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Design & Access Statement

3 Chapel Hill Farm Cottages, Lower Lane, Longridge, PR3 3SL

Proposed Two Storey Extension

December 2012

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Existing site conditions

The Cottage is located within the St Lawrence Church Conservation area. Although the Cottage was constructed in 2009/2010 it is in keeping with other buildings of importance with the Conservation area. The Cottage is of a terraced format with two other properties adjoined along Lower Lane. The Cottages form part of an important 'Street Scene'. During the design and construction process careful consideration was undertaken in the choice of materials used during the build. The materials contribute the character and appearance of the Conservation area.

Design Development

A careful survey has been undertaken as to the capacity of the proposed extension. The survey concluded that the extension should be sited at the rear section of the building. Pre-Application advice was sought from Ribble Borough Council as to the scale of the extension. The advice received confirmed that the extension should not block off the chimney stack as it acts as an important feature on the gable end.

The proposed development will respect the scale and mass of the cottage as well as the other adjoining cottages.

Architectural Design

The proposed extension has been designed to enhance the Cottage. Visually the extension will be in keeping with all aspects of the existing Cottage.

The extension on the ground floor will form an important living/play area for Mr Mark Sumner's new family. On the first floor the extension will form the new master bedroom suite.

The materials used during the build will be of a traditional nature. The stone which was used during the original build will be matched. This stone was sourced locally, and the same suppliers will be used for the proposed. All stone cills located around the windows will also match the existing. The verges, facias and soffits will be installed to match the existing profiles. All new rainwater goods will be black half round u.p.v.c to match the existing.

All new timber used during the construction process will be sourced locally by an approved supplier that provides timber from a sustainably managed source. All timber will display an FSC stamp and will be supplied with the correct FSC certificate.

All proposed materials will be subject to approval by Ribble Valley Council Building Control.

Consultations

All neighbours will be consulted about the proposed extension. They proposed plans and elevations will be made available to view.

Energy Efficiency/Resource Conservation Statement

The majority of the building materials and labour for the Extension will be sourced from local stock reducing the impact of travel to the site.

The Stonework which forms the major external material for the extension will be sourced by a local stockist.

The properties will be constructed to meet current Building Regulations and will provide minimum carbon emissions by meeting the national standards for code for sustainable developments.

The proposed will benefit from the lower running costs through energy and water efficiency by being built to the code and provide a more pleasant and healthy place to live.