

Ribble Valley Borough Council

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DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application.

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building. 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB).

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

The decent homes standard, the functionality of the kitchen layout, the Longridge conservation area map, the Longridge conservation area management guide, the existing materials used in the property, the existing materials used in the surrounding buildings.

Use

What will the extension/development be used for and justify why this is necessary?

N/A

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

N/A

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Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

N/A

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

N/A

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

N/A

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used

The proposal involves the widening of a first floor window, and the replacement of an external door. The window is a 'like for like' replacement with a PVCu framed window. The timber door is single glazed and is beyond economical repair. It is proposed to replace this with a PVCu alternative.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

N/A

Heritage Statement

Over 60s Flat, Townley Road, Longridge

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The proposal is for minor alterations to be carried out to the Flat above the over 60's Club, Townley Road, Longridge. This heritage statement forms part of a wider planning application, and has been produced with reference to the following documents:

1. Longridge Conservation Area Map.
2. Longridge Conservation Area Appraisal.
3. Longridge Conservation Area Management Guide.

The property was constructed around the mid 19 Century, and is located in a conservation area. As such it is understood that the work should not compromise the special architectural and historic interest of the area.

The following is noted in relation to the wider context for the property:

- The building forms part of the wider Townley Buildings, on the corner of Berry Lane / Townley Road. This includes a Youth Club and an Over 60's Club.

The proposed scheme involves the following alterations:

- To widen the window at first floor level from 700mm wide to 1400mm wide.
- To replace the existing timber external door with a PVCu double glazed version.

The buildings location on the street scene is set back from the pavement on Townley road. This distance is in the region of seven metres. In addition, there is a two metre high timber fence and gate enclosing the front of the property. It is our understanding that this will reduce the visual impact of replacing the timber external door.

It is our aim that the increased size of the window will not adversely impact on the appearance of the property or detract from the wider character of the adjoining properties. In addition the replacement of the front door will match the existing con With reference to the Longridge Conservation Area Management Guidance, external alterations to replacement windows. The guidance is noted and in particular the preference for 'a like for like replacement' for the entirety of the window. It is not felt that this will be detrimental to the appearance and character of the building.

In summary it is the aim of the applicant to improve the property without compromising either the nature of the property, or compromising the conservation area or this building.

Tim Lynas
Ribble Valley Borough Council