



Ratcliffe Architectural Services



Design and Access Statement RA085-A Rear Extension to High Brake House Clitheroe

History:

- Planning application 3/2009/0700 for a rear extension with 12No bedrooms approved 6th Nov. 2009.
- An alternative planning application 3/2011/0170 for a smaller rear extension and a front extension was approved 26th Apr 2011, these extensions have been completed.
- Pre Application Enquiry RV/2014/Enq/00086 for a front lounge extension and additional bedroom was submitted on 28th May 2014. The planning officer had concerns over the effect on the existing front elevation.

Evaluation:

- The applicant intends to replace an existing bedroom with additional staff facilities.
- There is also the possibility of replacing an existing ground floor bedroom with additional lounge area in lieu of the extension referred to in the pre-application enquiry above.
- The applicant requires an extension to accommodate a further 9 bedrooms bringing the total number of bedrooms to 35.
- A link corridor is required which should be situated away from, and should not affect, the recently completed extension.
- The site has residential properties to 3 sides therefore minimum separation distances need to be considered.
- There is a large tree within the existing side access driveway.
- 9No car parking spaces required (1 per 4 Bedrooms)
- Allow for one of the parking bays to be for disabled parking.
- The applicant has concerns over the existing vehicle and pedestrian access arrangements to the front entrance.

Design:

- The existing levels of the site allow for a two storey extension to be considered without having an over bearing effect on the existing bedrooms or the neighbouring residential properties.
- A number of access points have been considered. The fire exit route from the existing lower ground floor would have the least effect on the current residents.
- The internal layout is designed to give each bedroom a reasonable outlook.
- The rear of the existing building has grey recon. stone facings with buff coloured art. stone features, upper wall are finished in a grey coloured render. The roof appears to be finished in natural slate to the original building and art. slate to recent extensions.

- The proposed extension would be constructed with recon. stone and art. stone to match. The upper level would be rendered as the existing however consideration should be given to using a different colour to 'lift' the overall appearance of the rear of the building. The roof would be finished in an artificial slate.

Landscaping:

- The remaining garden area will be remodelled using existing paving to form seating areas / patios and access paths.
- There is a central lawn area, perimeter planting and a raised planting bed would also be provided.
- Further smaller planting areas are provided around the perimeter of the extension.
- Existing screen planting at the rear of the existing site to be retained.
- The new rear car parking area and access driveway to be finished using permeable surfacing.

Access:

- The front access drive has been redesigned to give more defined access routes for pedestrians and reduce the amount of vehicular traffic using the driveway in front of the entrance. Existing site entrances have been modified to provide an 'In Only' entrance and a two way entrance / exit
- A disabled parking bay is provided at the front of the Home together with an additional bay possibly for short stay parking.
- A new paved footpath is provided to the front of the building. Consideration should be given to adjusting surface levels to give a gentler gradient to the existing front entrance door.
- A designated footpath route is provided from the front of the site along the boundary fence to the new rear car parking. 7No parking bays have been provided.
- Double gates are provided in the rear fence for emergency access.