

30 BLACKBURN ROAD, RIBCHESTER/DWELLING REAR EXTENSION

Applicant: Jennifer Barrett
30 Blackburn Road
Ribchester

DESIGN & ACCESS STATEMENT

General Description

The proposed development comprises a single storey extension to a two storey terraced dwelling house within the Ribchester Conservation Area. The extension also includes removal of the external access to an adjacent outhouse and replacement with an internal access. Proposals intended for the outhouse are intended to be a modification, and thus a replacement of planning permission previously granted with respect to application no. 3/2011/0392.

Existing and proposed plans and elevations are shown on Drawing Nos. B01, B02 and B03. A site location plan is also included within this document.

Design Process:

The extension has been designed by the applicant (homeowner), ensuring a seamless relationship between the needs and aspirations of the client/user; a detailed knowledge of and respect for the local area; and a practical understanding of sensitive and sustainable development in the rural environment. As a result, the design (scale, layout, materials, spatial organisation) intends to create a restrained and sensitive intervention into the historic townscape, whilst providing for the needs of the contemporary family.

Use:

The extension will be used as a dining/family room. The extension will facilitate the relocation of the kitchen into the larger and central area of the home, improving internal access and circulation. In addition, the extension will facilitate internal access to the existing outhouse, which can then be used as a utility/laundry/toilet facility.

Amount & Scale:

The extension has been limited to a single storey development to maintain consistency with similar developments in the visual envelope (parts of Blackburn Road, Greenside and Water Street). The extension proposal has also been retained within the line of the property's rear wall to minimise visibility from viewpoints to the rear of the house, and to retain the development within its perceived curtilage. The design has also sought to restrain the height of the single storey development by minimising roof pitch angle and lowering the existing kitchen floor to meet the lower external ground level, rather than constructing the extension to the

existing and higher kitchen floor level. This allows the eaves of the extension to be the lowest they can be (2.80m) and the resulting height at the top of the pitch also at the lowest feasible (4.65m). The extension dimensions in plan are approximately 4.12m x 2.53m.

These vertical limits and the horizontal restriction within the physical line defined by the rear of the existing terrace properties, limits the visual intrusion of the development for receptors located in neighbouring residential properties and public thoroughfares (namely, the permissive access to the rear of the property and parts of Greenside/Water Street.).

Layout:

The extension is proposed to facilitate the creation of a larger kitchen and family room to the rear of the property. The current configuration of the kitchen currently presents difficulties in circulation, where the access to the house used most frequently is through a small but busy family kitchen. The layout has been devised to minimise circulation routes close to kitchen hazards and to create a larger family space.

Landscape:

The increased storage space created by the proposed extension will facilitate demolition of the existing garage which remains in very poor condition. The garage is considered a considerable eyesore by local residents and this area will be converted to a soft landscape garden space.

Appearance:

The proposed east and south external walls area will be faced with brickwork to match the rest of the property. The folding doors proposed as the new rear access to the property will be of a natural oak timber finish, to provide a more natural appearance than the existing uPVC window and door units.

A reconstituted slate has been selected for the single pitch roof, so that a shallower roof pitch may be achieved, than that afforded by natural slate. The applicant has specified the use of Sandtoft BritSlate Countess (Graphite) slates as these offer a high percentage (80%) slate content. Slate content is also UK-sourced, expressing responsibility to principles of environmental sustainability. Two Velux windows are proposed in the roof to permit natural light to penetrate into the kitchen and to allow ventilation. Two smaller Velux windows have been proposed, as this is considered to have a lesser visual impact, when compared with one larger unit. The window units are specified with a grey Conservation exterior finish to offer visual consistency with the roof slates. The units will also be recessed into the slates, creating an uninterrupted roof line.