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**DESIGN AND ACCESS STATEMENT**

FOR THE PROPOSED DEVELOPMENT OF

LAND ADJACENT

**MANOR BARN, RIMINGTON LANE, RIMINGTON**

MARCH 2014

JOB NUMBER: 4503  
VERSION: 1.00



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## 1. INTRODUCTION

- 1.1 This report is in support of the proposed new dwelling to the land adjacent of Manor Barn in Rimington.
- 1.2 The design proposes a new dwelling which echoes surrounding building features as well as integrate a contemporary aesthetic through glazing features and use of materials.
- 1.3 The proposal provides a new 4 bedroom family dwelling with associated garage and living spaces.
- 1.4 This application has been reviewed by Ribble Valley Borough Council through pre-application advise with amendments made accordingly.

## 2. EXISTING

- 2.1 The existing site is located on the periphery of Rimington Village. The land borders Rimington Lane and is currently vacant scrub land.
- 2.2 The site is occupied by some existing trees which have been surveyed accordingly and related to in design layout.

## 3. DESIGN

- 3.1 The proposed building is stepped back from Rimington Road to allow a natural boundary as well as respecting the tree root protection areas. The building steps down to the east following the existing contours of the site.
- 3.2 The proposed South East elevation facing Rimington Lane has been design to echo the aesthetic of Manor house by incorporating feature such as sash windows, coursed stone and stone surrounds.
- 3.3 To the side and rear elevations, feature areas of glazing are introduced to allow for views of the surrounding area.
- 3.4 The proposed dwelling would be constructed using natural coursed and random stone with stone quions to match the surrounding area, timber sash windows, powder coated aluminium frames and black ash hardwood timber and louvres.
- 3.5 Natural slate would be used for the roof finish. The roof is an important element of the new design which would have over sailing verges and eaves with exposed Black Ash colour hardwood roof structure and rafter feet.
- 3.6 The proposed dwelling will be built in accordance with current Building Regulations and will provide accessible off street car parking space and level approach from this to the front entrance door.
- 3.7 External bin storage space would be provided on the to the rear of the property.

## 4. ACCESS

- 4.1 The proposal utilises the existing access from the track off Rimington Lane. The proposal improves the existing access by relocating the existing stone wall to the South West corner of the site further into the site to allow for a wider access track. This leads on to a suitable driveway and associated parking with access to the garage.



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