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Design & Access Statement

For

The Extension of Ash Lea

Whalley Road Pendleton

Clitheroe BB7 1PP

FOR

MR P NELSON

EXISTING BUILDING

520120055P

Location

The site is located off Whalley Road Pendleton Clitheroe – Grid Ref 373858 440520

Site Boundaries

The site boundaries are outlined in red on the attached location plan.

Building Use

The building is used as a private domestic residence.

Building Form

The existing building consists of living accommodation contained within the ground storey. Storage space is provided at first floor level within a traditional rafter and purlin pitched roof structure. To the north gable is an attached garage with traditional rafter and purlin pitched roof structure, the Garage is part of the original dwelling. To the south gable is a pitched roof conservatory which is a later addition to the dwelling.

Construction

Rendered brick / block walls incorporating art stone dressings (quoins, plinth, surrounds).
Hardrow slate pitched roof finish over a traditional rafter and purlin pitched roof structure.
Timber fascias and barge boards with enclosed boarded soffits.
Dark coloured uPVC windows and door frames.
Art stone and uPVC framed conservatory with polycarbonate roof.

Landscaping

The drive, parking, turning areas are surfaced in tarmac. Pedestrian areas are surfaced in tarmac and stone paving.
Soft landscaping is provided to all sides of the dwelling with screen planting to the side of the access road to and the courtyard to the rear of Lower Standen Farmhouse.

Parking

The property currently has adequate parking and turning facilities within the curtilage (east of the dwelling) of the site for 3no vehicles.

Ownership History

The existing dwelling was constructed circa 1969. It was purchased by the applications grandfather in 1986, in 2001 the dwelling passed to the applicants parents and in 2010 the applicant took ownership. The adjacent 11 acres of farmland, of which the curtilage of the application site formally formed part, remains within the ownership of the applicants parents, this is therefore a significant factor in providing the genuine family need and retaining ownership of the dwelling.

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PHOTOGRAPHS OF THE EXISTING BUILDING



Photograph 1

Ash Lea pictured from Whalley Road – The prominent white barge boards will not be a feature of the proposed scheme.

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Photograph 2

East elevation showing - artificial stone dressings – prominent white fascia and barge boards – uPVC windows – uPVC rain water goods.

This elevation will be faced with reclaimed limestone with natural stone quoins and surrounds to openings.

The ridge will be raised by 1.2M – the eaves level will remain and a traditional exposed rafter foot detail introduced.

Windows will be replaced with painted hardwood.

Rain water goods replaced with painted aluminium.

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Photograph 3 - West (Rear) Elevation



Photograph 4 - North corner of Garage

PROPOSALS

Design Brief

- A) To remodel and extend the existing dwelling to provide accommodation which adequately accommodates the genuine need of a four child family.
- B) The requirement to provide for the genuine family need, provides an opportunity to improve the aesthetic appearance of the building with respect to its setting adjacent to an original farm complex which incorporates a Grade 2 listed building and therefore materials and details should be incorporated to take advantage of that opportunity.

Development of the Design

Following the negative pre application response (attached pages 9 & 10) to the initial proposals (Ref attached drawings Ref AL/WRP/2011/04 & 05 pages 11 & 12) which can be seen was for a significant different scheme to the one proposed further design options have been considered.

Design Option 1

Conversion of the existing roof void:- The existing roof structure is of a traditional rafter and purlin design and allows for provision of accommodation within the existing roof void. However, the requirement for circulation area at the maximum point of headroom would limit headroom within the accommodation provided and would therefore require the provision of a flat roof dormer structure for the full width of the rear elevation. It is understood that this could be constructed under permitted development as the height and volume increase would be within the parameters allowed. Light could also be provided from a number of new rooflights inserted in the east facing roof pitch (again under permitted development). It is considered that the provision of a flat roof dormer would be inconsistent with the siting of the dwelling with regard to the nature of the former converted farm buildings and Grade 2 listed farmhouse. It does however remain an option.

Design Option 2

Provide a single storey extension on the full length of the rear elevation (4m deep - max 4m high and maintaining 50% of the site curtilage). This would provide a significant increase in floor space and it is understood this could be carried out under permitted development. Although this could provide for the additional floor space required, problems would be created with provision of light to inner rooms and it would also have a negative impact with regard to the scale and mass of the building, increasing the footprint by circa 72m² and the volume by 288m³. It is again considered that the provision of such an extension, which would inevitably require a flat roof to maintain a max height of 4M, would be inconsistent with the siting of the dwelling with regard to the nature of the former converted farm buildings and Grade 2 listed farmhouse. It does however remain an option.

Design Option 3

Extend the existing dwelling the full width (back to front) on the south facing gable with a flat roofed extension (max 4000mm high) and also extend to the rear of the existing dwelling to a depth of 4000mm out from the external wall (as Option 2 and again maintaining 50% of the site cartilage) to part of the length of the building. This again would provide a significant increase in floor space and as the rear extension would not run the full width of the existing building, problems relating to the provision of light to inner rooms could possibly be overcome. However there would be a significant loss of usable external garden area which would be detrimental to the amenity of the occupants, there would also be an impact on the setting of the building as the principle elevation would be increased in length by circa 5.5M.

SUMMARY OF DESIGN OPTIONS 1, 2 and 3

It is understood that under permitted development the existing dwelling could be extended by:- 1) A full length flat roofed dormer to the rear elevation. 2) A flat roofed 4000mm deep flat roofed single storey extension to the rear elevation and 3) A flat roofed single storey extension to the south gable.

It is considered that the proposals permissible under permitted development rights are in conflict with current established design policies for development in the open countryside, development outside of the settlement boundary and also design guidance for extensions published by the local planning authority, these conflicts have resulted in a further Option being developed:-

Design Option 4

To obtain accommodation within the roof void with adequate headroom it is proposed to amend the pitch of the roof. This amendment of the roof pitch will increase the ridge height by 1200mm above the existing level, however, this option has significant benefits over the design Options 1, 2 & 3 in that:

- 1) The design retains the current eaves height and external wall configuration and therefore the overall form and scale of the building is consistent with the existing.
- 2) Other than the 200mm required for facing the existing front (east) elevation, there is no increase in the footprint of the building and therefore no change in the overall footprint of the group of buildings forming the Lower Standen complex.
- 3) The formation of a new roof structure provides an opportunity to obtain a more traditional detail of exposed rafter feet with exposed eaves. The existing white painted fascia and barge boards which are a prominent feature would not be incorporated.
- 4) The accommodation required to satisfy the genuine family need can be provided.
- 5) The scale and form of the building will be significantly less than that which could result under options available under permitted development:-

With regard to the planning officers comments in the pre application advice relating to the local authority's' guide on extensions and a maximum increase in floor area of it must be taken in the context of existing floor area within the roof void and the increase in floor space possible under permitted development. Excluding the 200mm increase for the limestone lining of the front (east) elevation the footprint of the building will be not be increased.

Design Option 4 cont

Considering part B of the design brief, it is proposed to improve the aesthetics of existing building by introducing natural materials to the principle elevation by facing the existing walls in reclaimed limestone with natural stone quoins to the wall corners and natural stone surrounds to the door and window openings, new windows will be painted hardwood and rain water goods painted aluminium. These materials will be consistent with those of the adjacent group of converted farm buildings and grade 2 listed farmhouse.

Permitted Development

In considering the application it should be considered that under permitted development the existing building could be extended by:-

- 1) A rear dormer extension the full width of the original house(41m³)
- 2) A single storey side extension (48m² - 192m³)
- 3) A single storey rear extension (73m³ - 294m³)
- 4) A porch to the principle elevation (3m² - 7m³)

Proposed Materials

External Walls (East Elevation):- Existing rendered wall to be faced with reclaimed limestone with stone quoins to wall corners and stone surrounds to window / door openings.

External Walls (North, South and West Elevations):- Render finish to existing walls with smooth cast render surrounds to window / door openings.

Dormer Cheeks:- Lead lining.

Windows and Door Frames:- Painted timber.

Roofs:- Traditional timber pitched structures with blue slate or Hardrow slate finish – Exposed rafter feet eaves details (no fascias, enclosed soffits or barge boards).

Rooflights- Proprietary conservation type flush fitting rooflights (black).

Rain Water Goods:- Aluminium rain water gutters and pipes.

Drainage

Foul Drainage:- To connect into mains drainage system.

Surface Water Drainage:- Rain water pipes will discharge into existing gullies connected to the existing surface water system.

Services

The existing building is provided with mains electric and water services which will be adapted / extended internally to serve the proposed layout – no new services to the site will be required.

Refuse

Refuse bins incorporating recycling facilities are currently in place.

Landscaping

It is proposed to retain hard and soft landscaping in its present form.

Access

The access to the dwelling will be via the existing entrance hallway positioned on the east elevation. The existing pedestrian and vehicle access off the private access road to the north side of the site will be retained.

Approvals & Supporting Documents Required

Planning Consent	Required.
Listed Building Consent	Not Required
Conservation Area Consent	Not Required
Building Regulations Consent	Approval required.
Party Wall Act	Not Required
Bat Survey	Required – Submitted with this application
Flood risk Assessment	Not Required
Heritage Statement	LA requested – Submitted with this application

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RIBBLE VALLEY BOROUGH COUNCIL

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email: claire.booth@ribblevalley.gov.uk
my ref: RV/ENQ/2011/0330/P
your ref:
date: 16 November 2011

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Dear Mr Lofthouse

PROPOSED RAISING OF RIDGE HEIGHT AND EXTENSIONS OF ASH LEA, WHALLEY ROAD, PENDLETON, BB7 1PP

This letter is the Council's response to your pre application enquiry concerning the above mentioned proposed extensions. I apologise for the delay in writing this response.

The 1969 bungalow known as Ash Lea is located within open countryside and outside the borough's settlement limits as defined by the Ribble Valley Districtwide Local Plan. The dwelling is also within the setting of a Grade II Listed Building, Lower Standen Hey Farm and its former outbuildings. In considering the proposal to extend the property in the manner proposed; including raising the ridge height by approximately 2.1m, and the introduction of two front east facing pitched roof projections, a garage extension, a number of rooflights on the rear roofslope, local planning policies G1, G5, ENV3, ENV19 and the Council's SPG on extensions and alterations to dwellings are applicable. Also relevant is the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and PPS5: Planning for the Historic Environment.

The main views of the property in question and the other dwellings surrounding are from Whalley Road and the Public Right of Way which runs down the driveway and through the properties situated behind both Ash Lea and Lower Standen Hey Farm. Primrose Mill is also seen from these main vantage points. The group of dwellings, of which this forms part, are set within an area of open countryside. This reflects the historical use of the group as part of a working farm. The curtilage and setting of listed buildings is an integral and indivisible part of the original design. Subsequent development of grounds can seriously detract from the architectural or historic character of the building and/or its setting.

Paragraph 66(1) of the Town and County Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its *setting*, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or *its setting* or any features of special architectural or historic interest which it possesses.

My thoughts are that although the existing dwelling detracts from the setting of the traditional group of buildings, which contains the Grade II listed farmhouse, due to its modern materials and design, the proposals would cause further harm to the setting of the listed building due to the prominence of the extended property, and its dominance

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on the group of buildings to which it forms part. Moreover, when viewing the group of buildings when travelling on Whalley Road in a northerly direction towards the centre of Clitheroe, the extended dwelling would obscure views of the listed building and adversely affect its setting within a group of former agricultural buildings by appearing more prominent within the site. Paragraph 178 of the Historic Environment Planning Practice Guide (HEPPG) accompanying Planning Policy Statement 5: Planning for the Historic Environment (PPS5), states that *'it would not normally be acceptable for new works to dominate the original asset or its setting in either scale, material or as a result of its siting'*, I consider that this would be the case in this instance. I would also refer you to Policy HE10, paragraphs 113-117 of the PPS and English Heritage's guidance on The Setting of Heritage Assets which discusses setting issues, for more information. Should your clients decide to pursue the proposal you will need to include a heritage statement which analyses the significance of the listed building and how the proposals would impact on this designated heritage asset and its setting (see Policy HE6 of PPS5).

The proposal would also not be in accordance with the Council's SPG on extensions and alterations to dwellings. The works proposed would dominate the original dwelling and effect the overall mass of the dwelling which would result in a property which is highly prominent and would adversely effect the visual amenities of this area of open countryside and the setting of the Grade II listed building. Moreover, the proposal would lead to a substantial increase in floorspace which exceeds the indicative 33% size limit given within the SPG.

In addition, it was apparent from my site visit that adequate parking and turning provision could be a problem at the site. For a five bedroom property, at least four parking spaces would need to be provided to meet the necessary parking requirements. These would need to be illustrated on a proposed site plan.

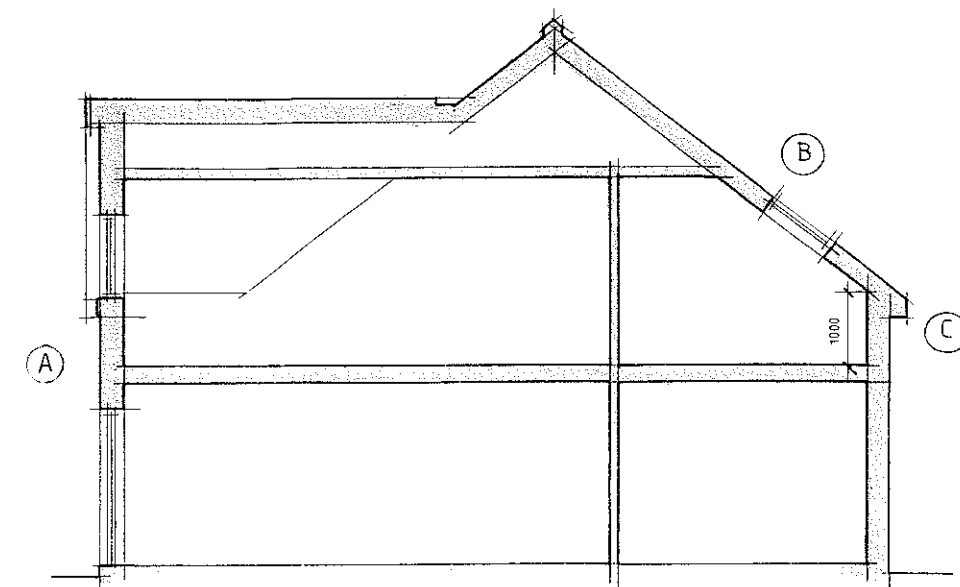
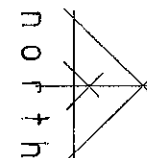
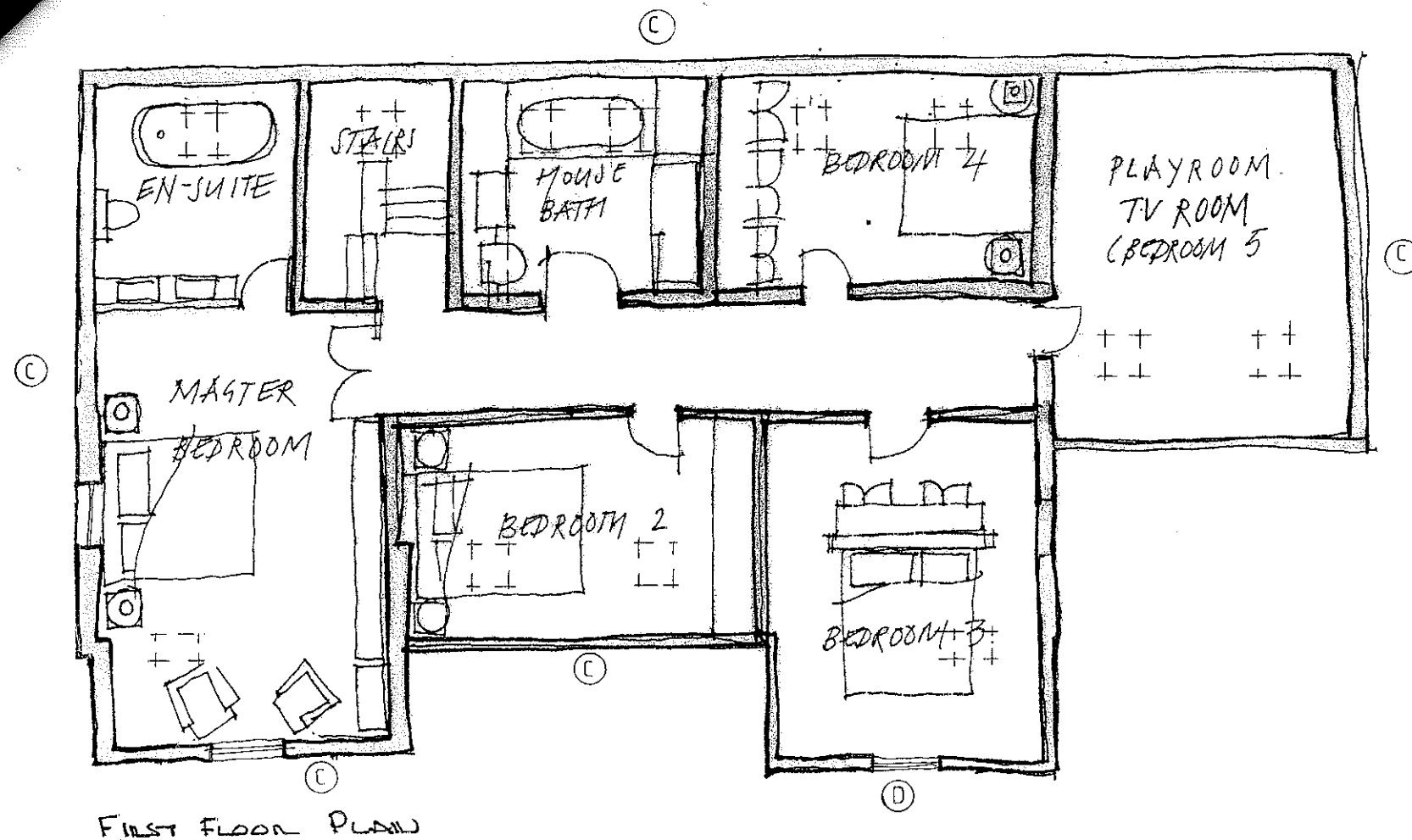
Finally, these comments do not consider the impact the proposal could potentially have on bats, a European Protected Species, and I should make you aware that a bat survey would also need to be submitted if your clients decided to proceed despite the negative response in relation to the scale and design of the proposals and the impact on the setting of the listed farmhouse.

Whilst I trust you will find these comments of assistance, I must point out that this letter is written at officer level only and is entirely without prejudice to the Council's formal consideration of any planning application that is submitted.

Yours sincerely



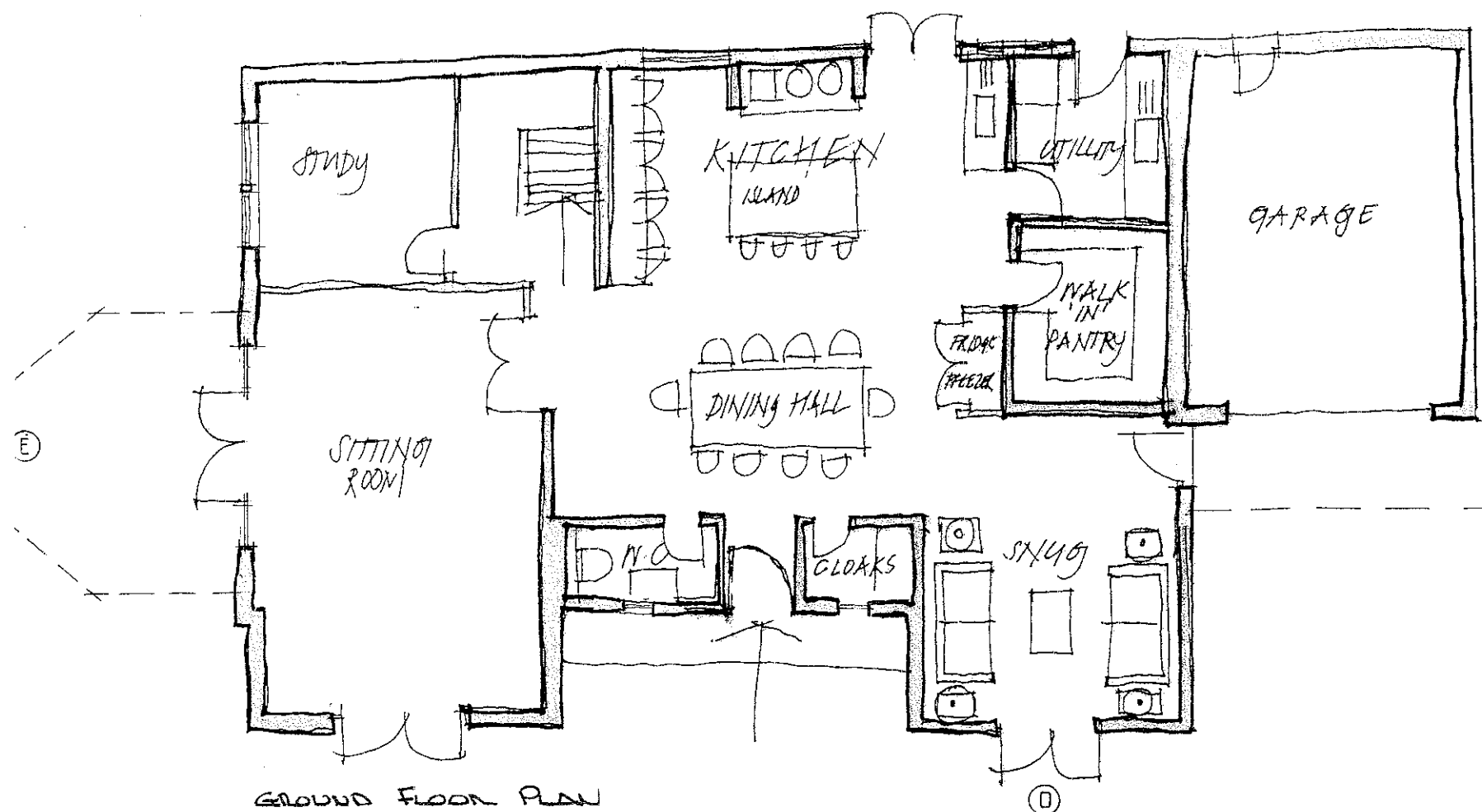
CLAIRE BOOTH



SECTION

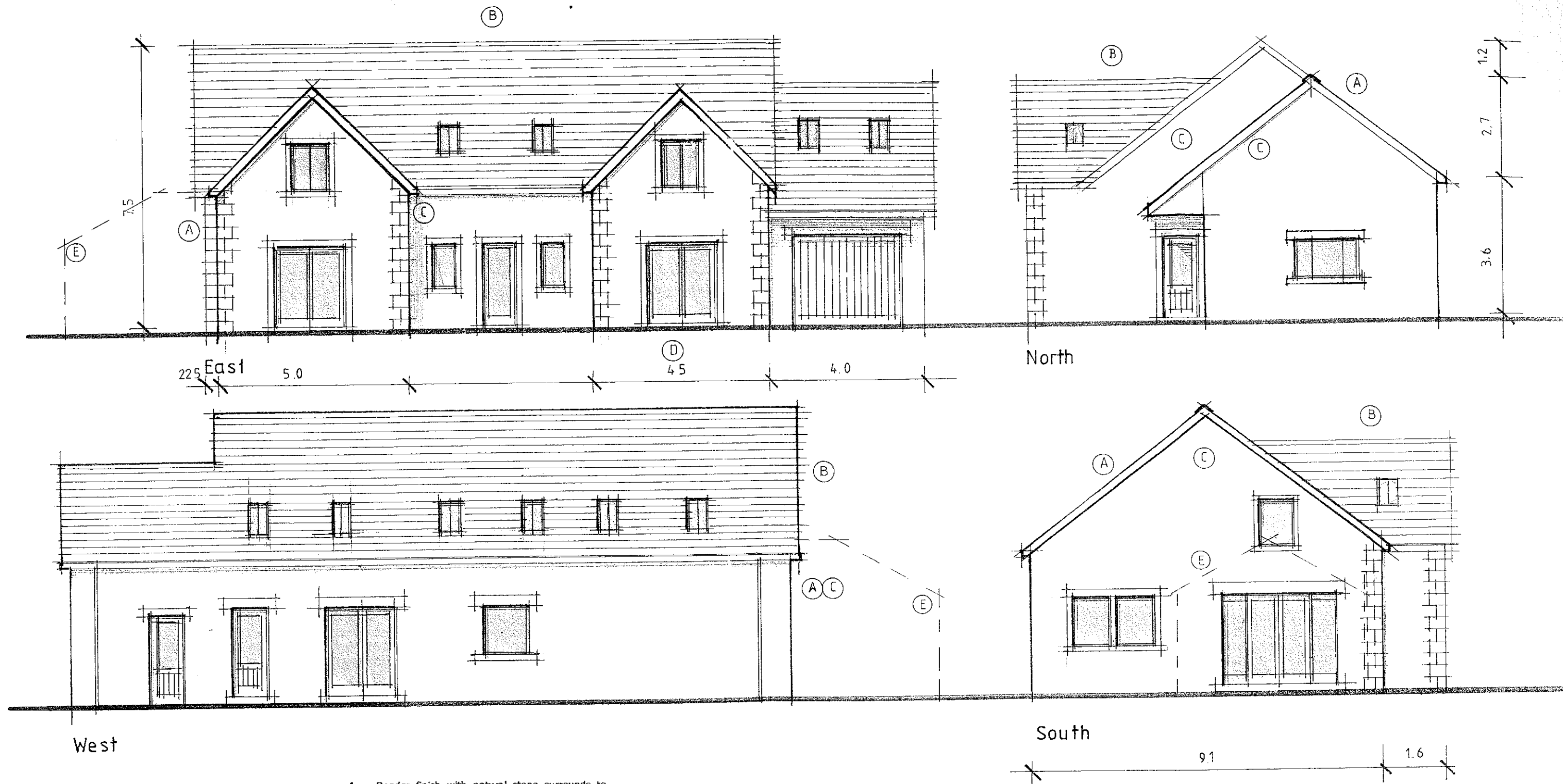
- A Render finish with natural stone surrounds to window / door openings (front and side elevations).
- B Natural slate roof finish with conservation type rooflights.
- C Existing walls extended approx 1000mm in height.
- D Extension forming projecting gable
- E uPVC conservatory removed

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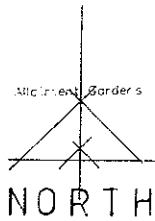
DEVELOPMENT	Proposed Extension of Dwelling
SITE ADDRESS	Ash Lea Whalley Road Pendleton Clitheroe BB7 1PP
DRG TITLE	Proposed Plans and Section - For Discussion
SCALE	1:100
DRG NO	AL/WRP/ 2011/04

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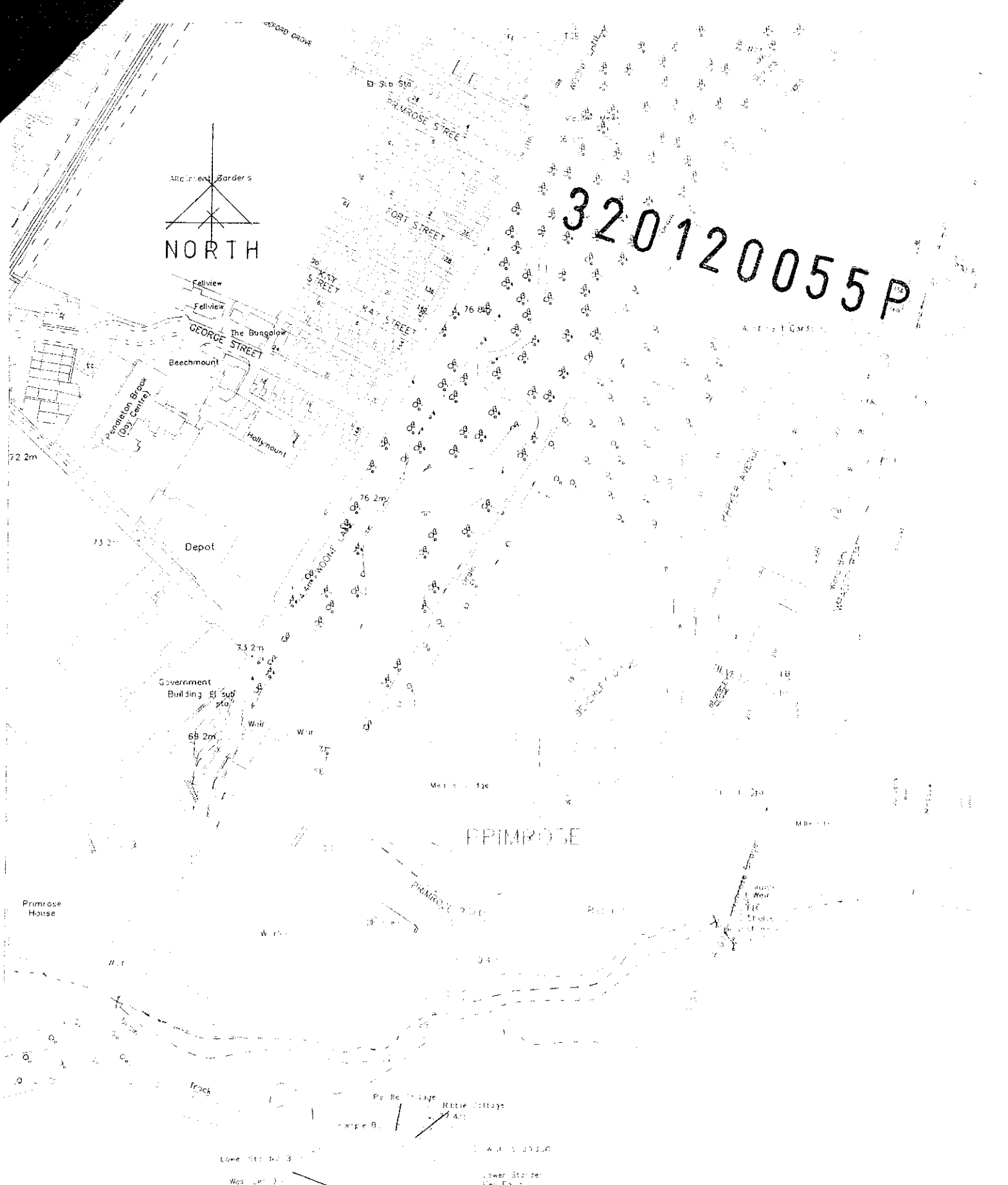


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DEVELOPMENT	Proposed Extension of Dwelling
SITE ADDRESS	Ash Lea Whalley Road Pendleton Clitheroe BB7 1PP
DRG TITLE	Proposed Elevations - For Discussion
SCALE	1:100
DRG NO	AL/WRP/ 2011/05



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DEVELOPMENT Proposed Extension of Dwelling

SITE ADDRESS Ash Lea
Whalley Road
Pendleton
Clitheroe
BB7 1PP

DRG TITLE Site Location Plan

SCALE 1:2500

DRG NO A1/WRP/ 2011/01