

320150367P

PROPOSED

TWO STOREY EXTENSION

AT

8 WEST VIEW

GRINDLETON

DESIGN AND ACCESS STATEMENT

WITH

INCORPORATED HERITAGE STATEMENT

DR 00/04/15

LOCATION

The property is located on the east side of West View before the highway leads into Main Street central of the village within the Conservation Area as designated within the Ribble Valley Borough Council District wide Local Plan.

DESCRIPTION

The property is the north end of a pair of semi detached stone built two storey houses with a single storey outrigger to the rear (east elevation) constructed within the early Victorian era.

The property has a substantial longitudinal rear garden, separated to the north from the front gardens of Milnshaw Terrace (3 cottages) by a stonewall and non -- designated public footpath.

The footpath is on a slope rising west – east within the depth of the property from the highway approximately 1.0m hence the ground floor is below ground level.

The property at ground level has an entrance vestibule and lobby area with lounge and living room separated by an enclosed staircase leading to first floor accommodation . The outrigger forms the kitchen.

First floor accommodation has two bedrooms, master bedroom to the front and large to the rear served by two windows . A small bathroom is located behind the staircase

Access to the garden is via a small back yard and steps which also leads to the footpath via a security gate.

PLANNING HISTORY

Approximately fifteen years ago the previous owners , secured planning permission and undertook improvements by extending the ground floor outrigger in width providing more space to the kitchen at the expense of reducing the adjacent yard area, under a mono pitch roof.

Pebble dash render was completely removed from the three elevations and repointed. A new dwarf dry stone wall was built to the small enclosure which separates the house from the highway.

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The first floor bathroom was altered to allow the installation of a bath

ENVIRONMENT CONDITIONS

The previously extended kitchen has a panelled wall against the high ground footpath and suspect inferior building construction.

The bathroom through its size and awkward layout is not practical or fit for its intended use.

The loft space is within a 25 pitch roof with a panelled out enclosure and used for incidental storage

Following the removal of cement based render from the elevation walls, good quality ashlar stone has been exposed to the front elevation and coursed rubble to side and rear elevations.

The stone has been repointed to an acceptable standard providing a pleasing visible impact.

The rear bedroom was formerly two small bedrooms , each with a rear window . The previous owner removed the separating partition to allow a better practical bedroom.

ASSESSMENT

The applicants with a young child have owned and lived at the property for 12 months and forms part of their plans to raise a family within a rural village.

The applicants can see the potential the property has to convert back to a three bedroom dwelling with improvements to the kitchen outrigger supported by an extensive garden , an ideal location – property and environment to raise a family.

To convert the rear side of the staircase enclosure and form a family bathroom coupled with the 2 former bedrooms would provide restricted – cramped floor space and not practical for modern day living and not an acceptable option.

We have also determined , converting the roof space with lowered first floor ceilings' would provide restricted headroom and not a viable option.

TWO STOREY CONSTRUCTION PRINCIPLE

There are several properties within the conservation area of Grindleton with 2 storey rear outrigger extensions which sets a firm precedence. See attached location plan

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PROPOSALS

Having determined all options within the existing footprint we have determined and proposed the following.

- a) Extend the kitchen full width of the dwelling over the yard area , projecting east towards the garden no further than the existing building line forming a family room under a dual pitched roof.
- b) Construct a first floor extension above the family room forming a third bedroom with minimum access space from the staircase enclosure allowing maximum floor space achievable to existing bedroom 2.
- c) The bathroom will remain in the same location extended to form a family bathroom with practical floor space and incorporated line cupboard
- d) Form a first floor window to the north gable allowing natural light to the access space.

CONSTRUCTION SEQUENCE OF OPERATIONS

- 1 The single storey outrigger building will be completely demolished except the principle wall bounding the adjacent footpath including removal of the floor etc..
- 2 Construct a new joint boundary wall
- 3 Construct a lining wall to the existing footpath wall with tanking arrangement to suit site conditions and tied into a new insulated floor;
- 4 Form a dual pitched roof with first floor extension built to a minimum height with dual pitched roof incorporated into the existing principle roof
- 5 Form extended yard area and access steps to the raised garden area existing gate access to adjacent footpath shall remain the same.

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CONSTRUCTION DESIGN IMPLICATIONS

The planning applications for both properties 8 and 9 West View follow mutual ownership discussions to agree boundary treatment construction in favour of effective construction costs by one nominated building contractor.

Access for building construction from the drive at No 9 West View.

By virtue both properties have similar construction details and symmetrical about the centre will provide a pleasing visible impact.

The first floor roof construction is designed to have lower eaves gutter levels than existing and subservient to the principle roof

The nearest properties to the proposals area the cottages along Milnshaw Terrace and sufficiently distant not to compromise there amenity space.

POLICY DEMANDS

The application will be principally considered against the saved Policy G1 of the Ribble Valley District Wide Local Plan (L.P.) dated 1998 and the emerged Policy DWG1 of the Core Strategy 2008 – 2028 .

Both of which require that new developments should be sympathetic to existing land user.

In this instance the proposal is sympathetic in terms of its size , intensity and nature.

The development proposals provide a high standard of Building Design and as such is not at variance with the above principle policy demands.

SR
20/04/15