prevent onlooking. The scale of the conservatory now respects 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. The result is now a low impact, translucent development that is barely visible from the public domain (Fig. 15).

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. To maintain low visual impact on the street scene and to number 41, the garages are now located opposite the street side. 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. The number of dormers has been reduced to emphasise the roof structure.

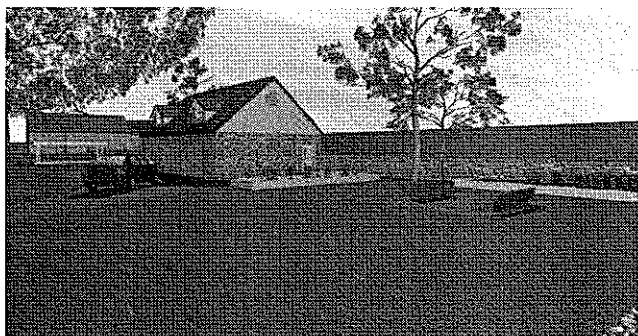


Fig 16 View from house.

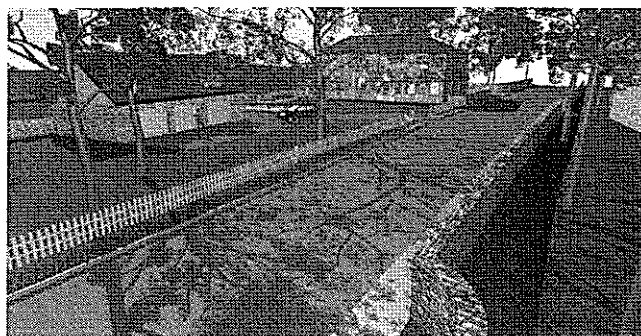


Fig 17. Southeast elevation depicting the careful use of materials and fenestration,



Fig 18 View from public realm.

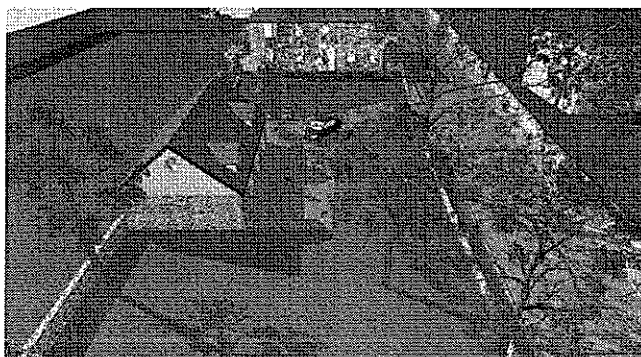


Fig 19. Aerial view of proposed garages

The existing vehicular entrance would be maintained and any areas of wall hindering visibility splays will be dropped to a maximum of 1 m. As the land naturally falls away from Dilworth Lane, the garages visual impact is reduced further.

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 TPO's on the site, the building should have minimal impact on the existing trees it is also proposed further planting of new trees to be introduced on the site.

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.

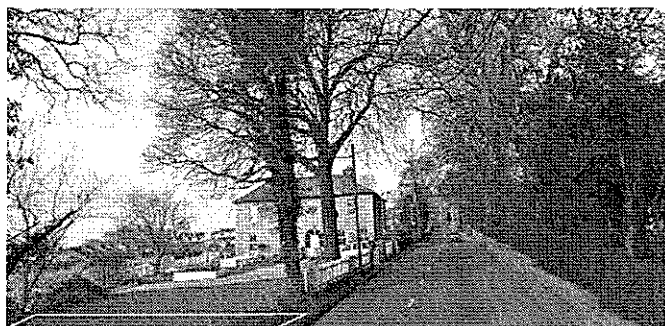


Fig 20 View towards 41

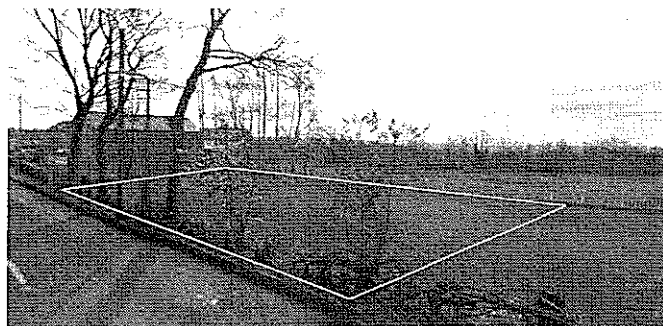


Fig 21. View towards Dilworth Court. indicating extent of site.



Fig 22 View towards Dilworth Court to East of site.



Fig 23 Dilworth Court residential development.

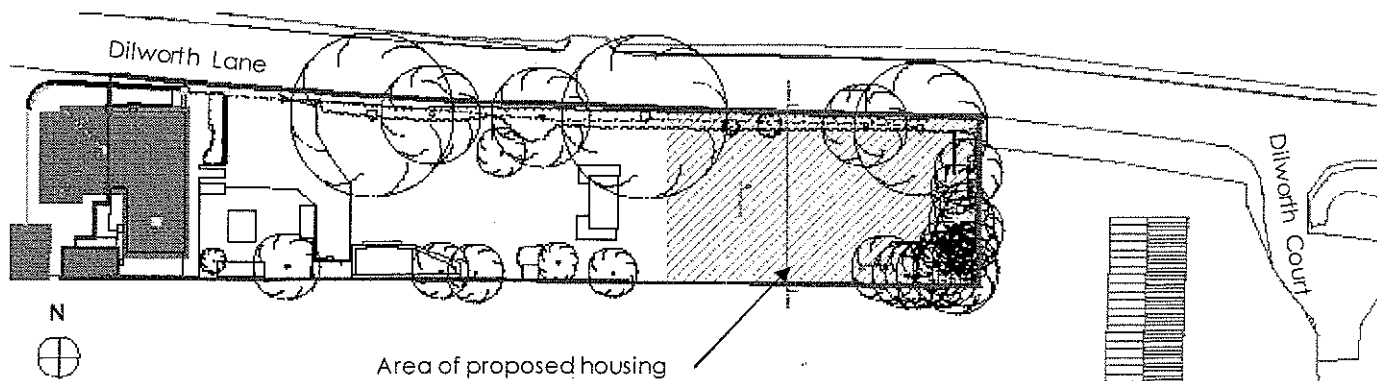


Fig 24. Site plan indicating area of proposed housing to East of the garden

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.

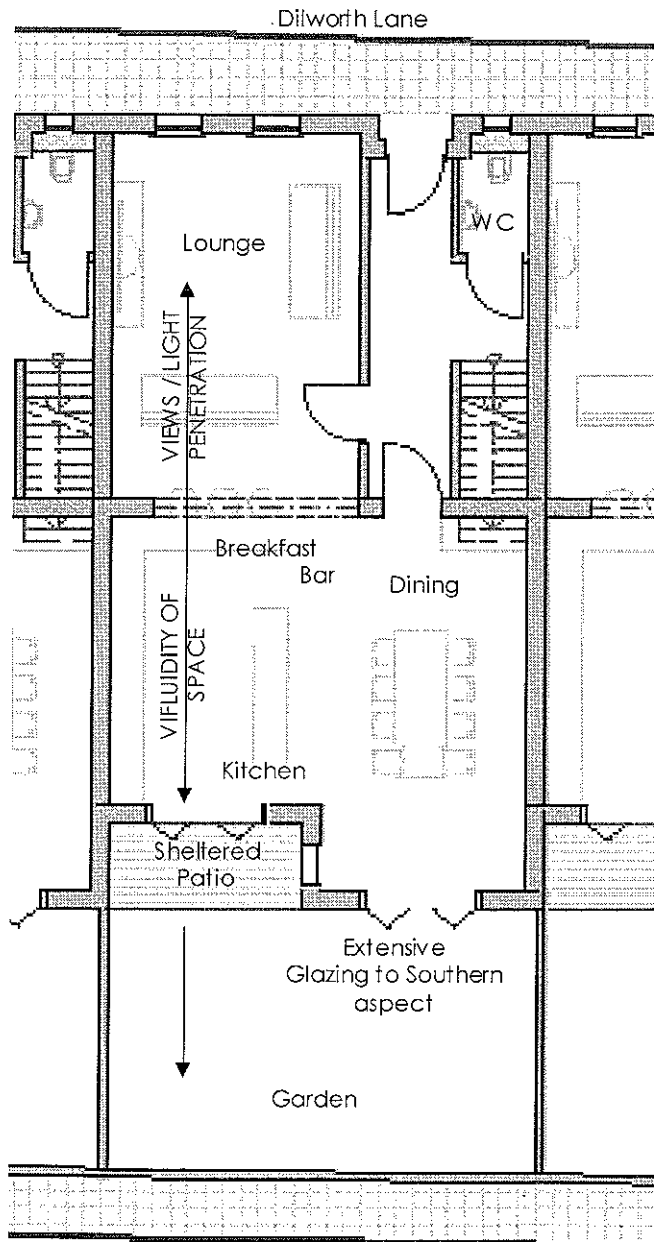


Fig 25. Typical Ground Floor Plan

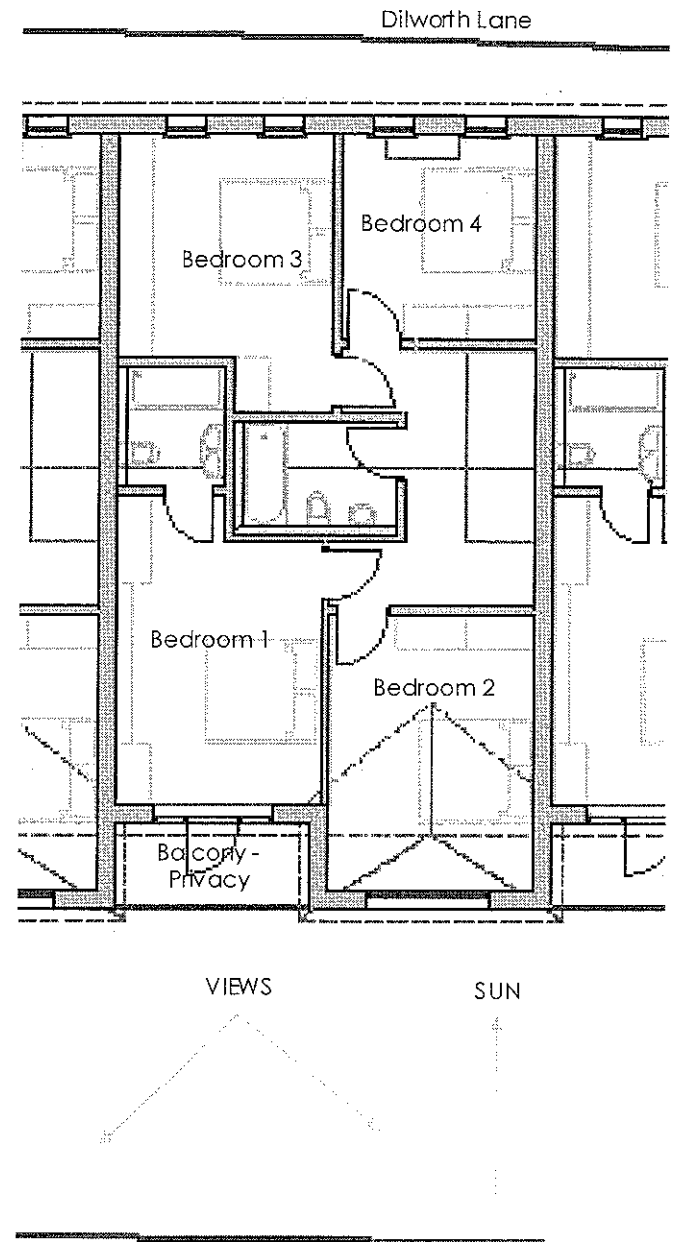


Fig 26. Typical First Floor Plan

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 ingress/egress. The street façade faces North and therefore maintains reduced window sizes, this assists noise reduction and increases the dwellings thermal properties. The style utilized to this elevation reflects that of the local vernacular; stone with sand stone window surrounds. The window surrounds can be seen on all neighbouring properties and they also provide a hard, straight, clean edge to install the windows within. The incorporation of chimneys reinforce the traditional appearance whilst assisting in breaking up the roof mass.

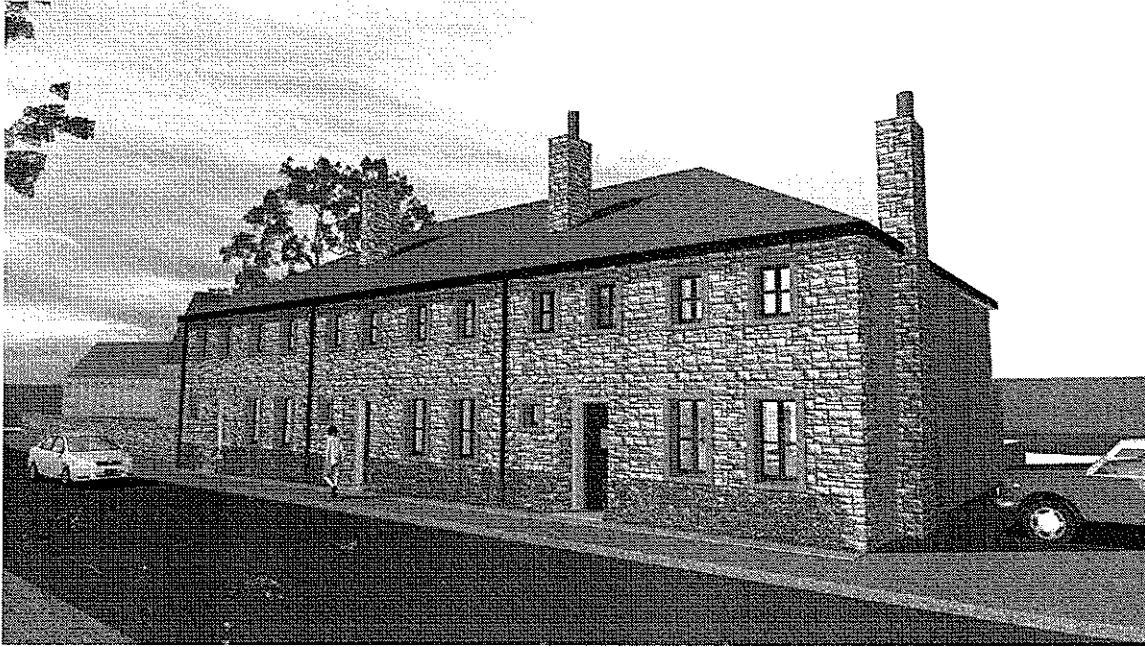


Fig 27. North Elevation. Traditional appearance

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 phase1 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 28. 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 and one disabled visitors 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.

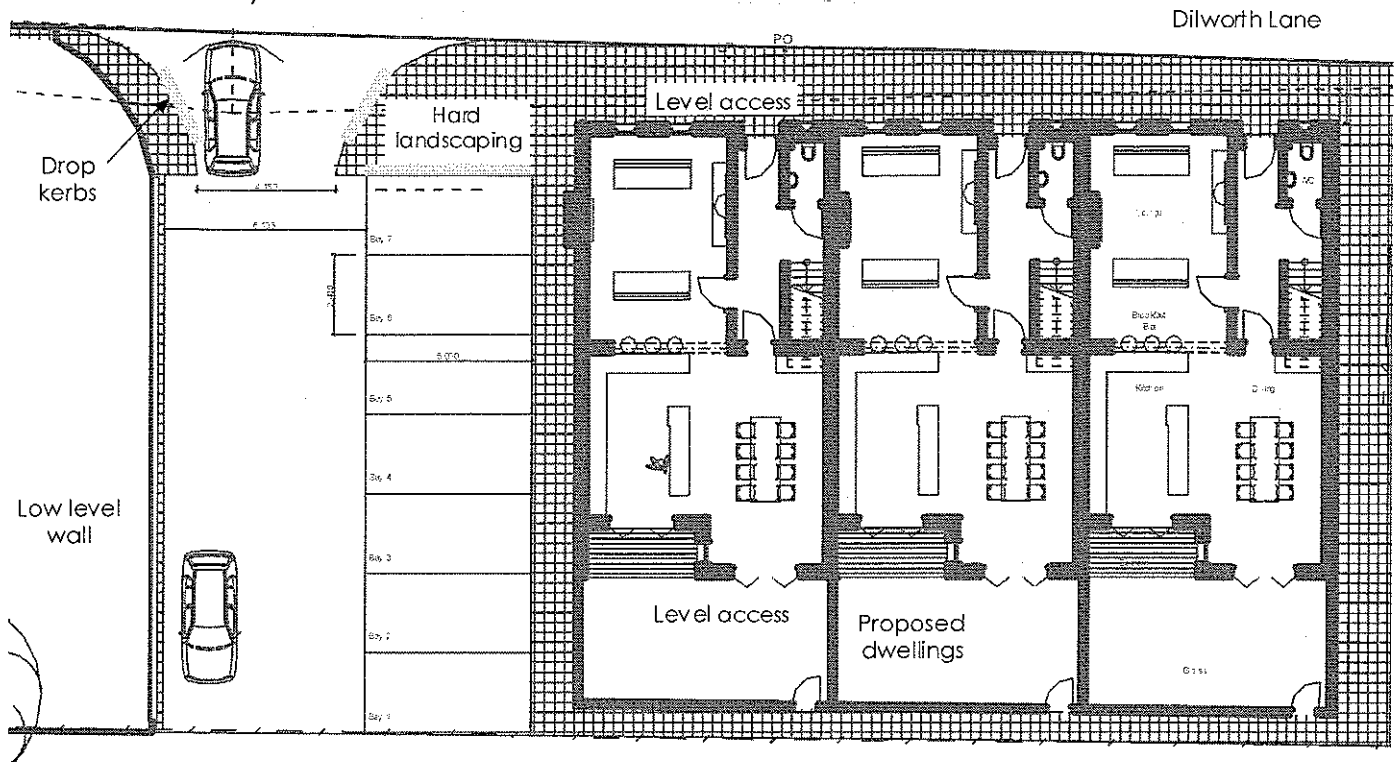


Fig 29. External works arrangement

External walkways to the front (Dilworth Lane) will have minimum 1.5m with falls for drainage. 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 entrance hall is provided and a WC with outward opening door allows easy access with a wheelchair. This area has also 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. 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.

6. Heritage Statement 41 Dilworth Lane, Longridge.

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

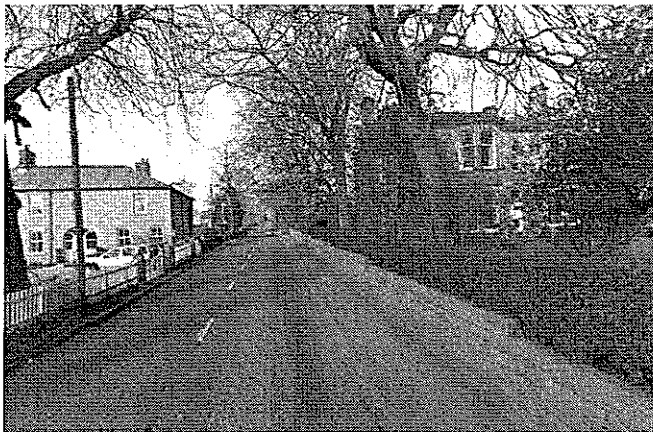


Fig 31 Dilworth House in relation to 41 Dilworth Lane



Fig 32 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

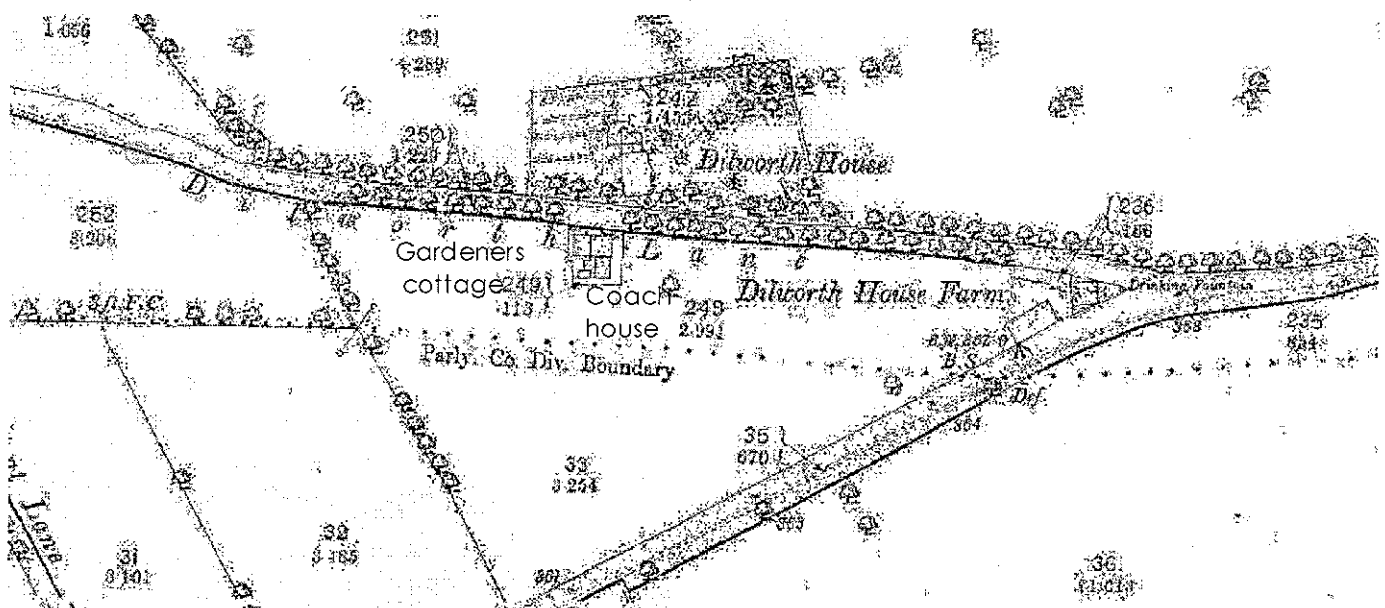


Fig 33. First edition OS map, indicating the coach house situated on Dilworth House Farm

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



Fig. 35 Same elevation, as seen today depicts the large conservatory addition

Historical Maps

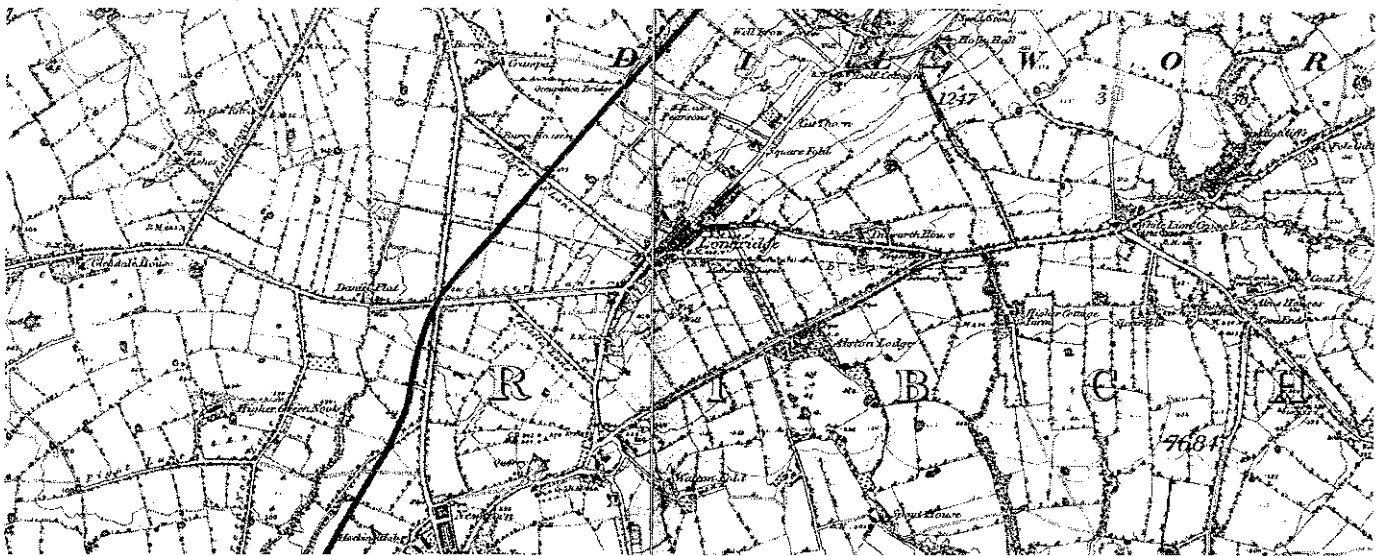


Fig. 36 Map 1845



Fig. 37 Aerial view 1940



Fig. 38 Aerial view 1960

References:

Ribble Valley Borough Council
Lancashire County Council
Longridge Archive
MARIO maps

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 DATE 04/04/12

By	Date	Description	Revision
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21 Powis Road
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PROJECT
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CLIENT
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DRAWING ORIGINATOR IM

DRAWING TITLE
 Tre felling Plan Phase 1/2&3

Job No. 045

Drawn date 22 03 12

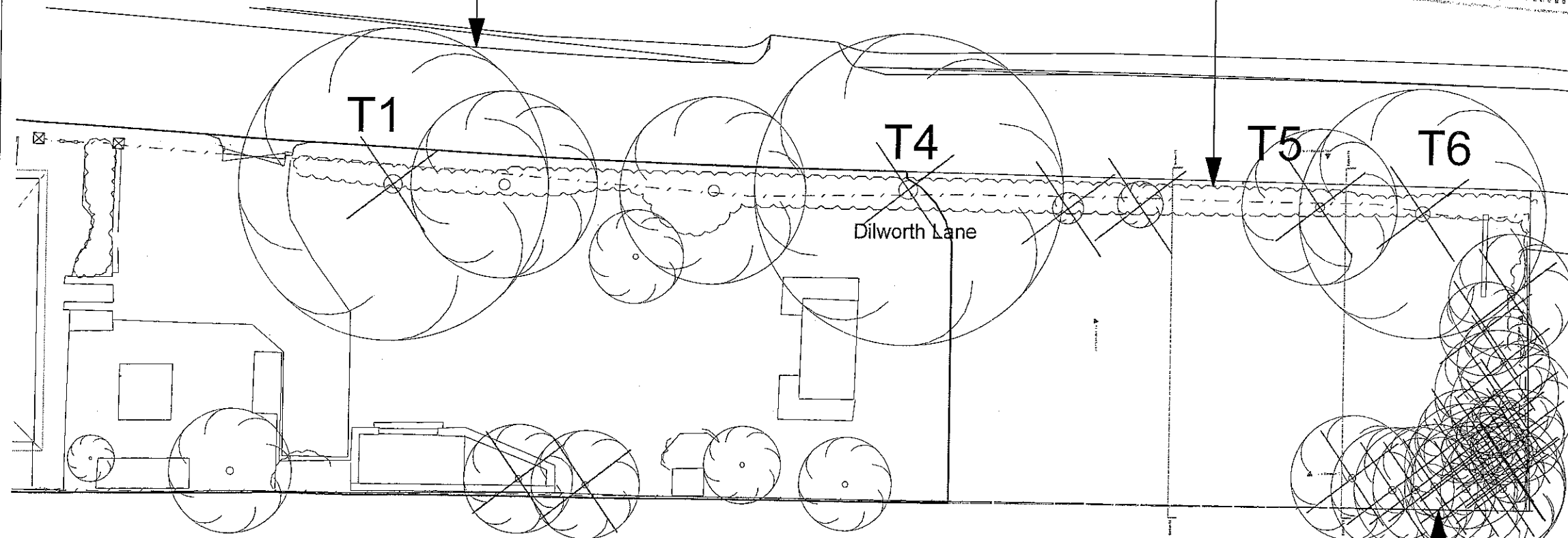
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Drawing status Planning

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 visibility to proposed
 garage

Bushes moved
 where necessary to
 allow clear 50x2.4m
 visibility to proposed
 dwellings



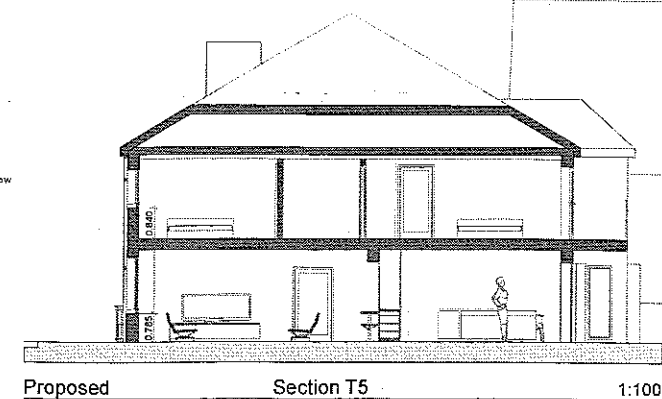
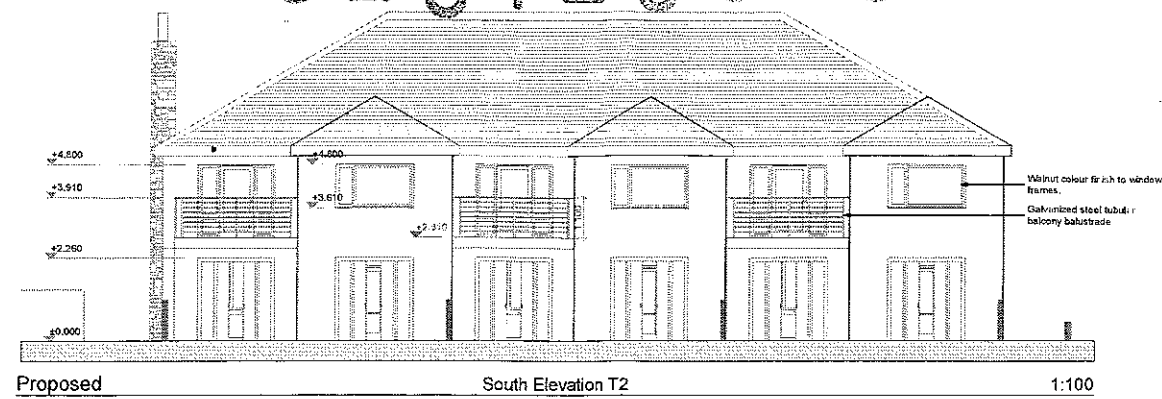
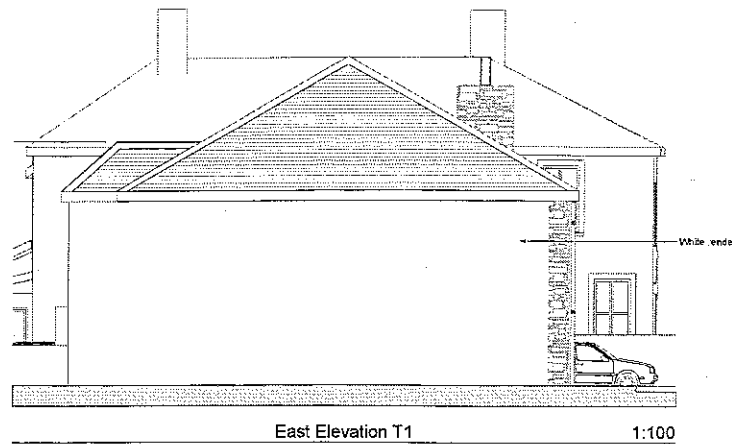
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Trees replanted
 similar or better
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 on site.

Tree Felling Plan Phase 1/2 & 3

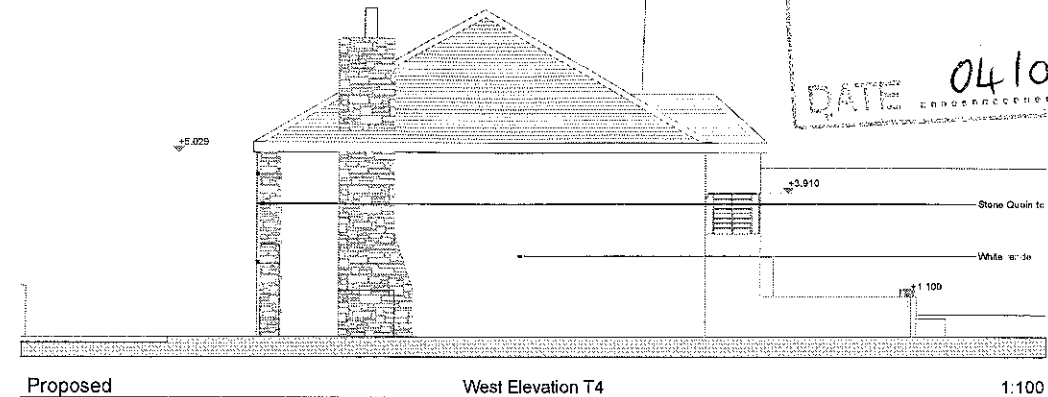
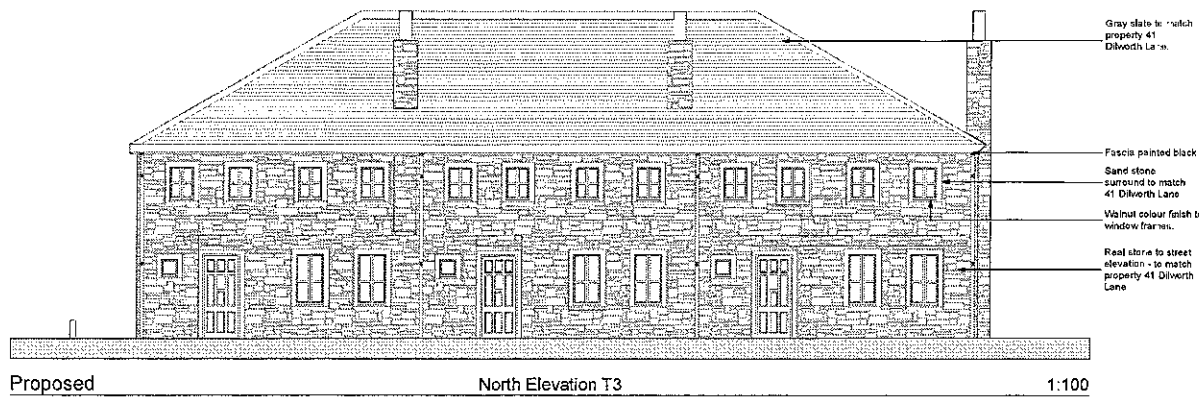
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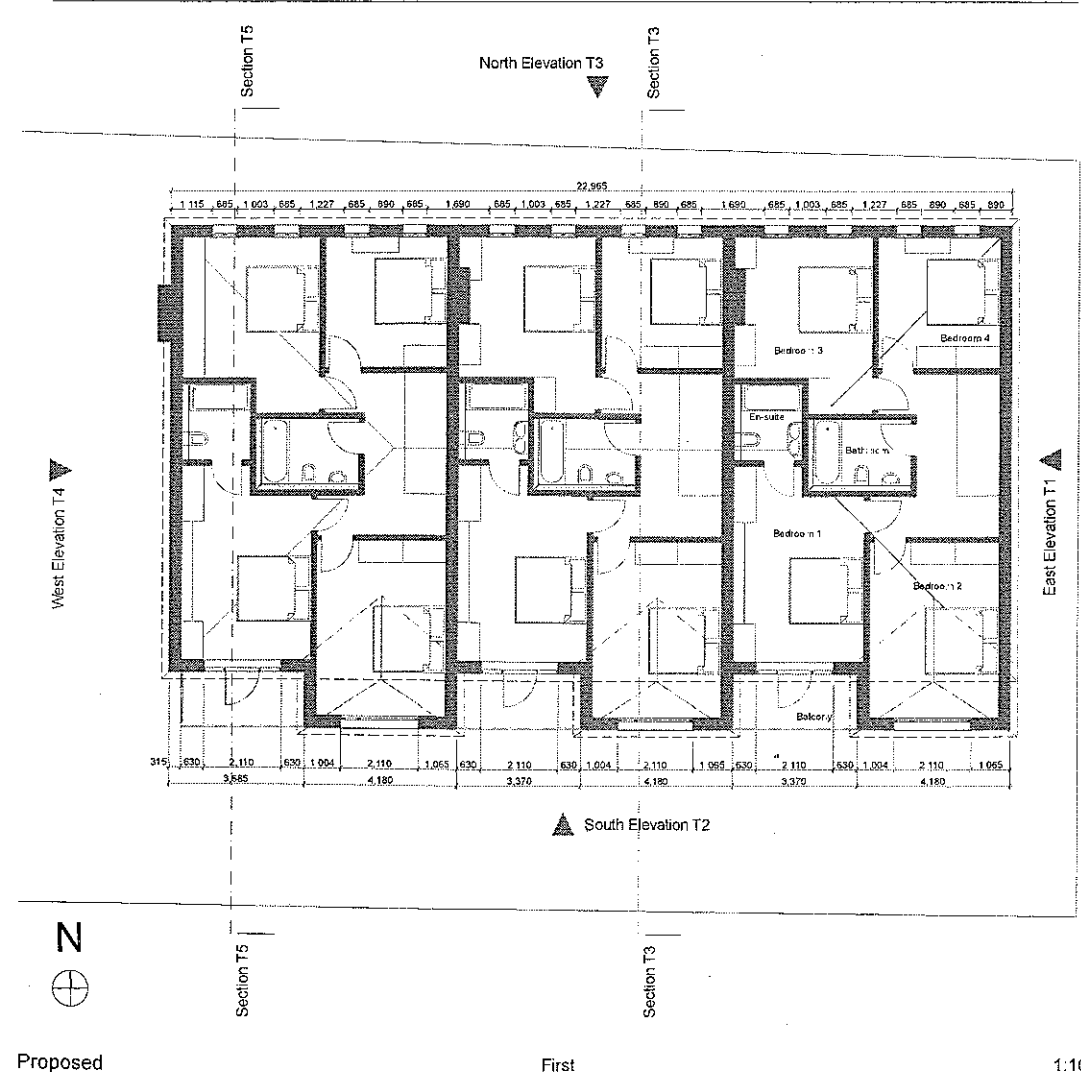
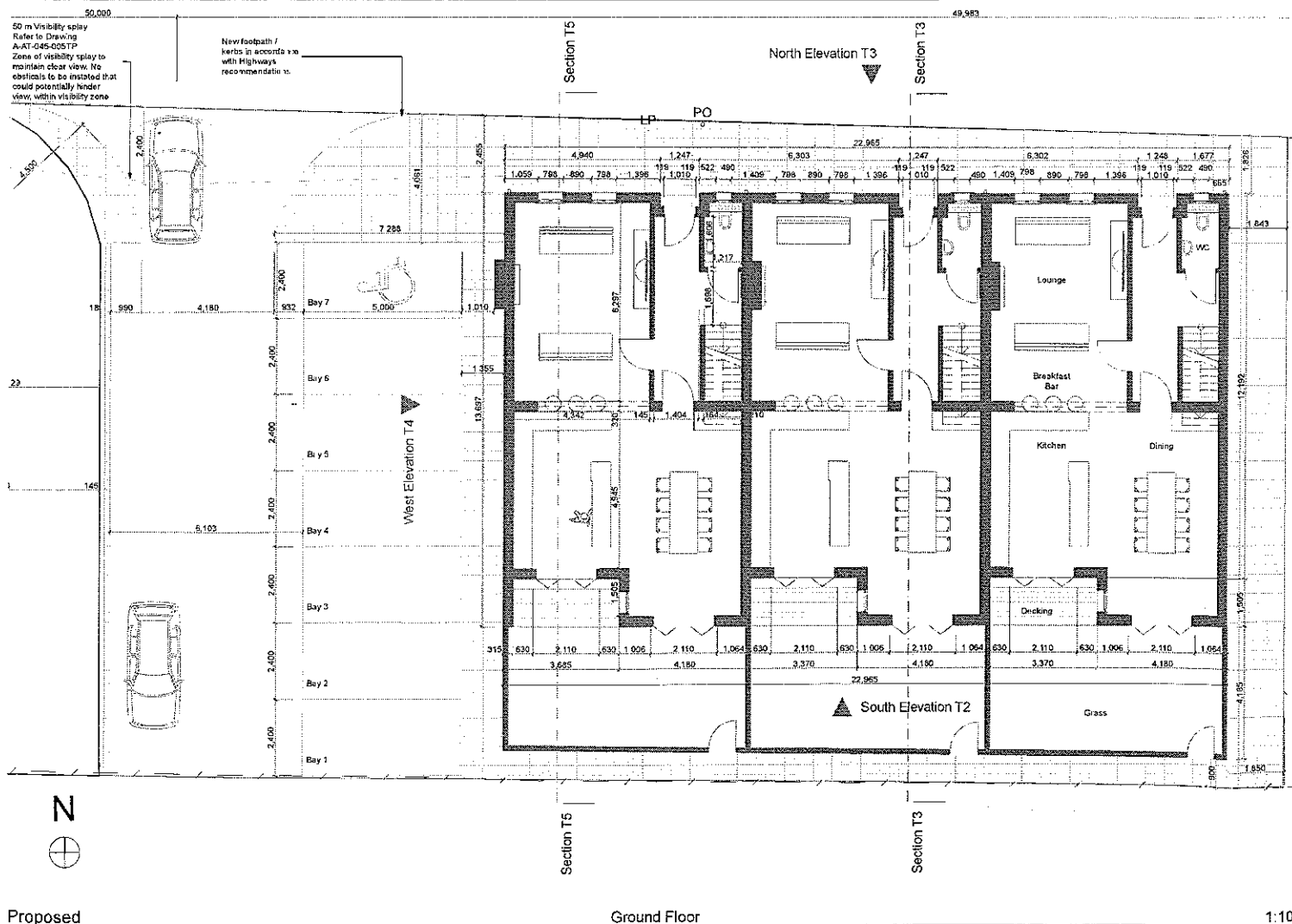


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By	Date	Description	Revision
IM	15.08.11	Boundary Revised / visibility splay added	01
IM	05.01.12	Boundary / visibility splay revised to 50m. Driveway moved back from road. Chimneys added. Some details.	02
IM	23.03.12	Rad top removed, car parking space added	03



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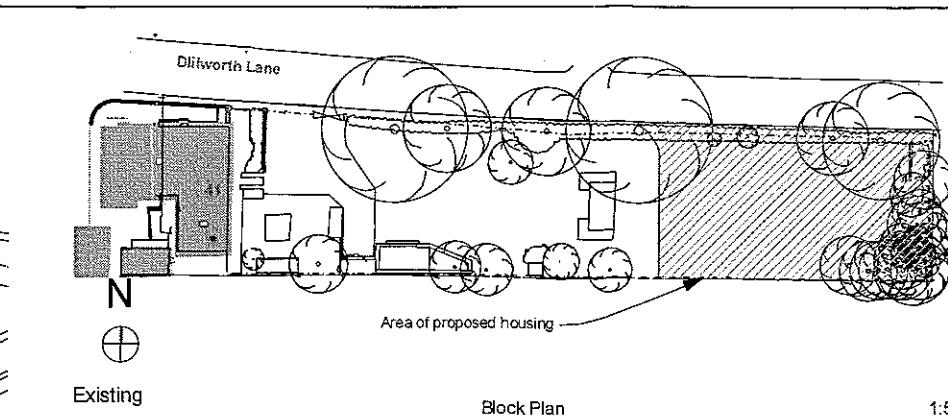
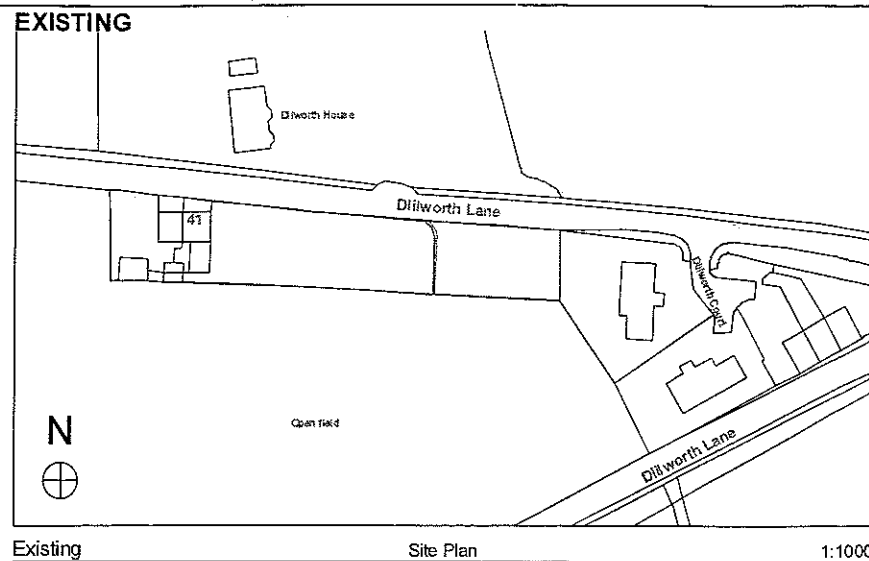
PROJECT
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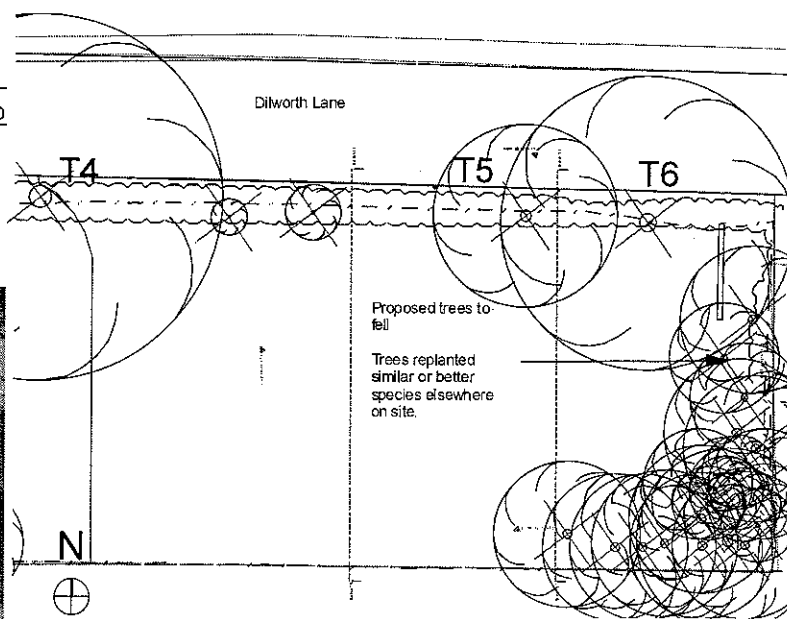
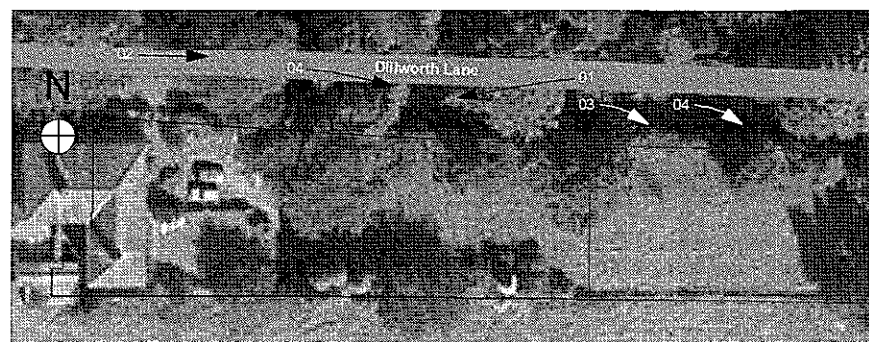
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DRAWING TITLE
Phase 3
Proposed Housing

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Drawn date	12.07.11
Scale	Varies @ A1
Drawing status	Planning
Discipline	Comp
Proj No	045
Floor level	003TP
Drawing No.	03
Revision	



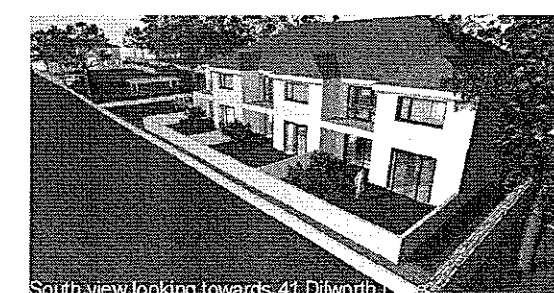
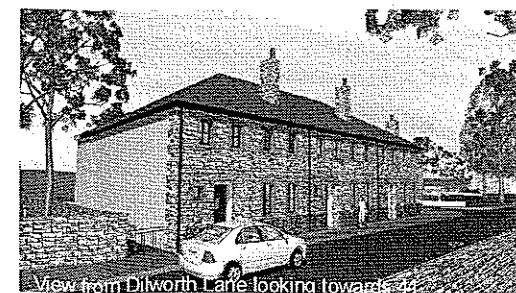
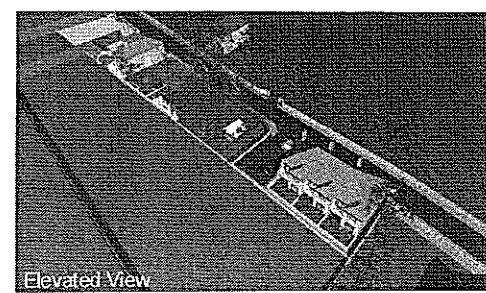
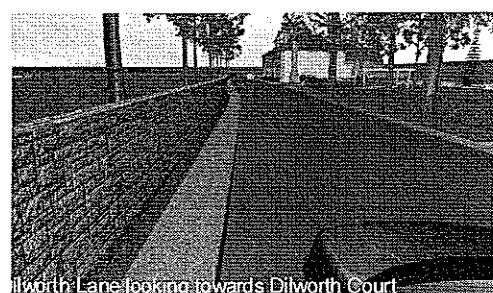
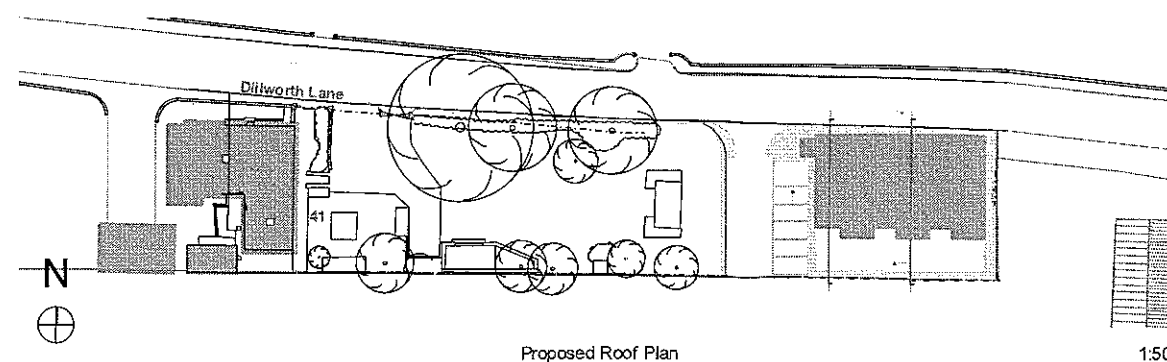
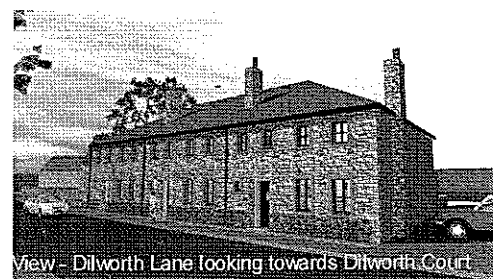
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By	Date	Description	Revision
IM	15.08.11	Emergency Revised / mobility play area	01
IM	05.04.12	Perpetrator revised	02
IM	22.05.12	Perpetrator revised	03

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Discipline Code	Comp
Proj No.	045
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Revision	03