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**Proposed replacement garage on
existing land belonging to:**

**2 Cowper Place,
Sawley,
Clitheroe
Lancashire,
BB7 4LE**

Design and Access Statement

December 2015

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Part A; Location, Context and Background

1. Introduction

- 1.1. This statement supports a planning application for the proposed demolition of an existing garage at 2 Cowper Place, Sawley, and the construction of a new garage in its place.

2. Location and Context

- 2.1 2 Cowper Place resides in the middle of 5 terraced properties running perpendicular to the main road through Sawley. To the rear/North of Cowper Place is an access track which provides Westerly access from Sawley Road to parking spaces for 3 of the Cowper Place properties.

Most of these parking spaces cannot be seen from the main road running through Sawley village.

Within the ownership of 2 Cowper Place at the end of this track are 2No. parking spaces, one of which is in front of an existing garage. This garage is connected to 2 original, stone built, storage buildings which would have been built around the same time as the Cowper Place houses, around the 19th century. These storage buildings have a mono pitched late roof sloping from South to North.

The garage itself however has been built prior to the construction of these storage buildings and is instead constructed from a simple timber frame clad with heavily weathered corrugated sheet metal to the walls and the dual-pitched roof. The garage has timber double doors to the East elevation and a timber framed window to the North elevation. There are 2 small roof lights to the South elevation.

The garage and the adjoining buildings run in a slight South West to North East direction and are mostly obscured from the view from the main road by the neighbouring Glen Burn property and its boundaries which lie between the main road and the buildings in question.

3. Project Aims

- 3.1 The aims of the project are to:
- Demolish the existing, heavily deteriorated garage
 - Construct a new garage to form an extension of the existing stone storage buildings.
 - Provide a new building using traditional materials which reflects the original aesthetic nature of the surrounding and adjoining existing buildings

- Improve the drainage at the bottom of the sloped driveway where surface water often congregates after running down the access track during times of heavy weather

Part B: Details of Proposed Development

4. Design Objectives

- 4.1. The design for the proposed new garage is driven by the following principles:
 - Need to remove the existing defective building and provide a new, weathertight building with improved practicability.
 - The need to help restore the Sawley conservation area with the use of traditional materials

5. Design Approach

- 5.1. The intention of the proposed garage is to create a new garage for vehicle storage which compliments the character of the existing adjoining stone buildings to the South West.
- 5.2. The amount, layout, scale, and design are governed by the plot size of the existing garage, however a small increase in floor plan is proposed to form a more practical and useable garage.
- 5.3. The elevations will compliment those of the adjoining buildings and neighbouring dwellings.
- 5.4. The proposed garage will be constructed with a mono-pitch slate roof and stone external walls which will match the adjoining buildings as closely as possible. To achieve this, the roof will be finished with matching natural slates, while the walls will be built with natural, random stone as per the existing buildings.
- 5.5. The proposed garage will also have uPVC rainwater goods to match those of the existing adjoining buildings. These will discharge into a new rainwater gulley connected to a new underground drain which will discharge the rainwater into the nearby stream which flows down to the River Ribble.
- 5.6. The proposed garage will have a timber framed, mock sash, casement window with centre bar to the North elevation to closely reflect that of the existing garage. It is also proposed that the garage is to have 2No. conservation rooflights to the mono-pitched roof to help provide as much natural light into the building as possible to compensate for the lack of electricity and lighting to the building.

- 5.7. The original stone boundary wall to the South is to be retained and preserved as part of the proposal. The South wall of the proposed garage will form part of the boundary as the South walls of the existing adjoining storage buildings do.

6. Access, Car Parking and Cycle Parking

- 6.1. The access to the existing and proposed garage, is, and will be via the existing track to the rear of the Cowper Place properties. The existing driveway to the garage can be utilised by the proposed garage also, however this will be renewed as below.

7. Landscaping

- 7.1. The driveway in front of the garage (to the North East) will be reformed with new Ecogrid EH40 system, filled with angular stone. This will be very similar to the existing loose stone driveway but will help improve the drainage of the driveway and reduce surface water running down the sloped driveway.
- 7.2. A new Aco drain will be installed at the base of the North East/front elevation of the proposed garage. This will also improve the drainage of surface water from this area. This will be connected to the new rainwater gulley as above.
- 7.3. To the North of the proposal, the existing gardening/vegetable plot will be retained.

Part C: Policy and Regeneration Context

8. Planning Policy Context

- 8.1 Table 1 below set out the national and local planning policy context within which the proposals have been developed

Table 1

Relevant Policy	Response
Ribble Valley Local Plan	
Policy DME 4: Protecting heritage assets The council will make a presumption in favour of the enhancement of heritage assets and their settings	The proposal falls within the Sawley conservation area. We believe that the proposal enhances the conservation area by replacing the existing garage which doesn't fit in with the surrounding architecture, with a new garage which will match the adjoining and surrounding architecture by using traditional materials.
Policy DME 6: Water Management Applications should include appropriate measures for the management of water such that the development contributes to reducing the risk of surface water flooding	The use of Ecogrid system to re-form the driveway and improved drains will help reduce the collection of water at the base of the sloped driveway will help reduce the surface water which collects outside the existing garage during periods of heavy rainfall