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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?

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Use

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

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Amount

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

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Layout

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

Scale

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

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?

Appearance

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

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.

Process

From the outset of this project at the design stage we have ensured all proposed alterations are in keeping with the original and other properties within the chatburn conservation area. The Borough Councils Conservation Area Management Guidance has been consulted in particular to the proposed materials and scale of changes proposed.

Use

The change of use will ensure our established local business can survive the current economic recession by complimenting our current offering. We propose the small change of use on our living room to become a cafe will enhance the local area and be within keeping of the conservation area.

Amount

The proposed development is the change of use of an existing room and therefore there will be no extension to the existing building required.

Layout

To ensure the project is in keeping with the conservation area we immediately eliminated the possibility of exterior extensions and therefore the natural choice was to convert the current living room and existing shop area into a single room.

Scale

By conforming to current exterior boundaries we believe the project is in keeping with the current scale of the building. The conversion of a current window into a doorway will conform to the current exterior opening and follow the same construction and design of the original main entrance.

Landscaping

There is no landscaping changes in this development.

Appearance

All materials used in the new development will be the same as the original building work using hard wood timber sections in the new doorway. All stonework and pointing will use materials and techniques that match the current stonework.

Access

There will be no modifications made that would affect vehicle access in any way. The new proposal would not create a new direct entrance to the property but the needs of disabled and wheelchair users has been taken into consideration when designing the new doorway.

