

Design & Access Statement

Longsight House
Langho



© 2016

Stanton Andrews
Architects

44 York Street
Clitheroe
Lancashire
BB7 2DL

T 01200 444490
E mail@stantonandrews.co.uk
W stantonandrews.co.uk

Note: To assist the understanding of drawings scale bars are
provided for reference where possible

1 Background Information

1.1 Introduction

This design and access statement (DAS) has been prepared to support a planning application for extensions and alterations to Longsight House Langho.

The application description is as follows:

Alterations and extensions to an existing dwelling house to form two additional first floor bedrooms, improved ground floor accommodation, general improvement of the appearance of the property and a detached garage.

1.2 Aim

This statement demonstrates how the design has been informed by a rigorous process of assessment, evaluation and design and includes the following information:

- Use - what the additional space will be used for;
- Scale - the extent of development / extension.
- Layout - how extension is to be arranged on the site and the relationship with its environs;
- Appearance - what the extension and internal spaces will look like including building materials and architectural details;
- Access - how the site is accessed, any changes to parking facility and the accessibility of the extension within the context of the site.

Longsight House is a detached domestic property located just off the A59 in Langho at the entrance to the Rydings housing estate. The property has been previously extended with each extension carrying a different style. The proposals aims to recapture some of the original Edwardian character of the building whilst providing the accommodation the client requires.



Aerial view, Longsight House

1.3 Stanton Andrews Architects

Charles Stanton and Neil Andrews established their architecture practice in late 2006. With projects across the north-west Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budget of its clients.

Stanton Andrews' portfolio includes new mixed use developments, one off projects as well as urban regeneration residential schemes.

Consistently projects have demonstrated a focussed and considered appraisal of the existing arrangement, its site, and context resulting in imaginative and elegant designs tailored to the specifics of each commission. This combined with a sensibility for historical context and vernacular identities has created a socially and environmentally responsive architecture.

Their 'hands on' approach to the development of the proposals and design is at the core of much of the details and designs produced.

At the LABC Building Excellence Awards 2014 Stanton Andrews Architects were the winners in the "Best Change of Use of an Existing Building or Conversion" category, and both finalist and highly commended in the "Best Extension or Alteration to an Existing Home" category.

1.4 Design Brief

Stanton Andrews Architects were asked to review the existing property and address a number of significant issues, including:

- Approach - a new access driveway from the Rydings built in 1998 means that the property is accessed from the rear. The proposals aim to improve the appearance on approach.
- Accommodation - previous alteration work has resulted in a clumsy and dysfunctional plan. Proposals provide an open plan kitchen/living area and two new additional first floor bedrooms.
- Back door - the existing house has no obvious back door, a back door with entrance into a boot room is proposed.
- Appearance - the previous extensions have created a mismatched collection of roofs, bays and windows. The proposal seeks to create some consistency throughout the whole building.
- Garage - the property lacked 'back of house' space, and the existing garage attached to the property was underused. The proposals convert to garage into usable ancillary space for the property, and a separate garage and log store is proposed.



Aerial photograph, Longsight house



Existing elevation seen on approach

1.5 Planning History and Existing

Ribble Valley Borough Council's district wide local plan confirms that the site of Longsight House is governed by the following planning policies :-

- policy ENV3 (open countryside)
- policy G5 (land outside main settlement/village boundaries)

As both these policies aim to regulate new development they are not directly applicable to the proposals being considered.

Planning History

3/1996/0215

Demolition of existing single garage and erection of double garage with granny flat over
approved with conditions: 16/11/1998

3/1998/0786

Construct new access drive off the Rydings
approved with conditions: 02/02/1999

3/2001/0476

Link extension to form breakfast room
approved with conditions: 20/07/2001

3/2002/1011

Construction of swimming pool
approved with conditions: 28/01/2003

1.6 Pre-application Advice

Generally Stanton Andrews seek pre-application advice, however in this instance due to limited impact on neighbours, highways and that the proposal is considered more of a 'facelift' pre-application advice was not sought.

1.7 The Purpose of this Document

Applications for major development, as defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2010) must be accompanied by a DAS. The NPPG states that a DAS must:

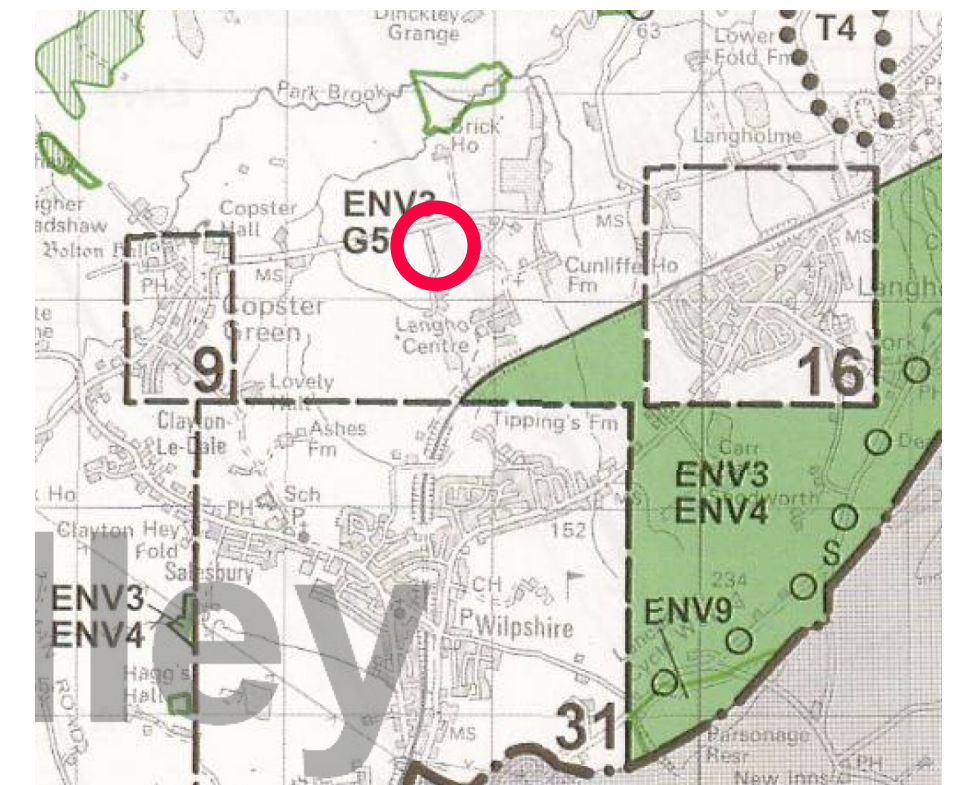
(a) explain the design principles and concepts that have been applied to the proposed development; and

(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

Whilst this applications is NOT a major development it was felt that the application would benefit from the thought and rigour approach required by a DAS.



Existing elevation, approached on arrival



Extract from Ribble Valley Borough Council's Local Plan

2 Key Design Principles

2.1 National Guidance

Section 38(6) of the Planning & Compulsory Purchase Act 2004 places a requirement upon Authorities when determining planning applications to do so in accordance with the adopted development plan unless material considerations indicate otherwise.

The national planning policy documents that comprise 'material considerations' in this instance include the National Planning Policy Framework (NPPF). The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 14 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision making this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole; or

Specific policies in the framework indicate development should be restricted.

2.3 Permitted Development

It is possible that some of the proposed works, such as the garage, could be completed under Permitted Development rights. However, due to the uncertainty regarding the location of the principle elevation, the garage has been included within the proposals.

Planning portal guidance states that an outbuilding can be built if it complies with the following criteria:

- not exceed 4m in height
- not exceed 2.5m to eaves height
- must not exceed 50% of the total land around the original house
- not permitted forward of the principle elevation.

3

The Design

3.1 The design process

The current design comes as a result of a detailed and thorough design process, in which options were computer modelled to gain an understanding of the existing building's spatiality and massing, as well as the influence of our proposals on both the existing building and its surroundings.

The design is intended to be sympathetic to the existing building, retaining and returning its original character where possible.

3.2 The design proposal - approach

Originally Longsight House was accessed from the A59 on the west side. In 1998 a new driveway was built from the Rydings meaning the house is now accessed from the rear.

The elevations seen on approach look tired with different window types. The proposal removes the bay on the south elevation and replaces it with a stone two storey bay window. The east elevation is redesigned with a matching one storey bay and new chimney. Soft landscaping is used around the building rather than the existing hard landscaping.

3.3 The design proposal - back door

The existing house has no obvious back door. The proposal creates a new back door in the existing garage entering into a boot/ cloak room with a wc and changing room.

3.4 The design proposal - appearance

The existing house has some character, Edwardian in style but at closer inspection lacks finesse. The mismatch of window and bay types leads to an imbalance in the elevations. The proposed replaces all the windows bringing much more consistency to the elevations.

The existing three bays are all of different size and style. The new stone bays introduced are of the same style and scale.



Proposed view on entry

3.4 The design proposal - accommodation

The extension to the side of the property over the existing dining room creates the additional two bedrooms at first floor and a large open plan kitchen/living dining room at ground floor.

The existing internal layout is tweaked to accommodate the clients needs.



Existing view on entry

stanton andrews
architects

44 York Street
Clitheroe
BB7 2DL

T 01200 444490
E mail@stantonandrews.co.uk
W stantonandrews.co.uk