



RIBBLE VALLEY
BOROUGH COUNCIL

12 JAN 2012

FOR THE
ATTENTION OF

For office use only

Application No: 320120053 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		Telephone number:	Country Code	National Number
	Longridge				Extension 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		Telephone number:	Country Code	National Number
	Ashton				Extension Number
			Mobile number:		
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 three new 2 storey terrace dwellings.
Garden space allocated to each property.
Six surface parking bays.

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: 17/2011/LNC/00196

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

Details of the pre-application advice received:

To maintain a stone base to facade facing street. Clearance to boundary confirmed to be acceptable. Site contamination investigation report would not be required. Highways advised on vehicular egress/ingress. Advised that no foliage should block views when exiting the site.

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)

See drawing A-AT-045-003TP Ground Floor & AT-045-DSDL Part 4 (Design Statement), Page 13, Fig.30.

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

Area has been identified for covered storage to the East side of the building, and size of storage area will be in accordance with Council requirements.

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

☒ Yes ☐ No

If Yes, please provide details:

Area has been identified for covered storage to the East side of the building and will be incorporated in accordance with Council requirements.

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

Description of *proposed* materials and finishes:

Stone base to street facade. White render throughout elsewhere

Roof - description:

Description of *existing* materials and finishes:

Gray slate

Description of *proposed* materials and finishes:

Gray slate roof to match property No. 41 on opposite end of site

Windows - description:

Description of *existing* materials and finishes:

White colour PVC-u frame

Description of *proposed* materials and finishes:

Wooden frame, walnut colour finish

Doors - description:

Description of *existing* materials and finishes:

White paint finish

Description of *proposed* materials and finishes:

Solid timber doors - walnut colour finish to match windows.

Boundary treatments - description:

Description of *existing* materials and finishes:

Picket fence & white render walls

Description of *proposed* materials and finishes:

Low lever white render walls

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Pea gravel to existing house driveway

Description of *proposed* materials and finishes:

Tarmac surface finish, to highways recommendations.

Lighting - add description

Description of *existing* materials and finishes:

Spots/Pendants

Description of *proposed* materials and finishes:

Spots and pendants to interior. Low level bollard lighting to car park and rear pathway areas.

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-045-002TP Existing Site & Proposed Housing

A-AT-045-003TP Proposed Housing

AT-045-DSDL Part 1 - Existing

AT-045-DSDL Part 4 - Phase 3 (proposed new housing)

(Design & Access Statement to be read in conjunction with, Part 2 (Phase 1 - Proposed 2 storey conservatory) Part 3 (Phase 2 - proposed new triple garage and office space) 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	0	5	5
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	1	1
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):

Drawing No: A-AT-045-004TP

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:

Garden space with existing house to opposing end of site

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

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Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				3	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

3

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	3
Total existing residential units	1

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:

	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: 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

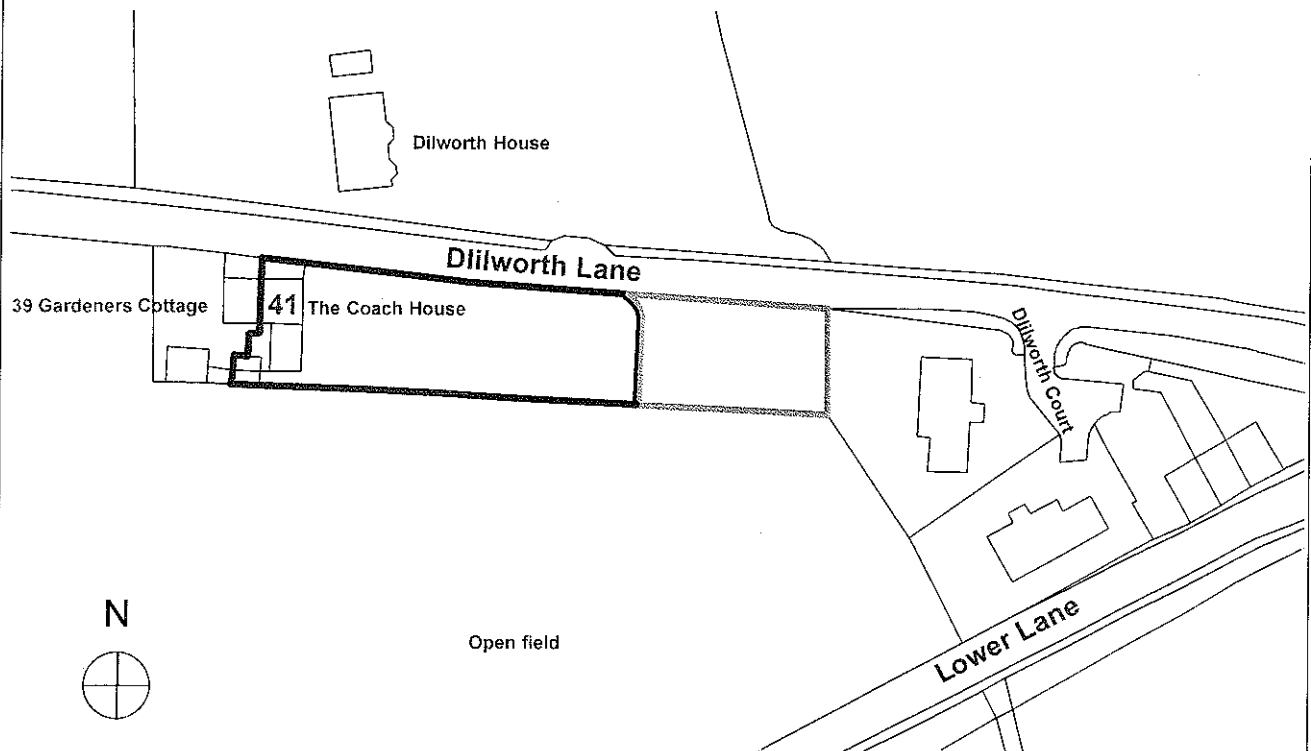
26. Declaration

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



Date:

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Site Plan

1:1250

A-tekt
architecture & design

A-tekt
21 Powis Road
Preston
Lancashire
PR2 1AD

01772721046
07748225544

Drawing Name

Location Plan

Drawing Status

Planning

CLIENT

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

Job number

045

Drawn by
IM

Date
17.08.11

Drawing Scale

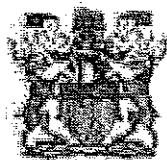
1:1250 @ A4

Drawing Number

A-AT-045-001TP

Design Access Statement Heritage Statement

Prepared by A-tekt for



Ribble Valley
Borough Council

A-tekt
architecture & design

Ian V McCarten ba(hons) barch arb
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07984409807
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320120053P

41 Dilworth Lane

Doc: AT-045-DSDL-01

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

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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).

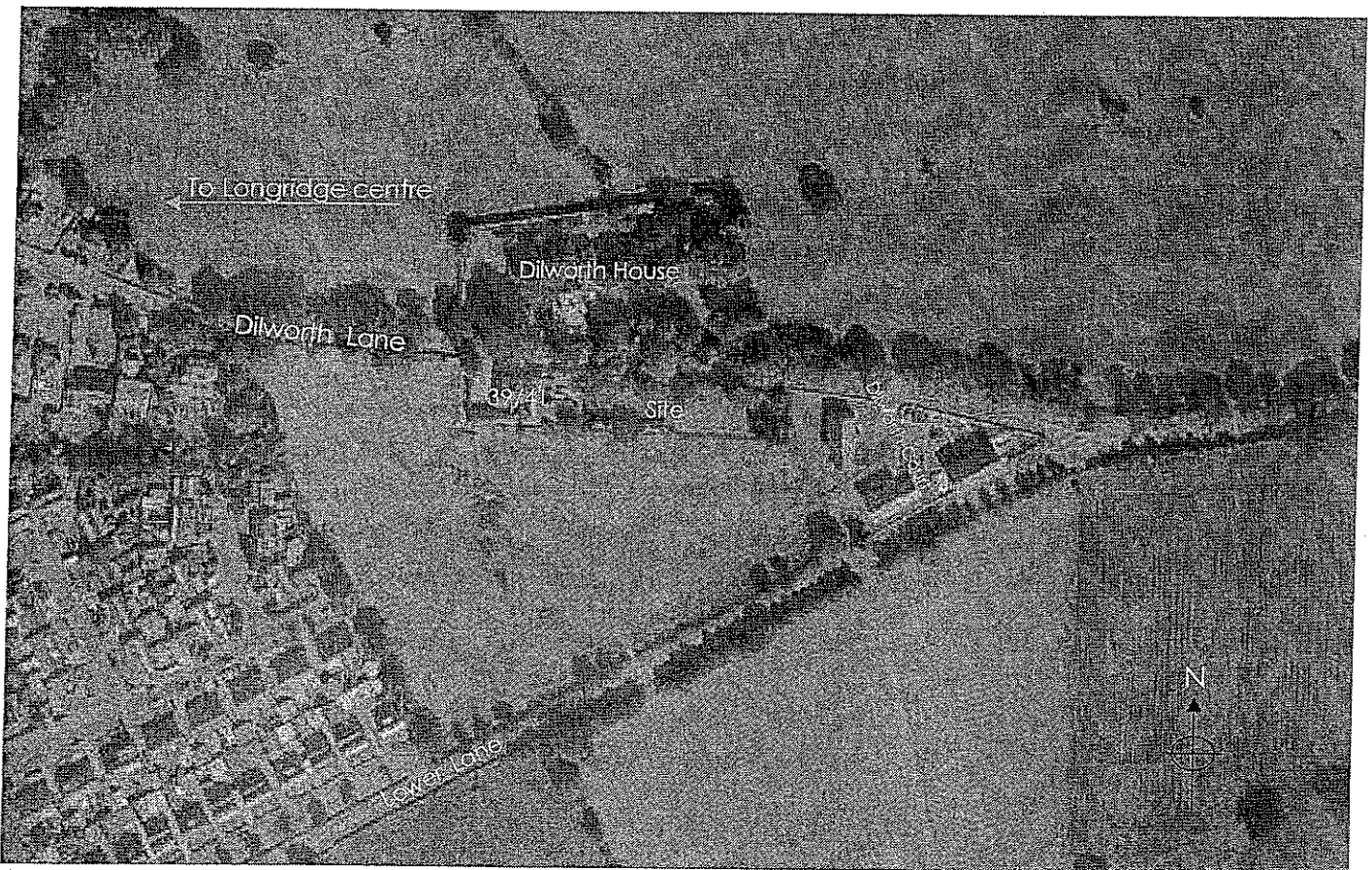


Fig 1. 39+41 Dilworth lane. Aerial view of site.

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

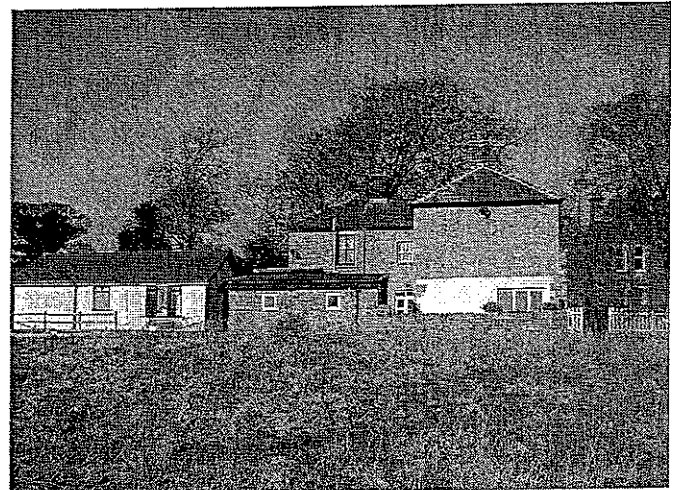


Fig 5. South elevation 39 (left) & 41 Dilworth Lane



Fig 6. View down site towards Dilworth Court



Fig 7. Dilworth Court residential properties

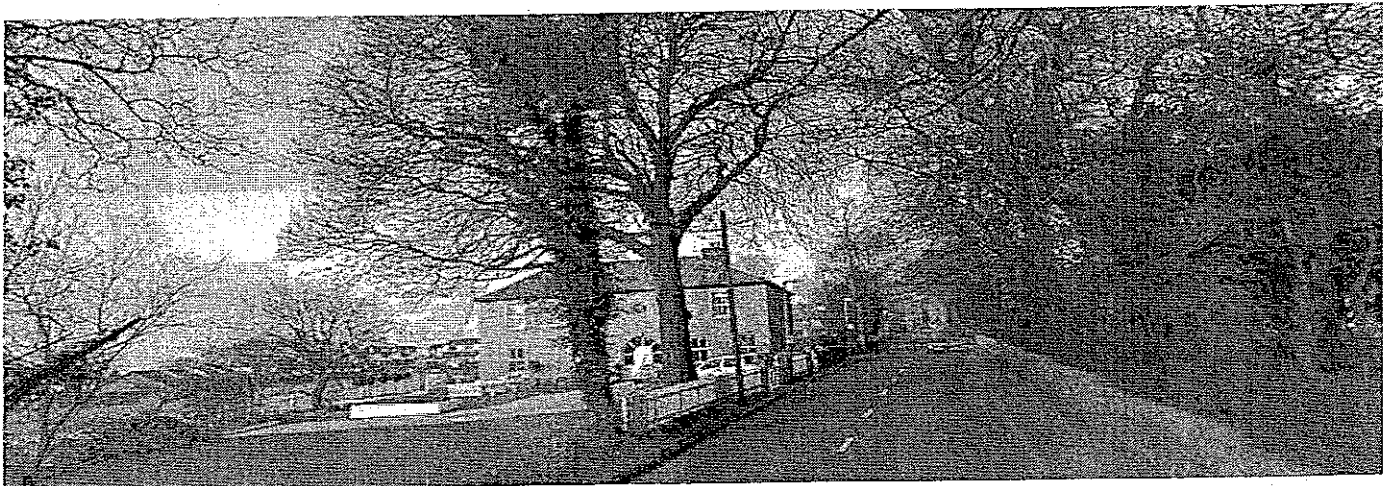


Fig 8. View towards 41 Dilworth Lane. Dilworth House to the right

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.

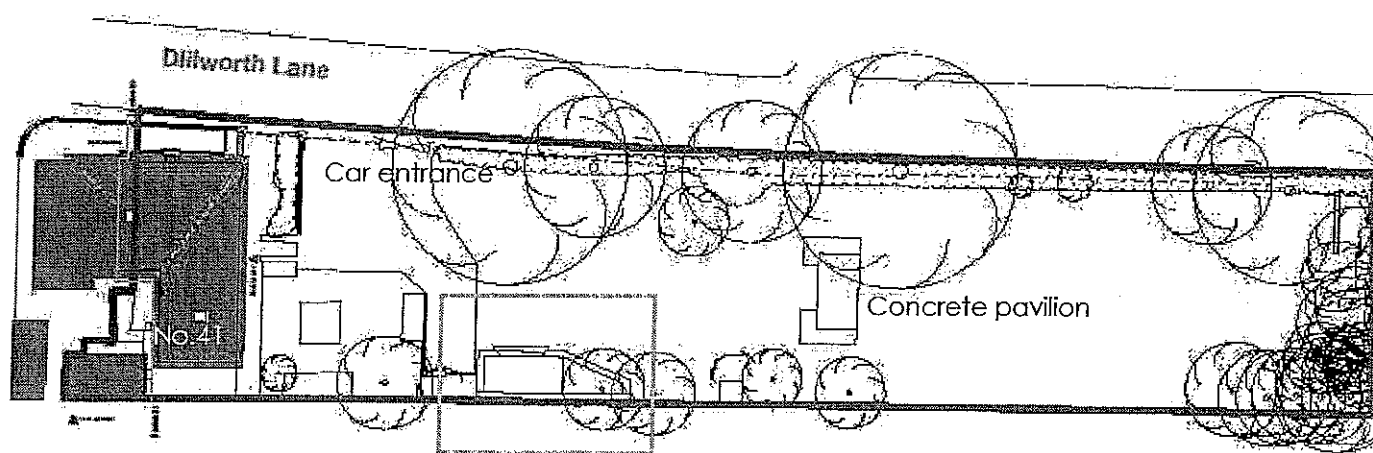


Fig 9. Orange box indicates area of septic tank.

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3. PHASE 1: Single storey conservatory.

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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.

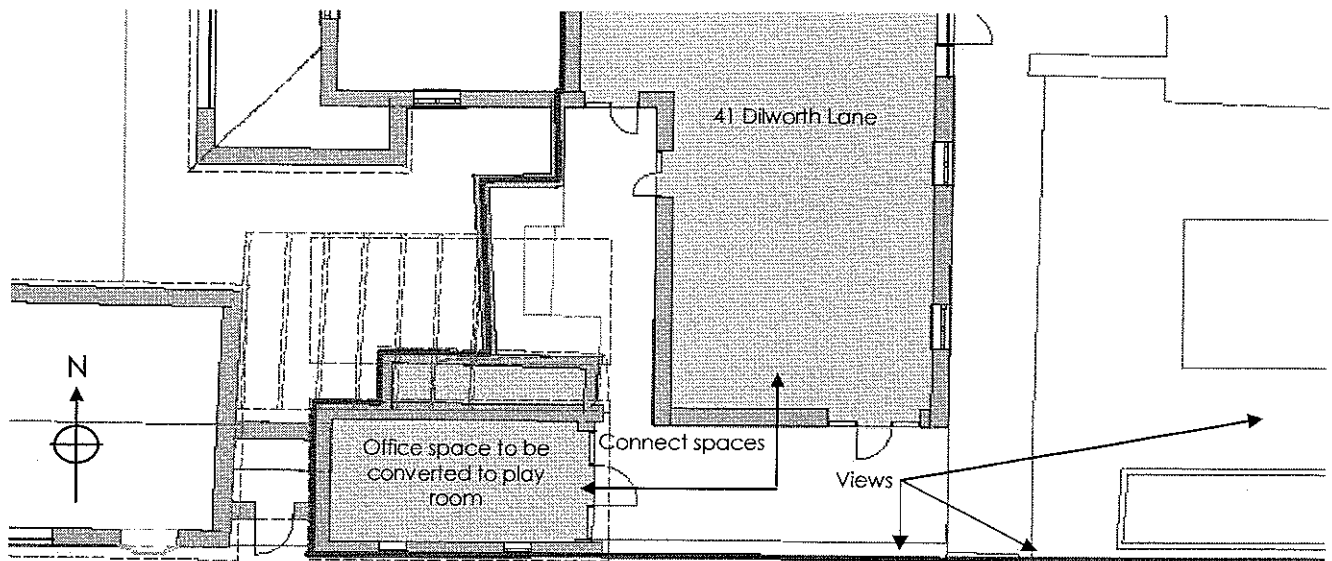


Fig 10. Ground Floor Plan indicating current office space and main body of house.

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.

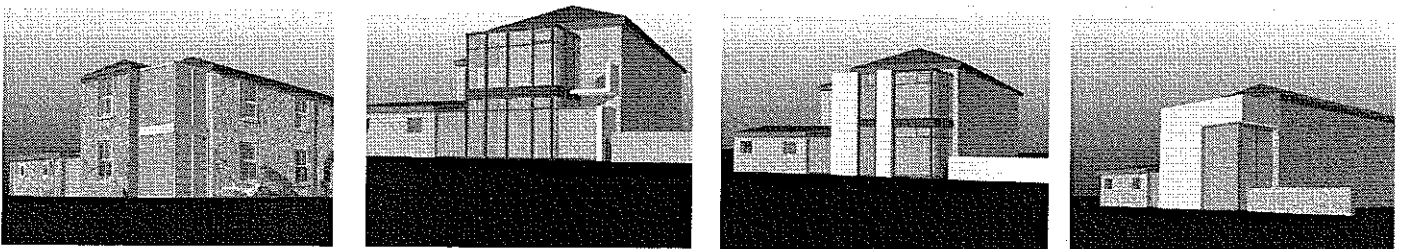
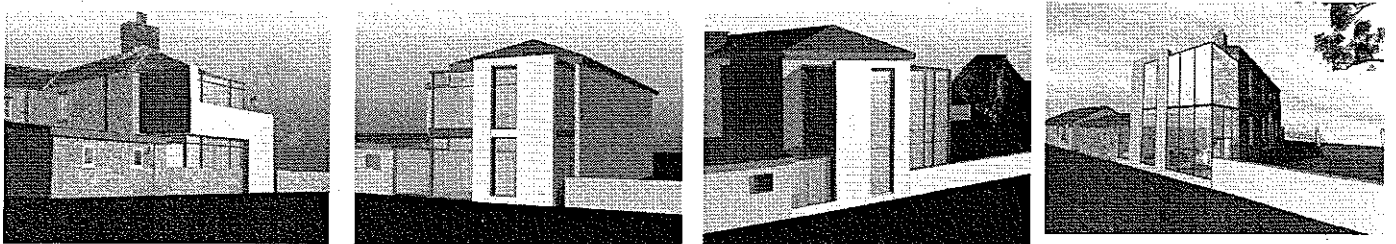


Fig 11. Sample of the visual exploration undertaken during design stage



PHASE 1: Proposals

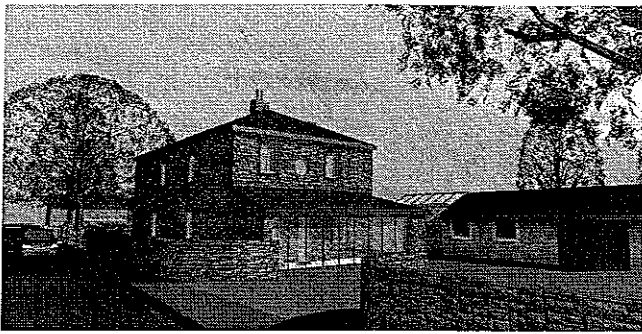


Fig 12. Proposal; West Elevation, 39 Dilworth Lane Elevation

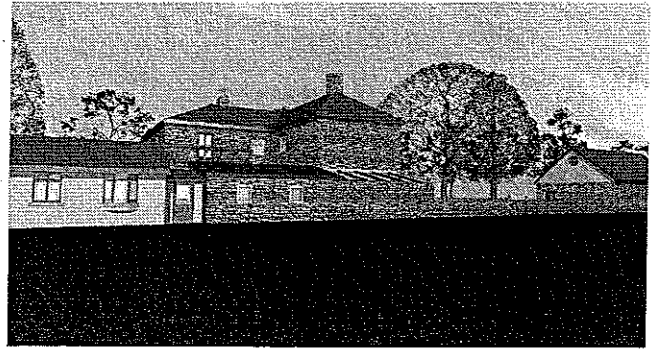


Fig 13. Proposal; South Elevation.



Fig 14. Proposal; East Elevation 41 Dilworth Lane

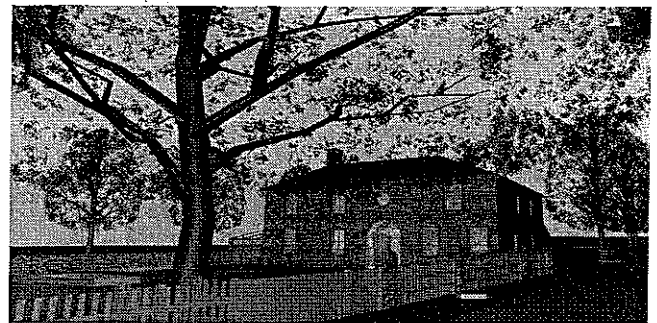


Fig 15. Proposal; View from street, maintains low visual impact.

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

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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.

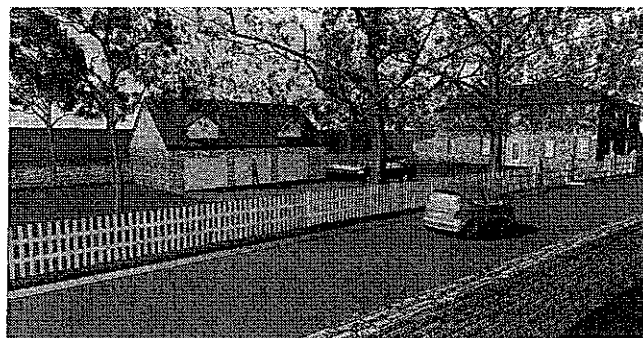


Fig 17. Southeast elevation depicting the careful use of materials and fenestration,

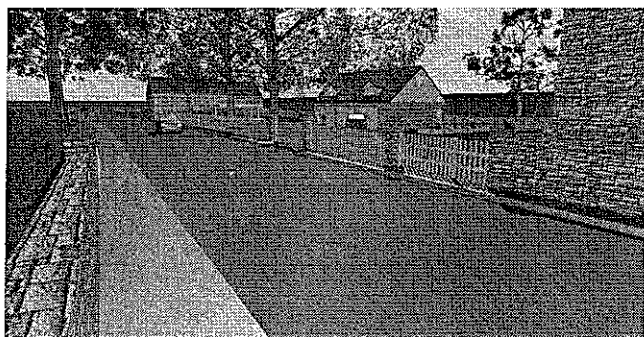


Fig 18. View from public realm.

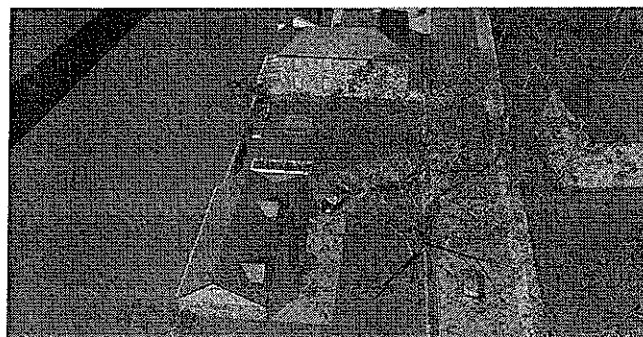


Fig 19. Aerial view of proposed garages

The existing vehicular entrance would be maintained and a dedicated entrance to the office space from the public realm would be incorporated. 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 TPOs 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, public 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.

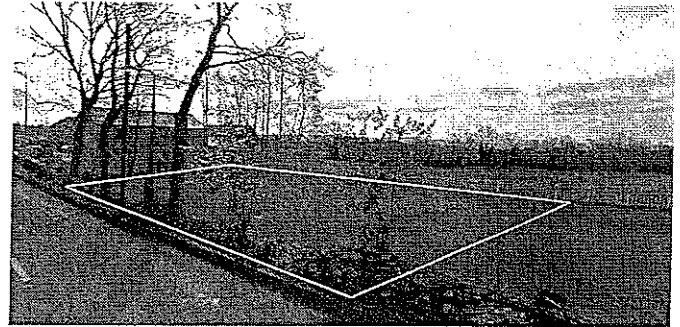


Fig 21. View towards Dilworth Court, indicating extent of site.



Fig 22. View towards Dilworth Court to East of site.



Fig 23. Dilworth Court residential development.

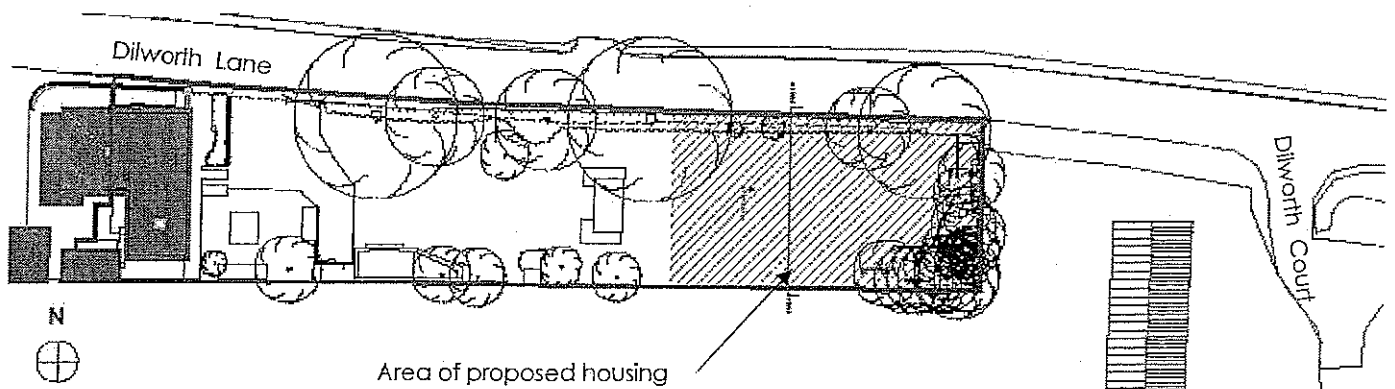


Fig 24. Site plan indicating area of proposed housing to East of the garden.

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.

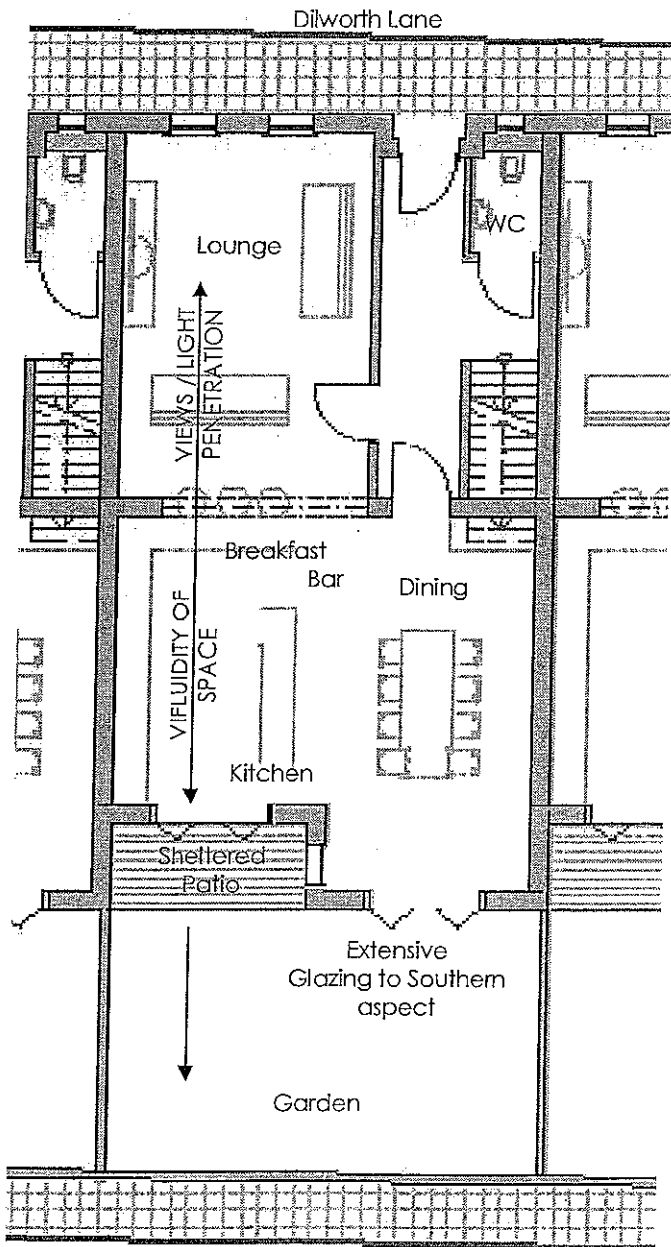


Fig 25. Typical Ground Floor Plan

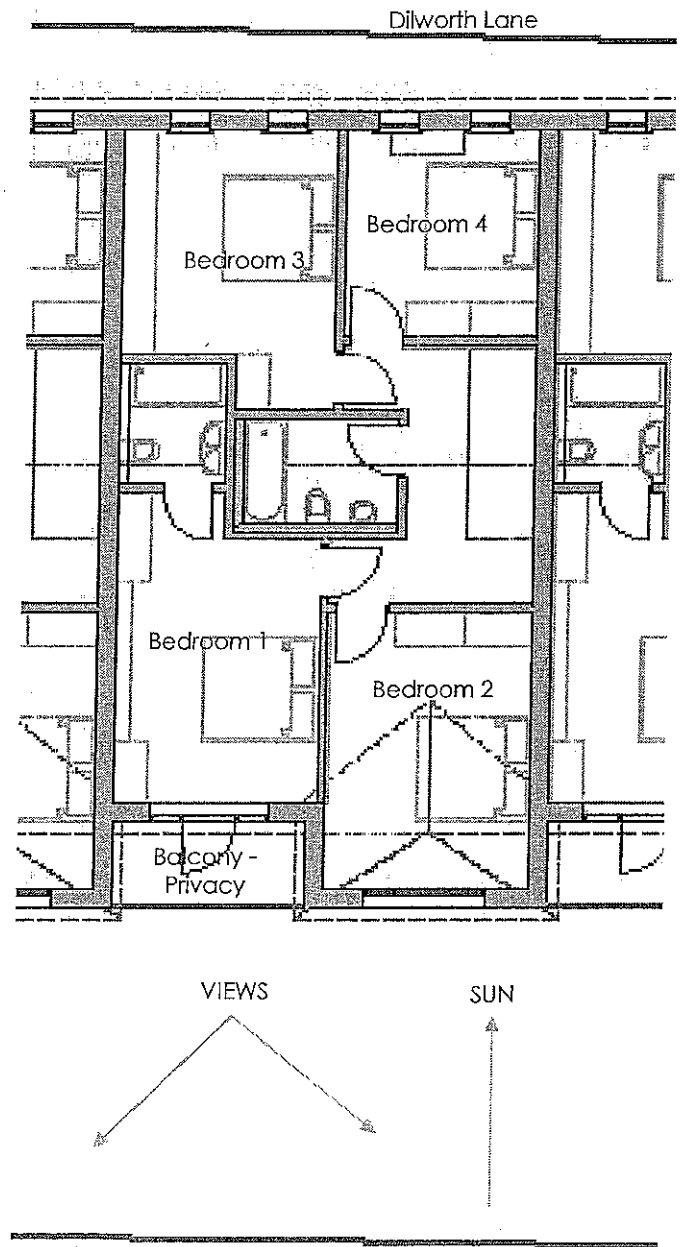


Fig 26. Typical First Floor Plan

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.

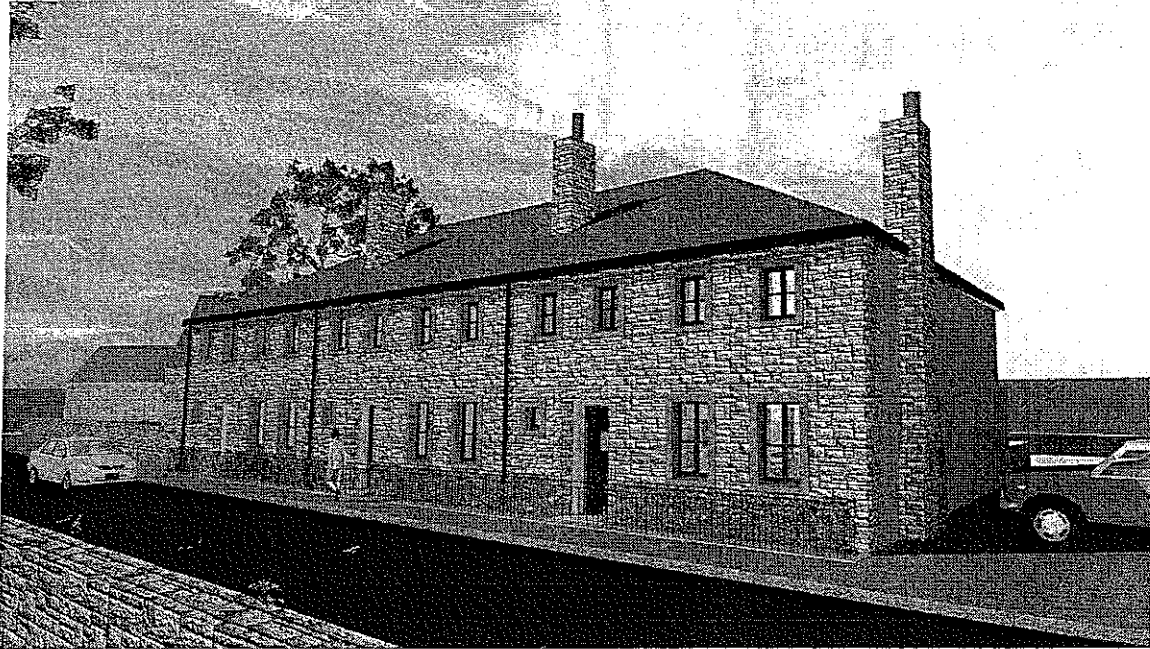


Fig 27. North Elevation. Traditional appearance.

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.

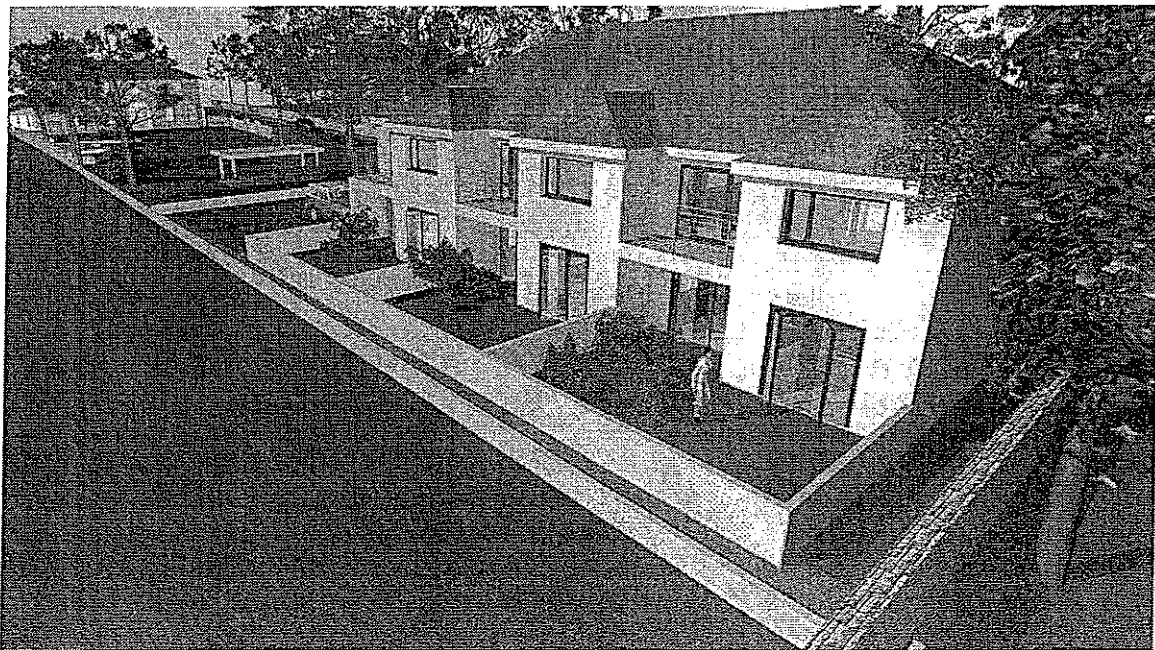


Fig 28. South Elevation. The building opens up and maintains a light and airy appearance,

Surface parking will be provided to the side of the development. Two spaces per dwelling are allocated, 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.

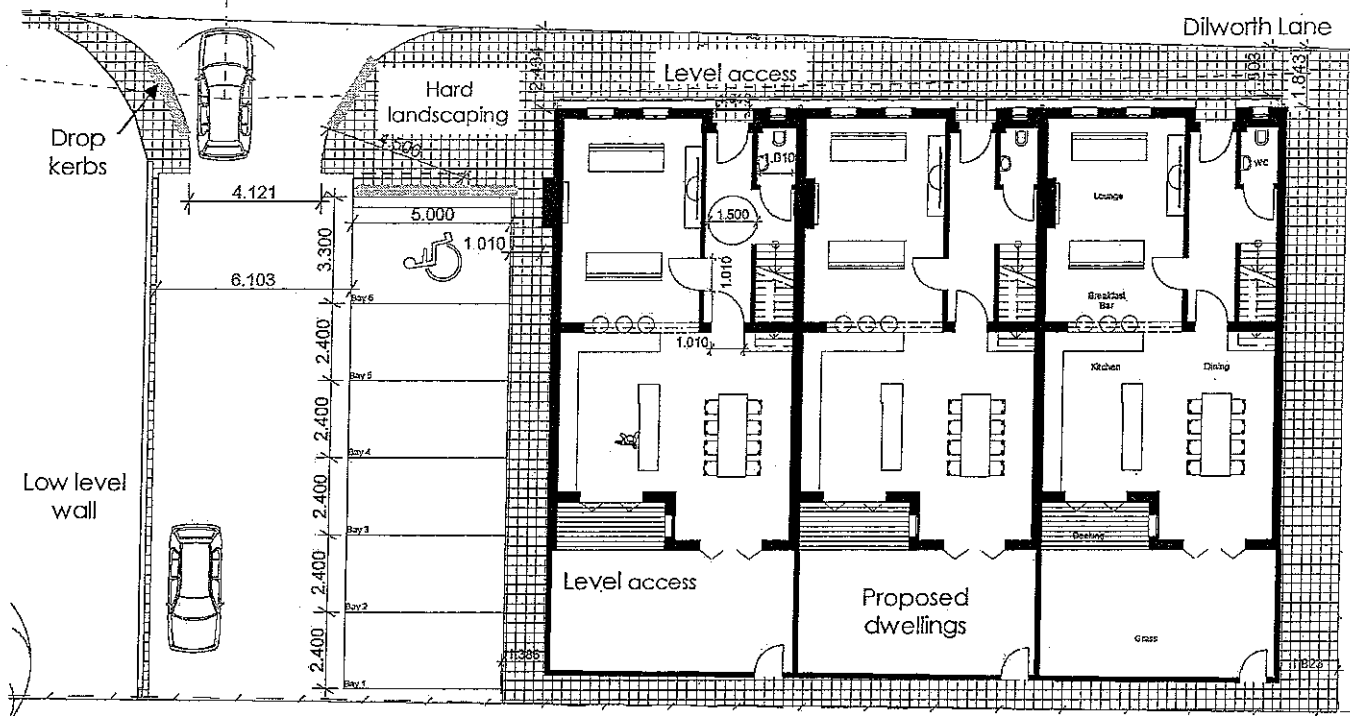


Fig 29. External works arrangement

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.



Fig 30. Housing in relation to Gardeners Cottage.

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

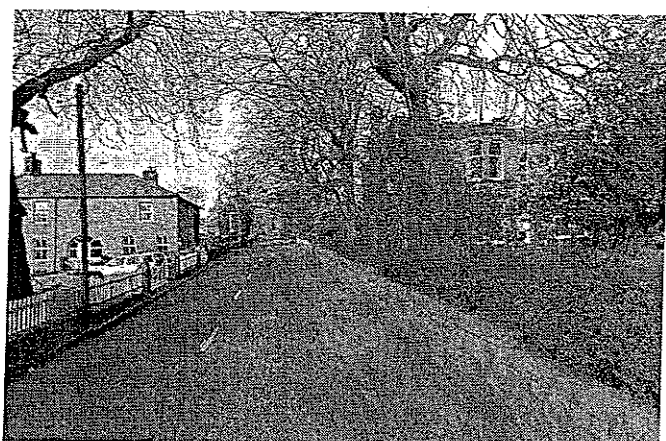


Fig 31. Dilworth House in relation to 41 Dilworth Lane



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.

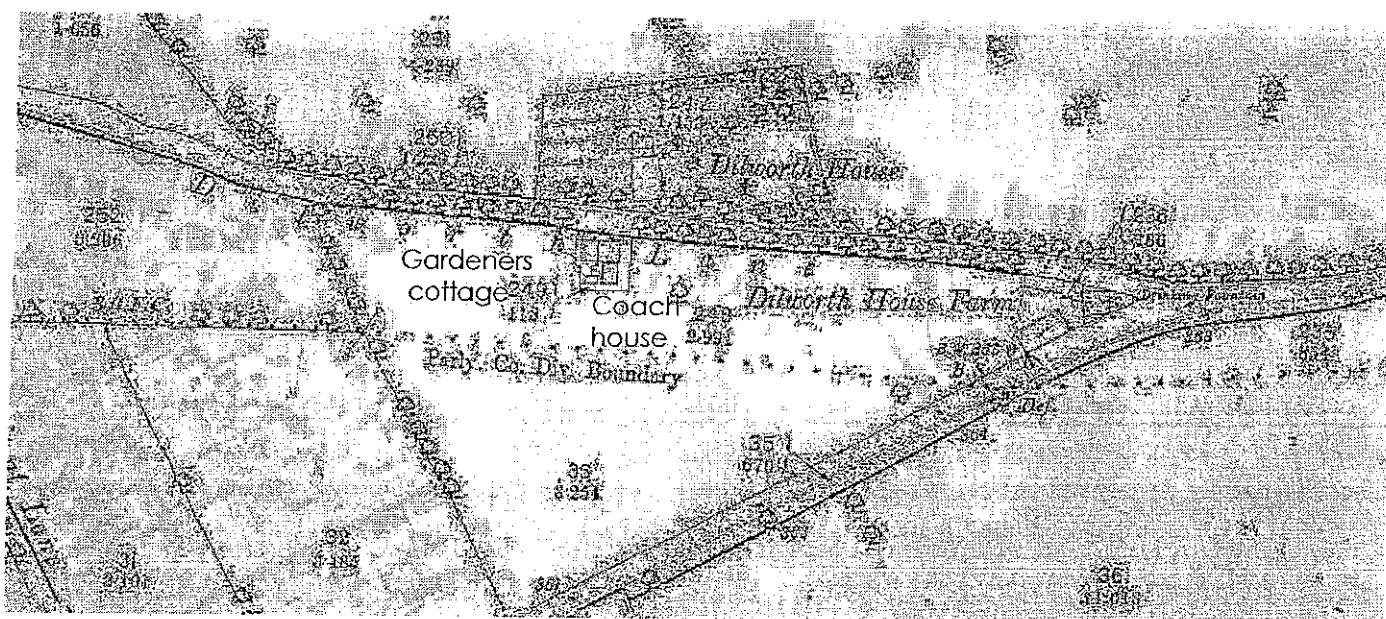


Fig. 33. First edition OS map, indicating the coach house situated on Dilworth House Farm.

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.

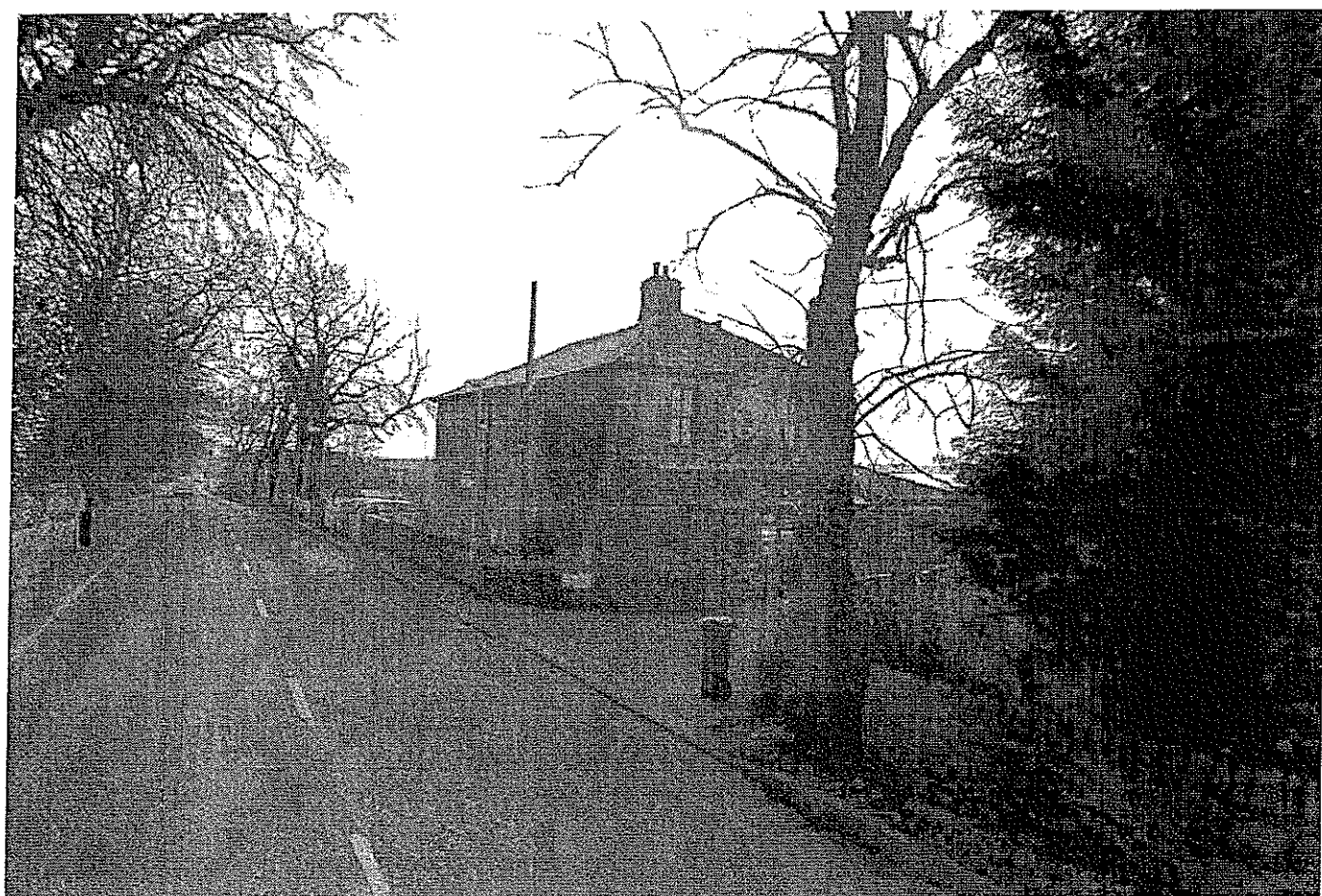


Fig. 35 Same elevation , as seen today depicts the large conservatory addition.

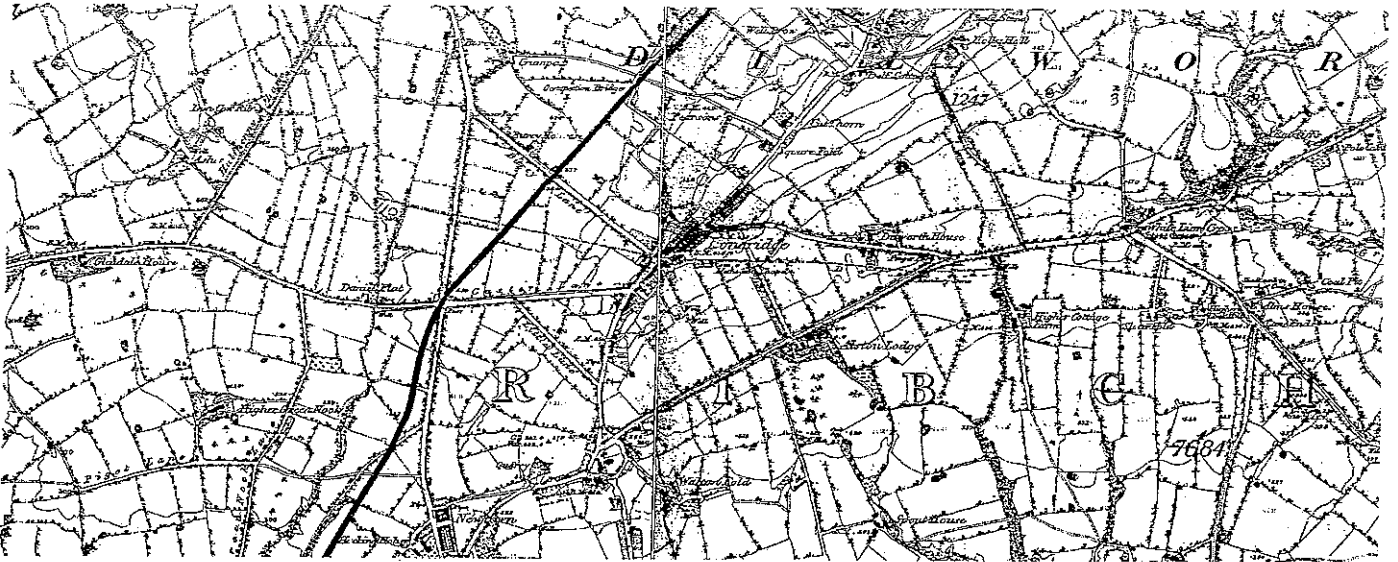


Fig. 36 Map 1845

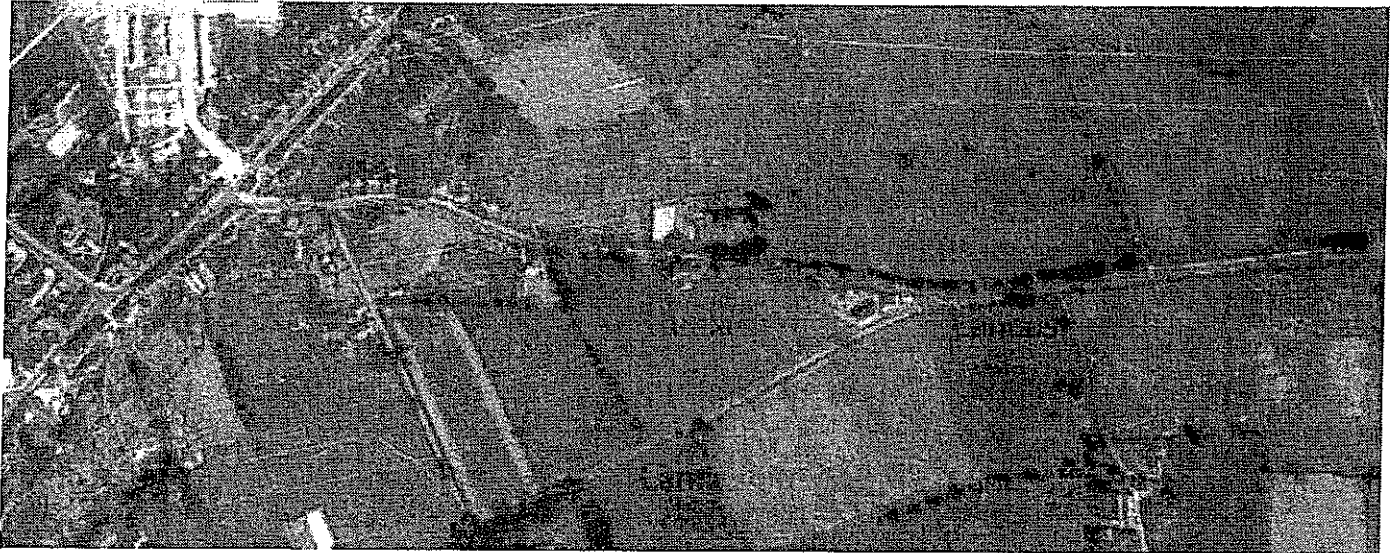


Fig 37 Aerial view 1940

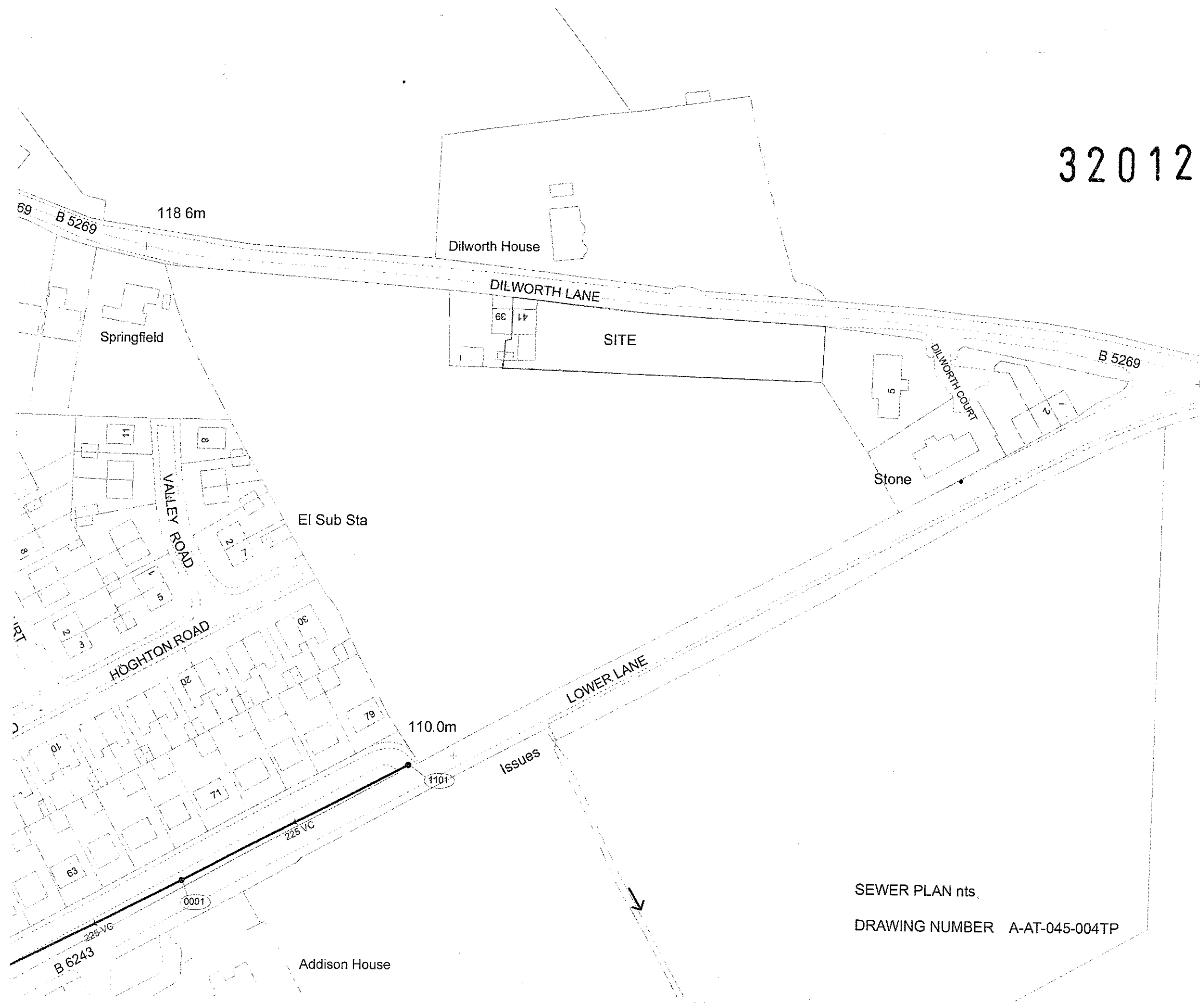


Fig 38 Aerial view 1960

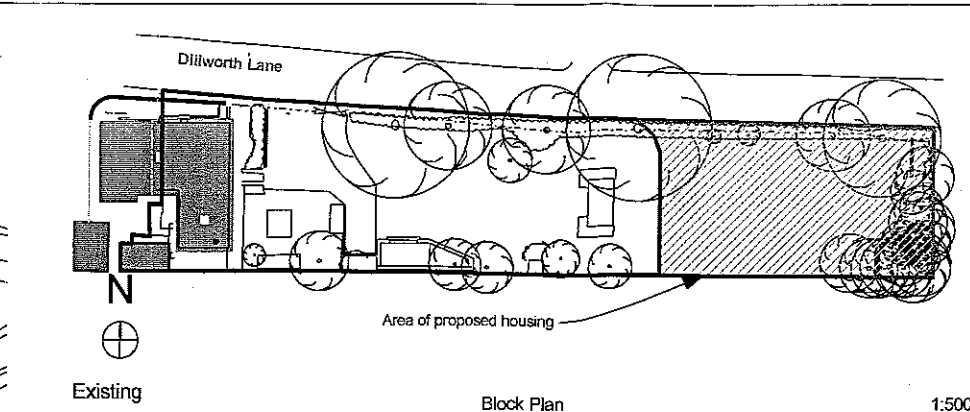
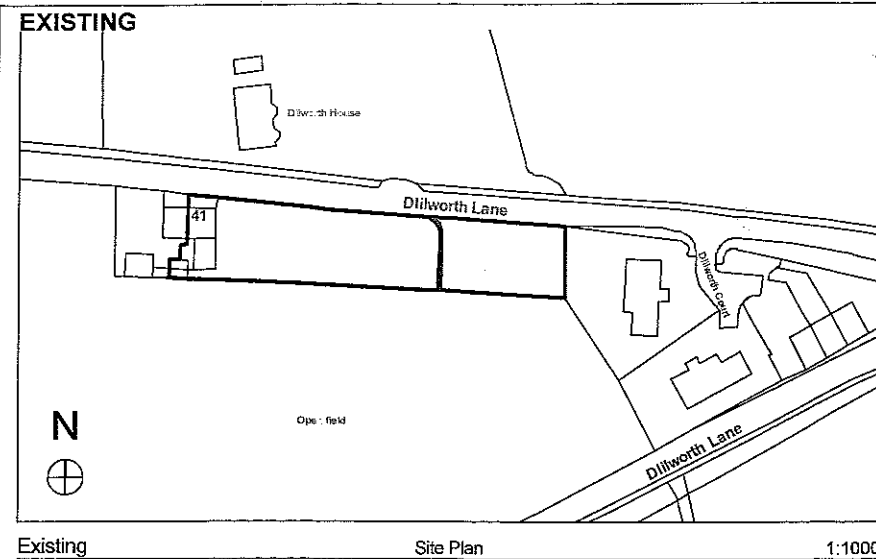
References:

Ribble Valley Borough Council
Lancashire County Council
Longridge Archive
MARIO maps

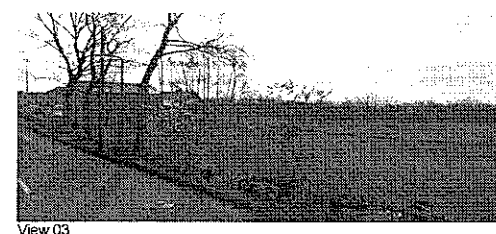
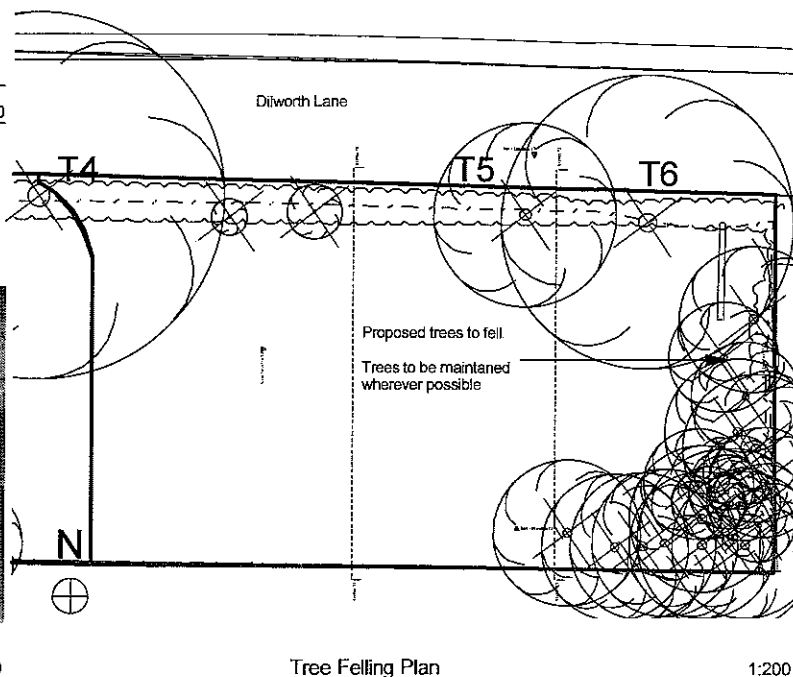
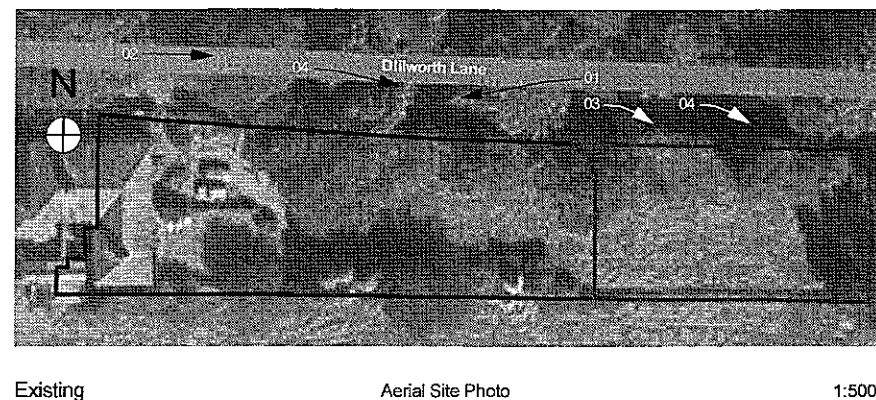
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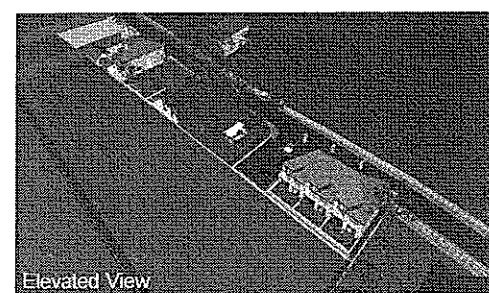
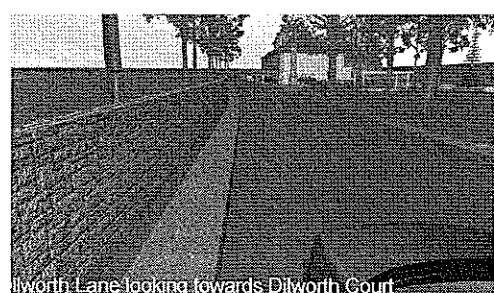
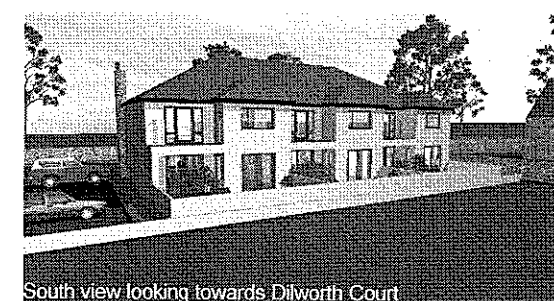
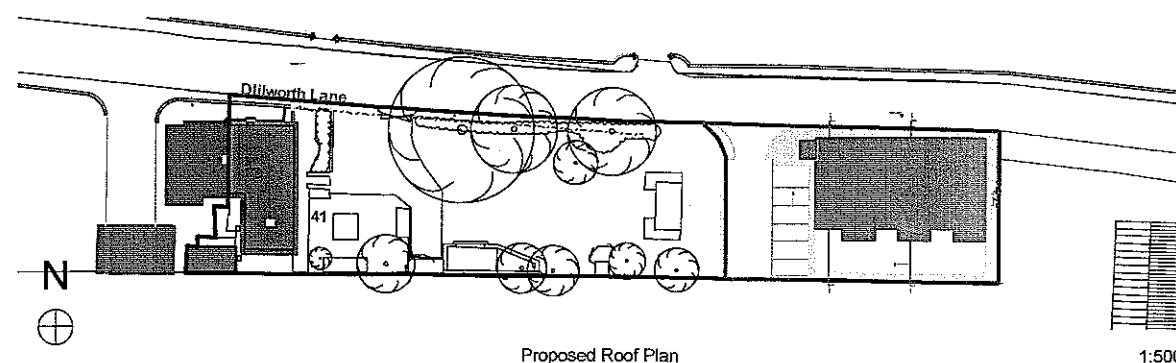
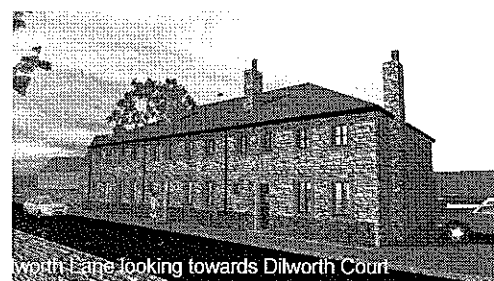
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By	Date	Description	Revision
M	15.08.11	Boundary Revised / visibility study added	01
M	05.01.12	Perspectives revised	02

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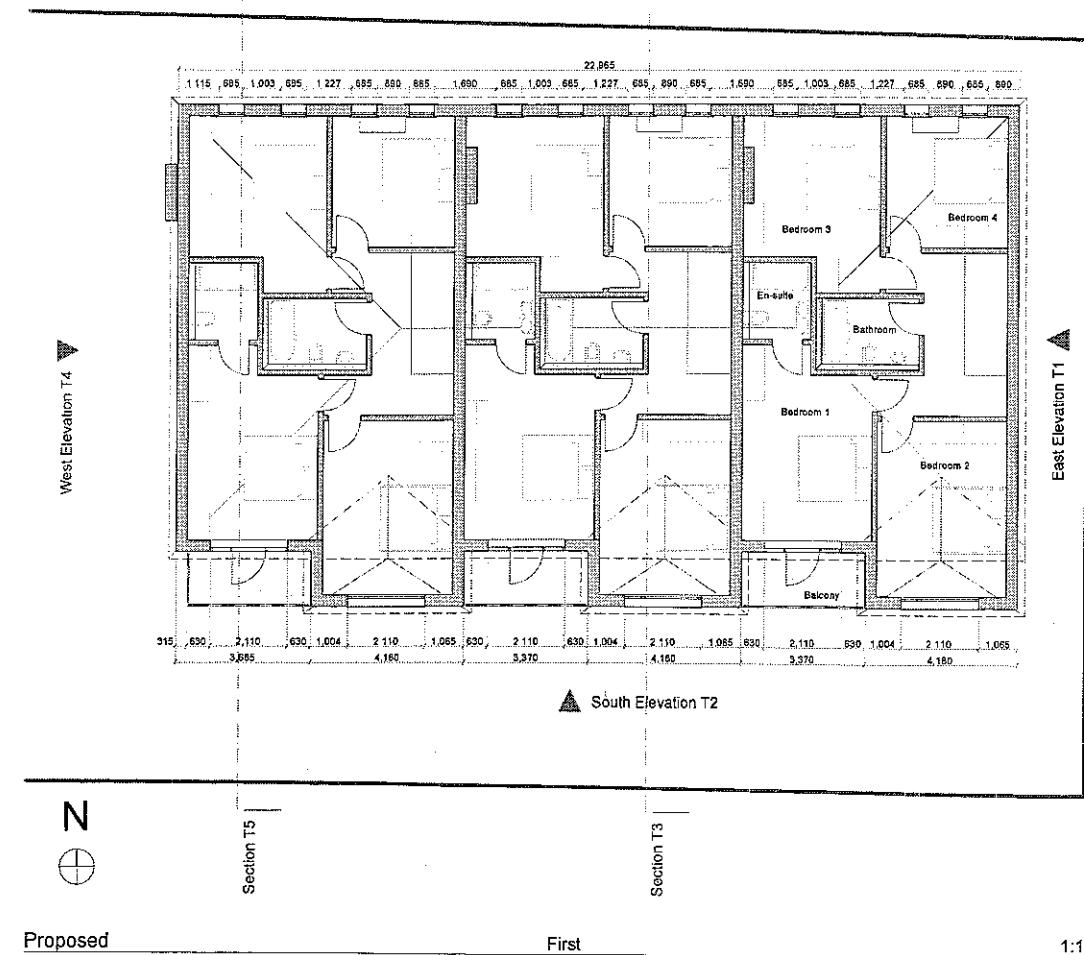
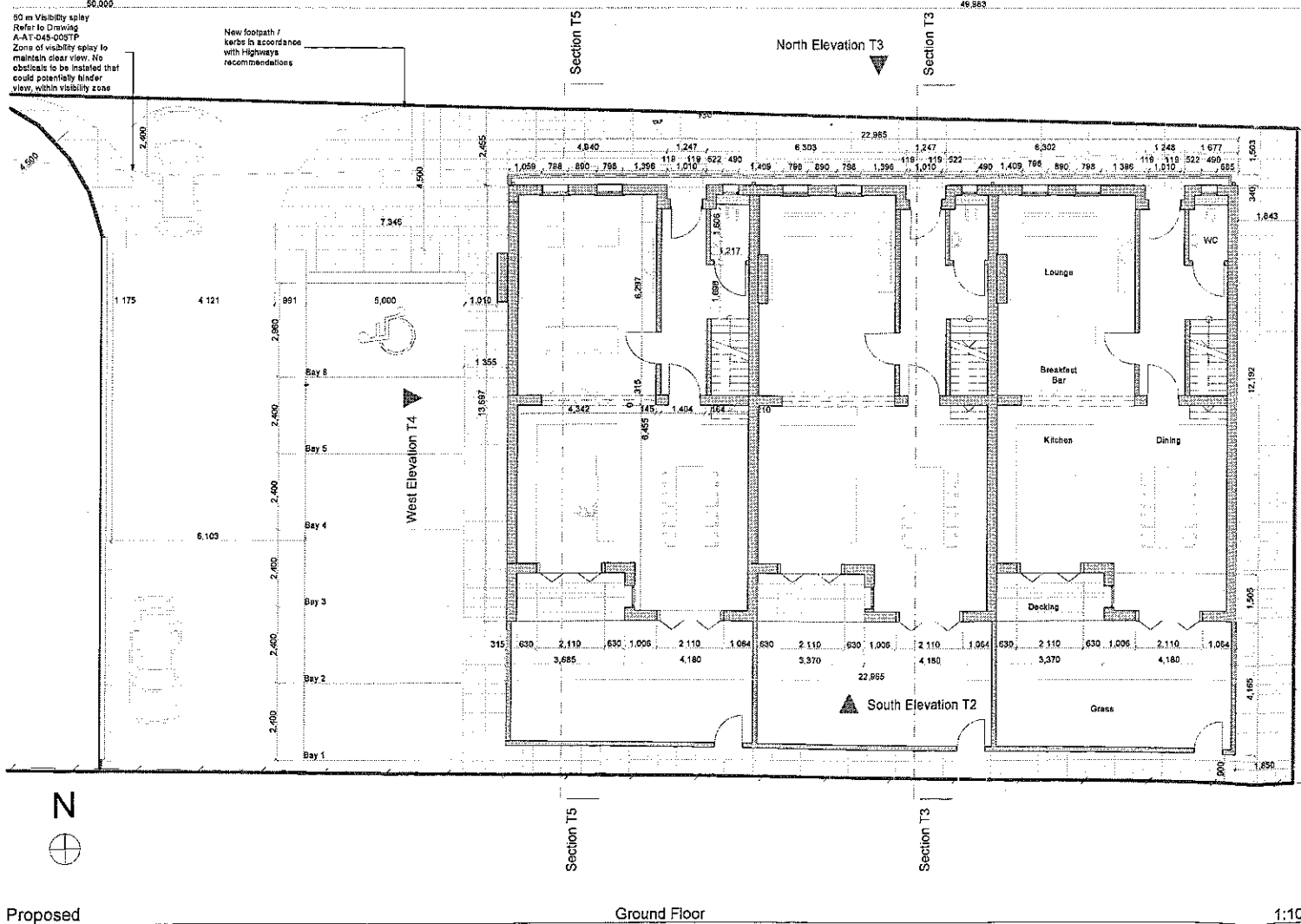
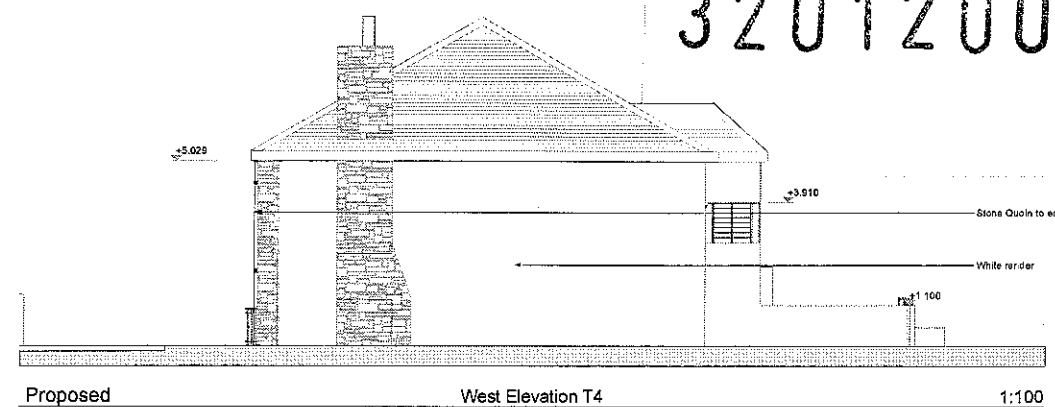
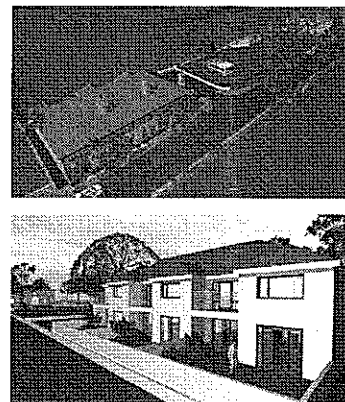
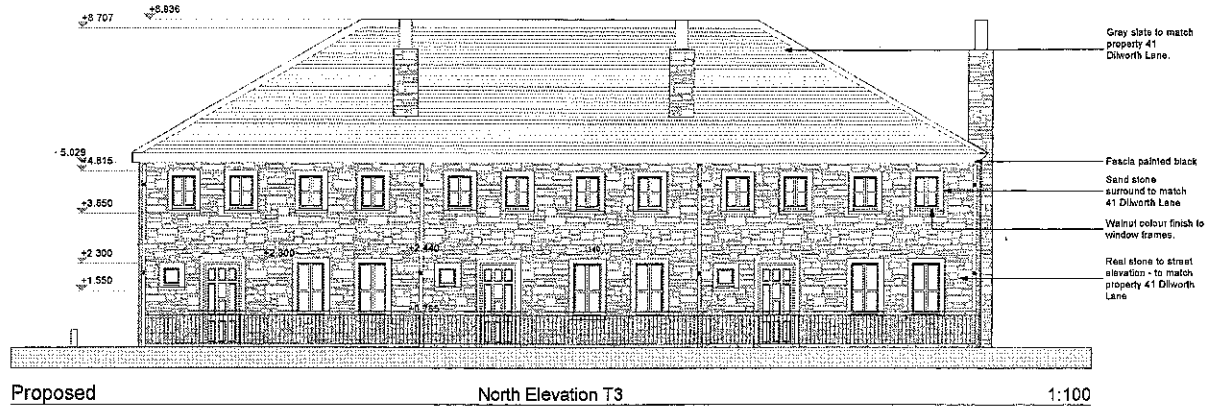
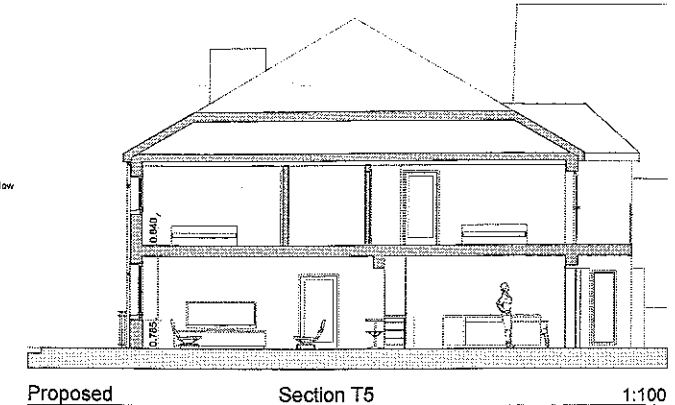
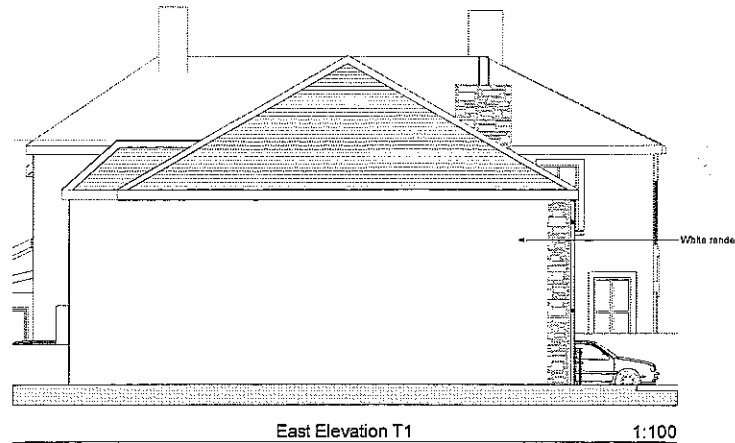
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DRAWING ORIGINATOR M

DRAWING TITLE
Existing Site / Proposed Housing

Job No.	045
Drawn date	12.07.11
Scale	Varies @ A1
Drawing status	Planning
Discipline	Arch
Date	045
Comp	-
Proj No.	002TP
Drawn No.	02
Revision	

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By	Date	Description	Revised
IM	15.05.11	Boundary Revised / visibility play added	01
IM	05.01.12	Boundary Revised / visibility play revised to 50m. Drainage moved back from road. Cunnings added. Some fence	02

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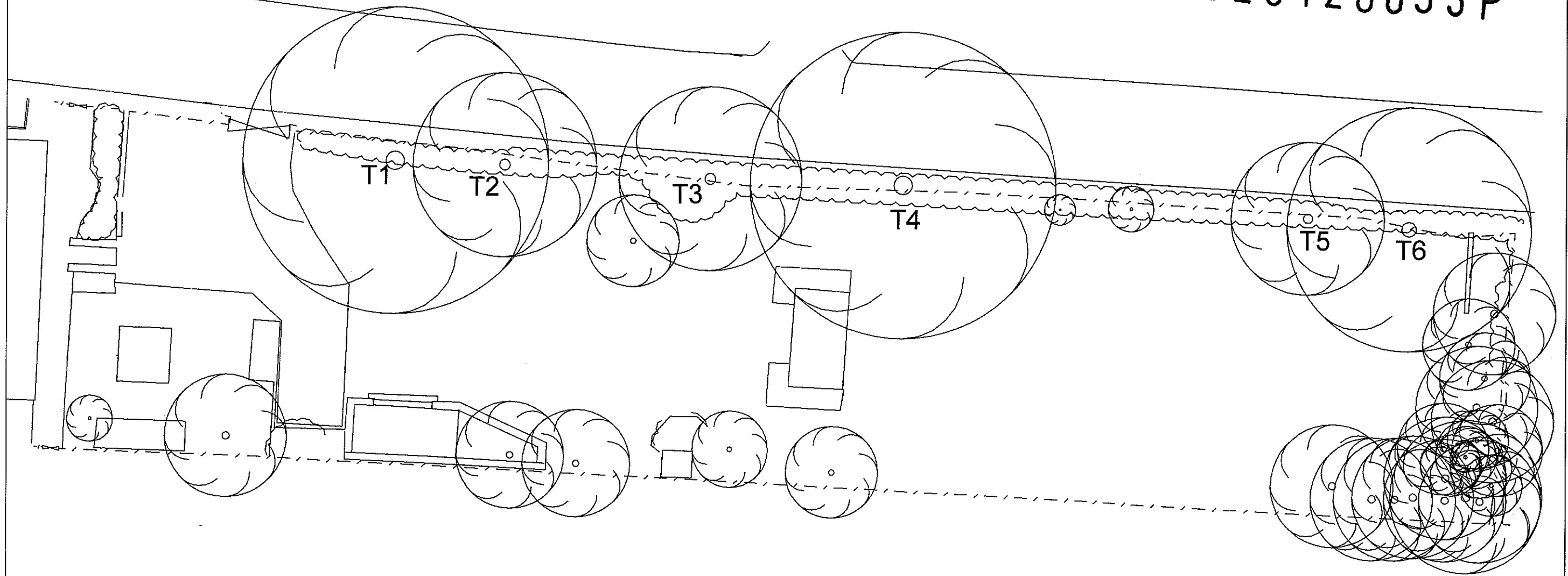
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Phase 3
Proposed Housing

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Scale	Varies@A1
Drawing status	Planning
Discipline	Comp
Proj No.	045
Floor level	003TP
Drawing No.	02



320120053P



DRAWING TITLE

Tree numbering site plan

DRAWING No

T-001

SCALE @ A3

NTS