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SUNDERLAND PEACOCK ARCHITECTS

DESIGN & ACCESS STATEMENT

For

Proposed Demolition Of The
Former Filling Station, Sawley Road, Chatburn,
And the construction of a new dwelling with garage, drive and garden



Date: June 2015 and amended April 2016
Job ref: 4759

from concept to creation...



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INTRODUCTION

This Design and Access Statement has been prepared by Sunderland Peacock and Associates Ltd on the behalf of the applicant, Mr Townson. It has been prepared as part of a planning application which seeks permission for the demolition of the Former Filling Station which is located on Sawley Road in Chatburn, and to replace this with a two storey detached dwelling. This Statement is to be read in conjunction with all planning drawings and supporting documentation.

SITE CHARACTERISTICS

The site of the former filling station is located in the eastern side of the village of Chatburn. The village is approximately 3.5km to the north east of the town of Clitheroe and is accessible via the A59 and Chatburn road (from Clitheroe).

The former filling station is located on the south east side of Sawley Road and is on the periphery of the village core. It is also located close to the eastern boundary of the Chatburn Conservation Area.



PL1: Map showing the location of the former filling station

The building is positioned in a North East to South West orientation within an irregular shaped site. The building is flanked to the South East by a row of garages which are not under the ownership of the applicant. There is an area of hardstanding to the South West (front) of the building and a separate garage building to the south. The row of garages is located at a higher level than the areas of hardstanding which make up the site and therefore there are a number of retaining walls present on the site. An area of trees and vegetation are also present and located to the south east end of the site.

PHOTOGRAPHIC RECORD



PL2: South West Elevation



PL3: North West Elevation



PL4: North East Elevation



PL5: South East Elevation



PL6: Outbuilding to the east of the building



PL7: Outbuilding to the east of the building

DESIGN STRATEGY

The proposals which form the basis of this application seek to enhance the current existing buildings by replacing the unsightly and poor quality elements with new good quality and well-designed elements that will harmonise with the existing buildings located around the site and also help to enhance the site and the surrounding area, including the nearby conservation area.

PRE-APPLICATION PLANNING CONSULTATION

A pre-application planning submission was made to Ribble Valley Borough Council on 3rd June 2015 and the Agent met with the Planning Case Officer assigned to this at the Council Offices on 1st October 2015, and the following comments were made:

- That the Council is supportive of the scheme in principle
- It is preferred to retain the existing roof line rather than increase the roof pitch and to use slate instead of zinc
- Further consideration is required on design of external openings to suit the new build scheme, rather than earlier proposals to retain existing parts of the building and openings.

DESIGN BRIEF

The scheme is to deliver the following;

- Demolition of the existing unsightly, external walls of the main building and rebuilding them with good quality reclaimed natural stone that will be consistent throughout and will maintain the character and appearance of the building
- The roof is to be demolished and replaced with a new roof structure to follow the existing roof profile and height and this will be finished with natural blue slate with flush fitting roof lights and black framed photovoltaic panels on the rear pitch. All new rainwater goods are to be aluminium with a dark grey powder coated finish.
- New windows and doors are to be dark grey colour powder coated aluminium and / or painted timber with slender frames set back into the openings.
- All existing retaining walls are to be retained so as to not disturb the existing ground conditions and the nearby trees. The top section of the retaining wall behind the neighbouring garage block is to be lowered so as to create a distinction between the various buildings.
- Any demolition materials which are deemed suitable for reuse are to be stored on site and reincorporated back into the building where necessary.
- Externally, a new stone dwarf boundary wall is to be constructed with a dressed stone copping above with dark grey powder coated railings. This will be located around the extent of the existing forecourt area. The existing forecourt area will become a new amenity space which includes a grassed area and an off street parking area for 2no. Cars which will consist of stone block paving or reclaimed stone setts.
- A new bin store area will be created within the wall recess of the existing wall to the side of the front elevation. The new timber doors will receive a dark grey paint finish.
- At ground floor level the dwelling will consist of an entrance vestibule, 3no. Bedrooms, a bathroom and staircase.
- The first floor level will consist of open plan sitting / dining and kitchen with separate utility room and WC

The scheme is to redevelop a site and building within the Settlement Boundary of Chatburn, which is no longer used or suitable or required for light industrial and commercial purposes, due to restrictive size, construction and location to meet modern day business needs.

ACCESS

Access to the site is to be accessed directly from Sawley Road. An off street parking area will also be provided to accommodate 2no. Cars.

APPEARANCE

The proposed dwelling has been designed to create a clean contemporary appearance whilst still maintaining traditional form and use of quality materials and detailing to ensure that it is still sympathetic with the existing buildings within the area.

AMOUNT / SCALE

The proposed dwelling will be constructed along the wall line of the existing building once the existing walls have been demolished therefore there will be no increase in footprint to the main building. The main building will 9.4m x 11.8m and will be a total of 9.6m high with 6.2m up to the eaves. The garage will have an increase foot print at 5.2m x 9.1m but a smaller ridge height of 5.1m. The new boundary wall which will surround the proposed amenity area will be a maximum 0.7m in height at its highest point (not inclusive of railings).

USE

The building is to be used for residential purposes as it is no longer sustainable for commercial / industrial use. This justifies the loss of an employment generating use.

S.W.O.T. ANALYSIS

STRENGTHS

- Large site
- Located in a prominent area of Chatburn

WEAKNESSES

- No longer sustainable for commercial / industrial uses
- Currently out of use
- The condition of the existing building is beginning to decline

OPPORTUNITIES

- Opportunity to create a contemporary yet respectful new dwelling
- Opportunity to remove Asbestos from the building / site.

THREATS

N/A

CONCLUSION

The proposals which form the basis of this planning application will harmoniously integrate within the surrounding area without causing a negative impact on the nearby conservation area. The building will be simplistic and contemporary in appearance whilst still being traditional enough to respect the surrounding buildings enhance the areas further without causing any undue negative impacts. The proposals will ensure that the building enhances the local area through the positive contribution made by the physical improved appearance of the site as well as social and cultural benefits with bringing it back into use as a new dwelling house in the heart of the village of Chatburn.