

320150273P

# 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?

SITE LOCATION, HISTORY OF THE PROPERTY, TRADITIONAL MATERIAL

### Use

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

NO ADDITIONAL/CHANGE OF USE. PROPERTY WILL CONTINUE AS A DWELLING

### Amount

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

NO EXTENSION/DEVELOPMENT

REMOVAL OF EXISTING CEMENT RICH POINTING TO EAST AND WEST GABLE. REPAIRING USING TRADITIONAL LIME MORTAR MIX TO PREVENT LATERAL WATER MOVEMENT THROUGH THE SOLID WALLS AND TO PREVENT FURTHER DAMAGE TO HISTORIC SAND STONE.

### Layout

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

DOES NOT APPLY

### Scale

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

RE-POINTING IT WILL BE AS PER THE TRADITIONAL MATERIAL

### 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?

DOES NOT APPLY

### Appearance

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

HACKING OUT OF NON-TRADITIONAL CEMENT RICH POINTING.

RE-POINT USING TRADITIONAL LIME MORTAR MIX.

### 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

AS EXISTING