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DESIGN AND ACCESS STATEMENT

IN RESPECT OF:

A HOUSEHOLDER APPLICATION FOR PLANNING
PERMISSION FOR THE CONSTRUCTION OF A PART
TWO STOREY, PART SINGLE STOREY SIDE EXTENSION
FOR RESIDENTIAL ACCOMMODATION

AT

70a DOWNHAM ROAD
CHATBURN
CLITHEROE
BB7 4AU

Prepared by: Paul Fay for and behalf of Gary Hoerty Associates

Our Ref: Wood/633/1702/GH

Our Client: Mr & Mrs H Wood

Date: December 2013



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents

Valuers ■■■ Property Agency ■■■ Property Management



1. Introduction.

- 1.1 This Design and Access Statement is part of a full planning application for consent in regards to 70a Downham Road, Chatburn. The property consists of a detached two storey dwelling that was formerly the village police station or 'rural beat' as they are known, although this use has been reclassified under a previous application.
- 1.2 The planning application seeks approval for the demolition of a single storey side extension, currently used as vehicle garaging and ancillary storerooms and the construction of a part two storey, part single storey side extension to provide kitchen/dining accommodation at ground floor level and en-suite bedroom accommodation at first floor level.
- 1.3 The applicants Mr & Mrs Wood have lived in Chatburn for over 12 years, their son attends the local school and they want to remain in the area and wanted a detached house with a garden purpose of this application is to respond to the current owners requirements for modern living and enhancing the current property. The proposal set out in this application is in our opinion the most sympathetic but advantageous way of satisfying the applicants requirements whilst also being mindful to protect and enhance the building which due to its conservation area setting is regarded as a heritage asset.
- 1.4 The building is for private use and will be used solely by the applicant.
- 1.5 An appraisal of the heritage issues associated with the proposed works to 70a Downham Road has been presented in the accompanying Heritage Asset Statement. This Design and Access Statement should be read in conjunction with the prepared Heritage Asset Statement for clarity and understanding.

2. Amount

- 2.1 The amount of development proposed can be seen on the proposed development plans which form part of the application; see plan reference: Wood/633/1702/01. A summary of the scheme is as follows:
- 2.1.1 The existing internal floor area of the two storey property is 102.46m² which with the addition of the single storey extension area of 26.15m² results in a total existing floor area of 128.61m². Following the proposed extension the total proposed internal floor area will be 182.62m².
- 2.1.2 The existing ridge height at the property at its highest point is 8.12m. with an eaves height of 5.19m and a main roof pitch of 37°. The proposed extension will have a ridge height at its highest point of 7.67m with an eaves height of 5.08m and a main roof pitch of 37° to compliment the existing roof.
- 2.2 We feel that the amount of development that is proposed is appropriate for the extended dwelling. It utilises an area of the land already containing built form and therefore does not represent any over development of available land. It enhances not only the individual dwelling but also the surrounding area and is in keeping with other similar schemes recently approved by the Council.

3. Layout

- 3.1 The proposed layout for the building is largely influenced by the existing footprint of the building. The single storey extension will be demolished and the replacement part two storey, part single storey extension will occupy the footprint of the demolished building.
- 3.2 The exact layout of the proposed scheme can however be seen on the plan submitted with this planning application; see drawing reference Wood/633/1702/01.

4. Scale

- 4.1 The scale of the proposed extension is smaller in proportion than the original building. This is appropriate given the conservation area location and the Councils SPG guidance which generally recommends any extension should be subservient to the original building.
- 4.2 The new part of the building will be constructed with a lower ridge height than the existing and will be set further back than the existing building line, at first floor level, to reduce visual impact from the main public vantage point, whilst integrating the old and new parts of the building in an attempt to avoid the general appearance of an extended building.
- 4.3 At ground floor level the building line will be set in line with the bay window. This allows the construction of a monopitch roof to cover this single storey element and continue across the full width of the building covering the bay window also. This feature will aid the integration of the new and old part of the building adding innovative design and character to the building.
- 4.4 The overall increase of the building is required to facilitate modern day living and the proposed internal space represents the most efficient use of that space for its intended use.

5. Landscaping

- 3.1 Adequate garden areas, driveways and parking areas already exist at the property and the utilisation of the footprint of an existing part of the property represents no increase in development of the curtilage and therefore the landscaping provision at the property is considered to be adequate in its existing format and as such we do not consider that the application requires a formal landscaping scheme to be submitted.

6. Appearance

- 6.1 Due to the conservation area designation of the locale in which the building is sited, the proposed materials for the development have been carefully selected to enhance the existing dwelling, and be sensitive to the character of the surrounding area.

6.2 The existing building is constructed with rendered walls and the roof is covered in blue roof slates. The proposed extension will be constructed with rendered walls and a blue slate covered roof to compliment the existing. All existing windows and doors will be replaced to ensure uniformity for the property. The windows and main entrance door to the front elevation will be uPVC finished in a white colour, the windows and entrance door to the rear will be uPVC finished in a light grey RAL colour. The bi-fold doors front and rear will be powder coated aluminium and finished in a light grey RAL colour. The proposed rain water goods will be uPVC to match the existing provision.

6.3 The design of the appearance was formulated with overall enhancement of the building and local area in mind. The building in its present format is quite uninspiring and lacking in character. This results in the building being unsightly and derogating the overall street scene. The proposed design adheres to guidance contained in the Councils SPG regarding innovative design greatly improving the appearance of an unsightly building.

7. Access

7.1 The proposed application site is served by an existing vehicular access off the public highway. The proposal has no affect on provision of access.

Signed.......... Date.....18.12.2013.....

Paul Fay. BSc (Hons)

For and on behalf of Gary Hoerty Associates