

Design and Access Statement

Proposed Extension

at

Providence House
Preston Road
Ribchester
PR3 3YD



For

Mr & Mrs A and G Pearson

Design and Access Statement

1.0 Introduction

1.1. The applicants have recently bought this property with permission to demolish and replace with a new dwelling. They however, like the location of the current dwelling and its frontage and are seeking to extend rather than rebuild.

2.0 Proposal

2.1 This proposal is to demolish the garage and rear two storey 'outshoot' and replace with a detached garage and a two storey rear extension with single storey outshoot. The project will include a full refurbishment of the existing house including re-roofing and replacement windows

3.0 Planning History

3.1 List of applications, all approved:

3/2015/0019 Construction of a replacement dwelling and garage.

3/2011/0579 Application for the renewal of planning consent 3/2008/0660P to demolish the existing building and replace it with an energy efficient dwelling.

3/2008/0660 Demolition of existing dwelling and garage. Construction of a replacement dwelling and garage.

4.0 Analysis

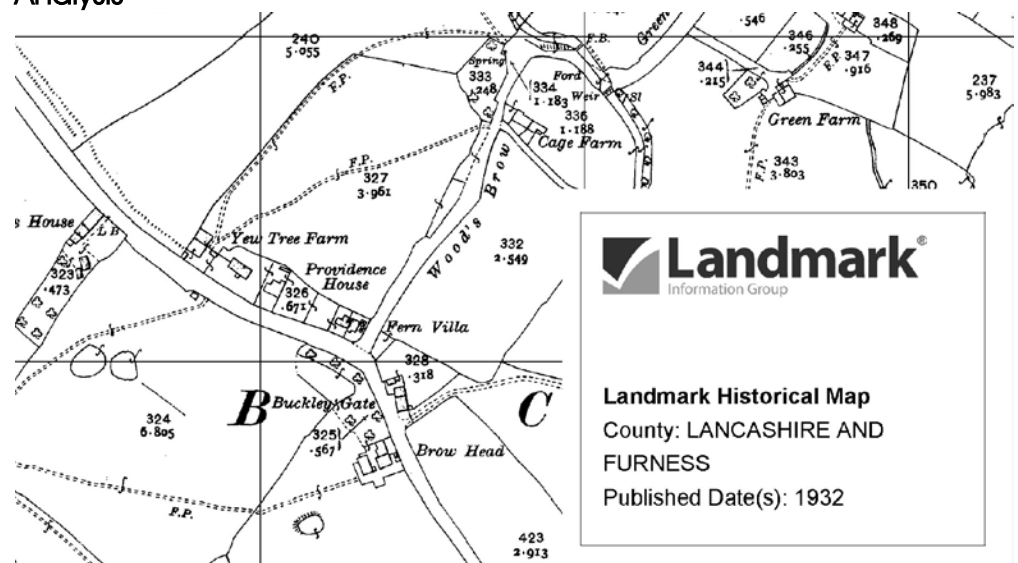


Figure 1 1932 map showing the property footprint very much as it is today without the garage

Design and Access Statement

- 4.1 The stone double fronted property was built around the 1900s and is very much unchanged apart from the garage. It sits in a large plot of land off the busy Preston Road in the open countryside. There is a mix of other residential properties as neighbours. The front and western boundaries have privet hedges whilst the rear and most of the east are timber fenced.



Figure 2 Photo from East of property with garage believed to be a later addition and everything else pretty much as originally built

- 4.2 It commands magnificent views to the North whilst the South is facing the highway.
- 4.3 When built Preston Road would have been much quieter than it is now and the access much safer. Recent correspondence with Highways has resulted in approval to erect a mirror on the opposite side of the road and their proposal to reduce the statutory speed limit in this area. So with this in mind the design has incorporated adequate vehicular turning facilities on site to ensure vehicles can draw on and off site.

Design and Access Statement

- 4.4 The house is in need of renovation and the family are looking to create additional bedrooms and living spaces to take advantage of the views to the rear.



Figure 3 Rear 'outshoot' and garage to be demolished. Note only a few windows in rear

5.0 Design

- 5.1 The initial approach to this property was to consider the permitted development opportunities. This involved a single storey side extension; and rear two storey extensions across the back of the whole of the property. It was felt the side extension did not help the simplicity of the front elevation and it comprised the existing site access.



Figure 4 Permitted Development considerations

Design and Access Statement

- 5.2 The frontage is seen as the property's only feature and has been retained very much as it is today but with replacement sliding sash windows. To create privacy to the very open frontage a 1.5m high stone wall is proposed with automatic gates and a triple garage positioned to allow good turning facilities. This ensures, apart from visitor parking, the whole frontage of the property can be soft landscaped with a particular emphasis on ensuring site lines for access and egress.
- 5.3 The rear is designed to be the main family part of the house taking advantage of the views, being away from the road, and bringing light into the house.
- 5.4 The rear extension is two storey to facilitate 2No additional bedrooms. Being detached and some distance from the neighbour the two storey extension is slightly wider than the original 'outshoot' and 2.8m further out (very much within PD rules) At ground floor the extension continues as a contemporary flat roof 'wrap-around' projection with flat roof lights to bring light into the property. The roof projects further to form a shelter over the sliding doors to the rear patio.

6.0 Conclusion

- 6.1 The initial approach to this property was to look at permitted development options but the applicant felt this didn't achieve the 'wow factor' they were hoping for when buying the property. They didn't want to build the approved detached property or consider a new one because they like existing house frontage. Extending was therefore the only option left. This scheme dramatically improves the look of the property as seen from the front and its prominent East and North Elevations. The design achieves all of their dreams for a new family home without the dominance of the approved replacement dwelling.

