

Ribble Valley Borough Council



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?

WE HAVE CONSIDERED USING TRADITIONAL MATERIALS IN KEEPING WITH THE LOCAL VERNACULAR WHICH RESPECT THE HISTORY OF THE AREA

Use

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

SECURE CAR PARKING AT THE REAR OF 26 THE SANDS. THIS WILL REPLACE AN UNATTRACTIVE UTILITARIAN TIMBER GARAGE. THE PROPOSAL WILL ASSIST IN OFF STREET PARKING FOR THE AREA.

Amount

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

PLAN DIMENSIONS 6.5M X 5.5M AND 4.2M TO THE RIDGE. MEASUREMENTS ARE IN KEEPING WITH THE REQUIREMENTS FOR A DOUBLE GARAGE.

Layout

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

THE LAYOUT RESPECTS THE SITE AREA AND RETAINS REASONABLE DISTANCES TO THE BOUNDARIES. THERE WAS ONLY ONE OPTION FOR THE POSITION DUE TO THE EXISTING ACCESS TO THE OTHER PROPERTIES.

Scale

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

YES THE SCALE OF THE GARAGE IS A REFLECTION OF ITS CONTEXT WITHIN THE CONSERVATION AREA AND ITS PROXIMITY TO ADJACENT GARAGES.

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?

THERE ARE NO CHANGES PROPOSED TO THE BOUNDARIES OR ANY LANDSCAPING. THERE IS A SMALL AREA OF EARTH TO BE CLEARED TO CREATE THE SPACE FOR THE PARKING AREA.

Appearance

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

THE MATERIALS OF RANDOM RUBBLE STONE AND TIMBER CLADDING ECHO'S THE EXISTING HOUSE AND OTHER LOCAL PROPERTIES. SEE THE DRAWING PHD/ER/100 FOR DETAILS.

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

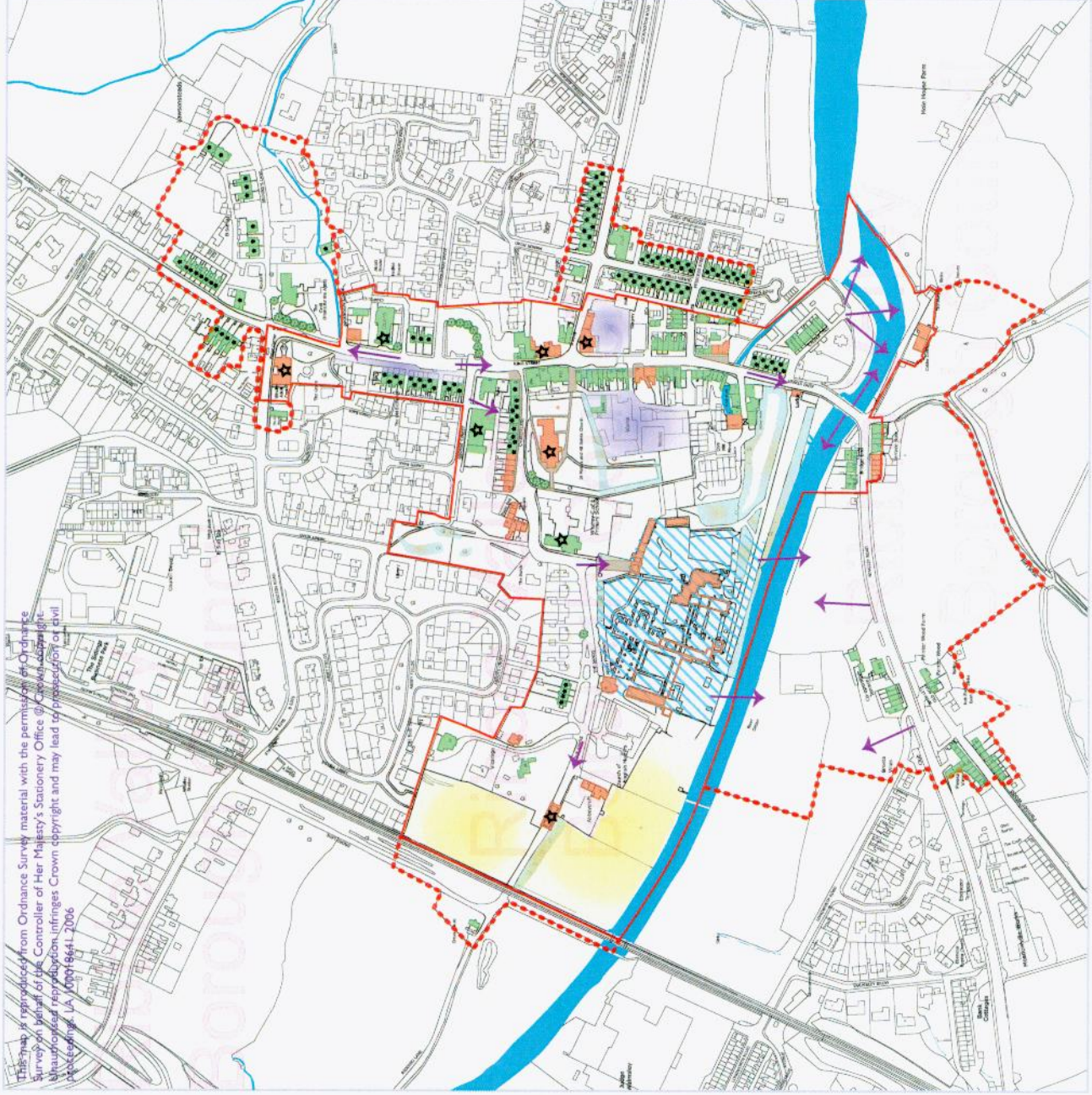
EXISTING ACCESS ARRANGEMENTS WILL BE MAINTAINED THERE IS CLEAR UNOBSTRUCTED ACCESS OFF THE PUBLIC RIGHT OF WAY. THERE ARE NO LEVEL PROBLEMS AND THE PROPOSAL WILL BE EXEMPT FROM THE BUILDING REGULATIONS.

Ribble Valley Borough Council

Whalley Conservation Area

Townscape Appraisal Map

- Conservation area boundary
- Proposed extension to conservation area boundary
- Listed Buildings
- Buildings of Townscape Merit
- Significant open spaces
- Historic surfaces
- Important tree groups
- Important trees
- Proposed Article 4 Direction
- Important views
- Focal buildings



Whalley

Figure 9. Historical Urban Development



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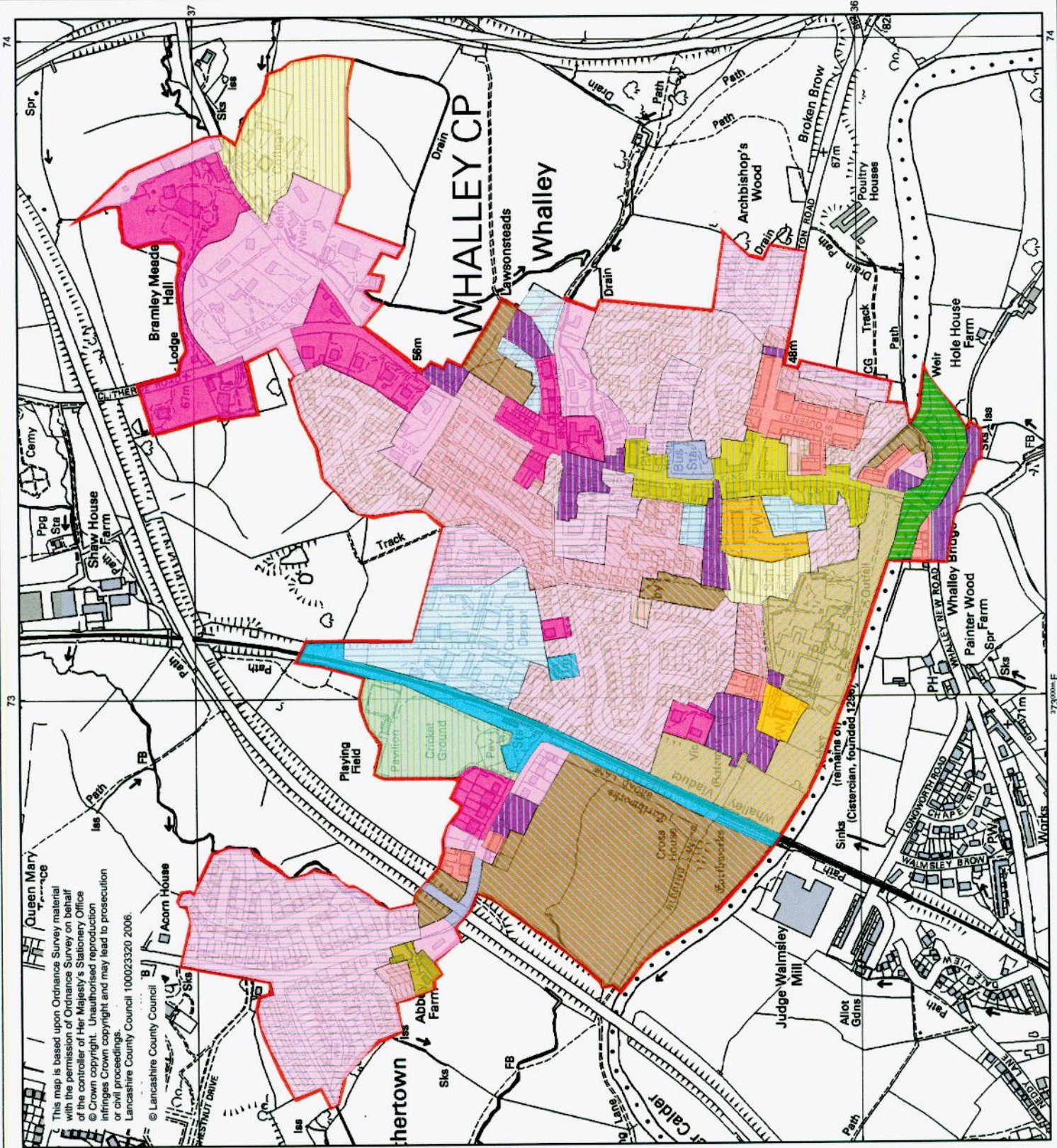
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Whalley

**Figure 10. Present Historic
Townscape Character -
HTC types and areas**

- Survey Area
- Agricultural (30)
- Almshouses (15)
- Bye-law terraced housing (21-26)
- C19 school or college (28-29)
- C20 industrial/commercial (31-34)
- C20 place of worship (35)
- C20 public (36-37)
- C20 transport (38-39)
- Church and churchyard (1)
- Commercial centre (3)
- Commercial housing (1918-2003) (40-47)
- Interimmediate post-war housing (c1918-50) (48-52)
- Late C20 housing (c1970-2003) (53-58)
- Later post-war housing (c1950-70) (59-63)
- Manorial or ecclesiastical precinct (2)
- Middle-class housing (c1860-1914) (16-20)
- Natural (65)
- Open ground (66-69)
- Railway (4)
- Recreation ground (27)
- Rural settlement (5-14)



Whalley

Fig 12: Listed Buildings in Whalley

KEY

- Survey Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

See Appendix 3 for identification of sites

0 50 100 Metres

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