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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 MATERIALS

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 COMMERCIAL UNIT.

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 RENDER TO SOUTH EAST GABLE ELEVATION. REPLACE USING TRADITIONAL LIME RENDER TO PREVENT FURTHER WATER ENTERING THE WALL AND PREVENT FURTHER DEGRADATION TO THE HISTORIC FABRIC OF THE BUILDING.

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?

THE REPLACEMENT RENDER 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.

REMOVAL OF NON-TRADITIONAL CEMENT RENDER,
REPLACED WITH TRADITIONAL LIME MORTAR MIX RENDER, AND
FINISHED WITH A BREATHABLE APPLIED FINISH.

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

